

RETAIL INVESTMENT OPPORTUNITY

STNL RETAIL PROPERTY

4314 S KEDZIE AVE · CHICAGO, IL 60632



7,014 SF

GLA

100%

OCCUPANCY

1953 / 2025

YEAR BUILT

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CONFIDENTIALITY AGREEMENT · BROOKLINE REAL ESTATE, LLC



OFFERING MEMORANDUM

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4314 S Kedzie Ave
Chicago, IL 60632

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THE OPPORTUNITY



<p>OFFERING</p> <p>Contact for Pricing</p>	<p>NOI</p> <p>\$129,408</p>	<p>GLA</p> <p>7,014 SF</p>	<p>OCCUPANCY</p> <p>100%</p>	<p>YEAR BUILT</p> <p>1953 / 2025</p>
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Brookline Real Estate exclusively presents 4314 S Kedzie Ave, a ±7,014-square-foot single-tenant retail building occupied by Speed Queen in the Southwest Chicago retail submarket.

Originally built in 1953 and fully renovated in 2025, the property offers a turnkey, recently-modernized asset with durable, internet-resistant cash flow.

The tenant carries 2.5% annual rental increases and three 5-year renewal options, providing long-term income growth and stability for an incoming owner.

Pricing is available upon request – please contact the listing team for full financials and offering guidance.

INCOME

Scheduled Base Rent	\$129,408
Expense Reimbursements	\$41,285
Net Operating Income	\$129,408

EXPENSES

Lease Type	NNN
Rental Increases	2.5% Annually
Renewal Options	Three 5-Year



PROPERTY OVERVIEW

BUILDING SUMMARY

SITE DESCRIPTION

NUMBER OF STORIES	One
TOTAL BUILDING SIZE	±7,014 SF
YEAR BUILT / RENOVATED	1953 / 2025
LOT SIZE	0.72 AC
USE	Retail
TYPE OF OWNERSHIP	Fee Simple

MECHANICALS

FIRE PROTECTION	Per municipal code
HVAC	TBD

CONSTRUCTION

FRAMING	Masonry
PARKING SURFACE	Asphalt
EXTERIOR	Brick / Painted Masonry
ROOF	TBD
FOUNDATION	Slab

UTILITIES	Per municipal code
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FINANCIAL OVERVIEW



RENT ROLL

UNIT	TENANT	PRO RATA	SF	TYPE	RENT/SF	ANNUAL	MONTHLY	START	END	OPTIONS
-	Speed Queen	100%	7,014	NNN	\$18.45	\$129,408	\$10,784	6/15/25	6/30/35	3 × 5 Year
Total		100%	7,014			\$129,408	\$10,784			

TOTAL GLA

±7,014 SF

OCCUPANCY

100%

AS OF 6/1/26 · NNN LEASE · 2.5% ANNUAL INCREASES

INCOME

Scheduled Base Rent	\$129,408	\$18.45
Expense Reimbursements	\$41,285	\$5.89
Net Operating Income	\$129,408	\$18.45

OPERATING EXPENSES

Insurance	\$15,167	\$2.16
Real Estate Tax	\$26,118	\$3.72
Total Expenses	\$41,285	\$5.89

NET OPERATING INCOME

\$129,408

Stabilized NOI · NNN lease.



WHY 4314 S KEDZIE



Stabilized Single-Tenant Asset

100%-occupied by Speed Queen with 2.5% annual rental increases and three 5-year renewal options, providing durable, growing income from day one.



Internet-Resistant Use

A laundry/service use insulated from e-commerce, giving investors a recession- and 'Amazon-proof' income stream.



Fully Renovated (2025)

Originally built in 1953 and fully renovated in 2025 – including a brand-new roof and newly resurfaced parking lot – a turnkey, modernized building with minimal near-term capital needs.



Dense Southwest Chicago Corridor

Positioned on the high-traffic Kedzie/Archer retail corridor within one of Chicago's densest, established trade areas.



Renter-Dense Demand Base

The one-mile trade area is 56.7% renter-occupied with 31,387 residents – a deep, built-in customer base for a laundromat use, reinforcing durable tenant demand.



Irreplaceable Infill Location

A renovated, single-tenant building on a dense, established Chicago retail corridor – the kind of well-located infill asset that is difficult to replicate.

100%

OCCUPANCY

\$129,408

NET OPERATING INCOME

1953 / 2025

YEAR BUILT

SITE PLAN



TOTAL GLA	TENANT	YEAR BUILT / RENO	USE	STORIES	OWNERSHIP
±7,014 SF	Speed Queen	1953 / 2025	Retail	One	Fee Simple



TRADE AREA

KEDZIE & ARCHER



KEDZIE AVE
22,300 VPD



SUBJECT PROPERTY

ARCHER AVE
25,200 VPD



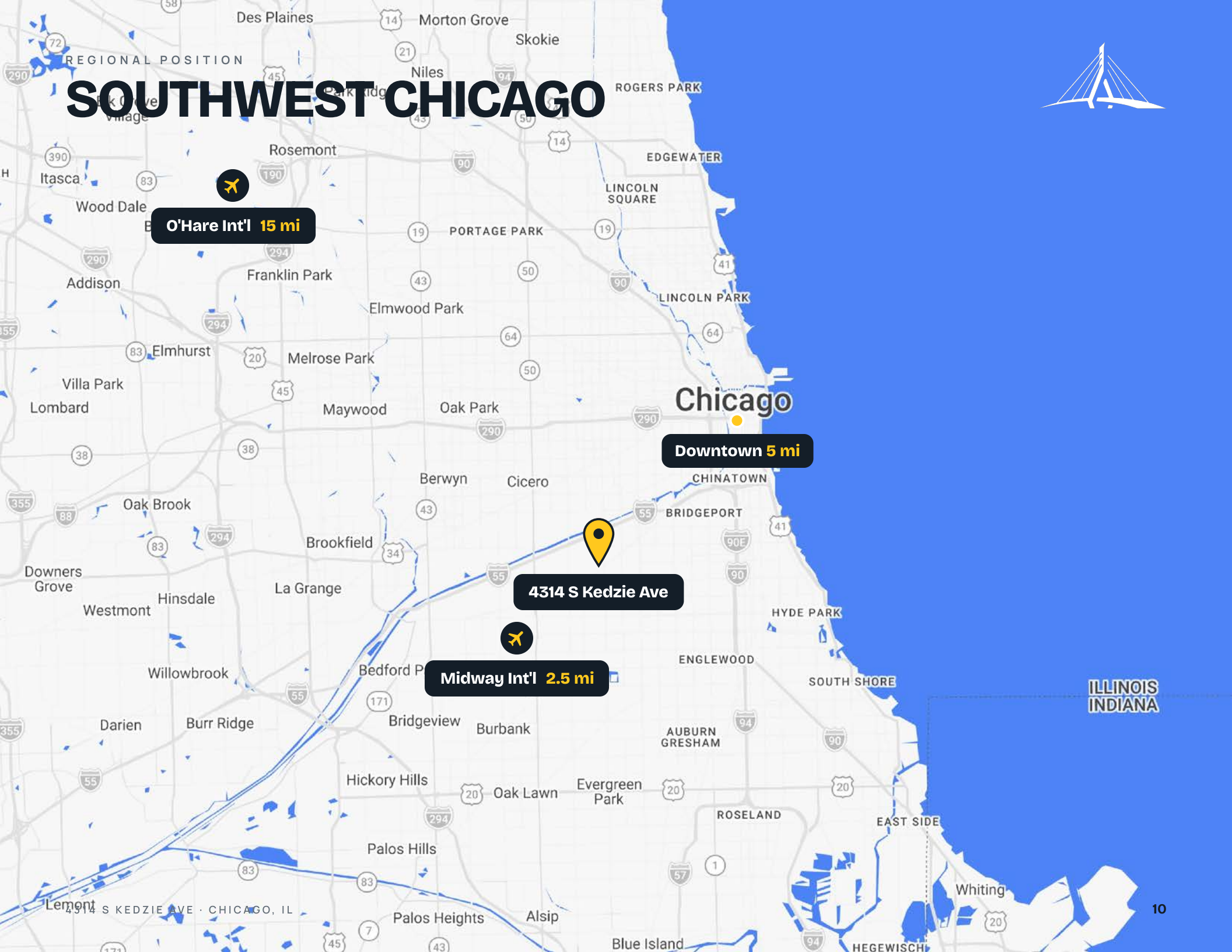
CHASE

Walgreens

POPEYES



SOUTHWEST CHICAGO



O'Hare Int'l 15 mi

Downtown 5 mi

4314 S Kedzie Ave

Midway Int'l 2.5 mi

ILLINOIS
INDIANA



LOCAL COMMUNITY

DEMOGRAPHICS

As of 2025, the trade area surrounding 4314 S Kedzie Ave holds 31,387 residents within one mile, 282,700 within three miles, and 757,339 within five miles – a dense, established Southwest Chicago community.

\$246,885

MEDIAN HOME VALUE (1 MI)

56.7%

RENTER-OCCUPIED (1 MI)

1 MILE

3 MILE

5 MILE

2025 POPULATION

31,387

282,700

757,339

2025 HOUSEHOLDS

9,352

82,585

256,680

AVG HOUSEHOLD INCOME

\$80,271

\$77,958

\$79,665

MEDIAN HOME VALUE

\$246,885

\$248,483

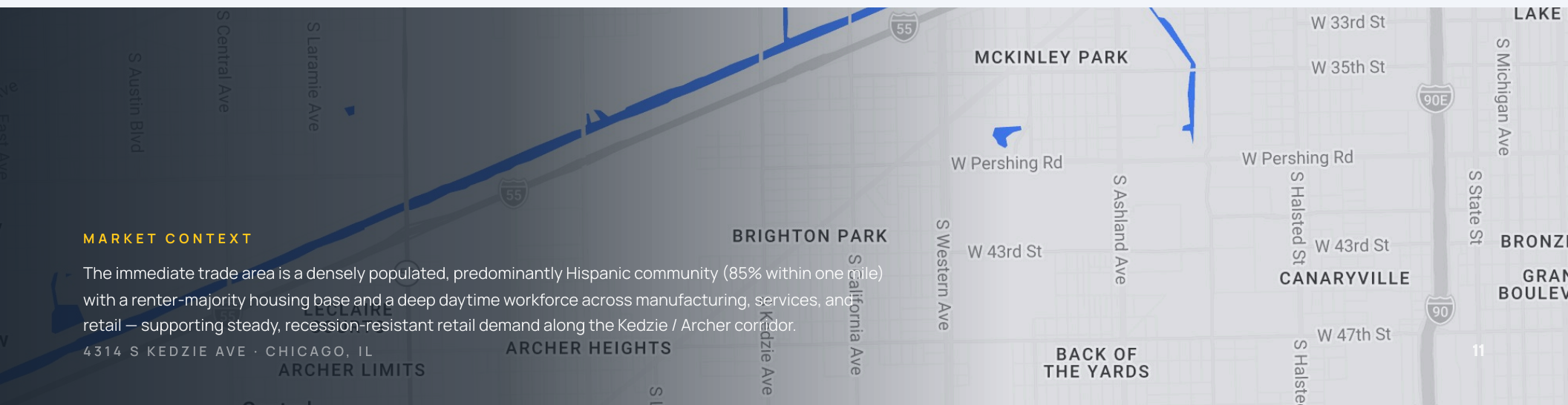
\$262,162

2025 ESTIMATES · COSTAR

MARKET CONTEXT

The immediate trade area is a densely populated, predominantly Hispanic community (85% within one mile) with a renter-majority housing base and a deep daytime workforce across manufacturing, services, and retail – supporting steady, recession-resistant retail demand along the Kedzie / Archer corridor.

4314 S KEDZIE AVE · CHICAGO, IL
ARCHER LIMITS





CHICAGO MSA

THIRD-LARGEST U.S. METRO



The Chicago metropolitan area is the third-largest market in the United States, home to 9.4 million residents and one of the nation's most diversified economies. Anchored by O'Hare International Airport, the nation's #1 freight rail hub, and a deep Fortune 500 corporate base, the metro pairs broad, recession-resistant strength across finance, manufacturing, logistics, healthcare, and technology with the scale and connectivity of a global gateway city.

9.4M

METRO POPULATION

3rd

LARGEST U.S. METRO

35

FORTUNE 500 HQS

\$785B

METRO GDP

4.1M

REGIONAL LABOR FORCE

#1

U.S. FREIGHT RAIL HUB

CONTACT INFORMATION

BUILD YOUR LEGACY

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