

KEDZIE PLAZA



MID-AMERICA®



SOUTHWEST CORNER OF KEDZIE AVENUE & 47TH STREET



CHICAGO, ILLINOIS

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained by the owner to sell the 100% fee simple interest in Kedzie Plaza. The established neighborhood shopping center is grocery shadow anchored and caters to Chicago's densely populated southwest side.

Address:	4756 - 4820 S Kedzie Ave, Chicago, IL 60632 Chicago, Illinois
GLA:	53,400 SF
Anchors:	Access Community Health, Dollar Tree, Octapharma, City of Chicago EZ Pay Station
Shadow Anchors:	Pete's Fresh Market (50,000 SF) and O'Reilly Auto Parts (8,200 SF)
Occupancy:	98%
WALT:	7.0 years
Year Built:	1986
Traffic Counts:	Kedzie Avenue – 22,300 VPD Interstate 55 – 176,500 VPD 47th Street – 18,000 VPD



	In-Place Net Operating Income:	\$890,761
	Asking Price:	\$11,100,000
	Cap Rate:	8.0%



KEY FEATURES



GROCERY SHADOW ANCHOR | #1 LOCATION WITHIN ILLINOIS

Kedzie Plaza is shadow anchored by Pete's Fresh Market (23 locations), a dominant independent grocer on the southwest side of Chicago. The local grocer, which receives over 1.5 million annual visits and ranks as the #1 location in the state, according to Placer.ai, provides exceptional drawing power to the center.



STABLE TENANCY

Kedzie Plaza offers a purchaser an asset that has had unrivaled stability throughout its history. With nearly 68% of the tenancy based on GLA having been at the shopping center for over 25 years, Kedzie Plaza offers a unique opportunity to acquire a historically stable center that offers consistent future yields. The center has recently executed long term renewals with two of its longest tenured tenants, City of Chicago EZ Pay Station and Dollar Tree, signing 9-year and 7-year renewals, respectively.



DENSE INFILL DEMOGRAPHICS

Kedzie Plaza benefits from its location in the dense, established Brighton Park and Gage Park communities of Chicago. The area within a three-mile radius of Kedzie Plaza contains a population of over 319,000. The stability of the area's economy is bolstered by its proximity to Midway International Airport, just 2.5 miles to the southwest.



STRONG RETAIL CORRIDOR

The Brighton Park trade area features unmatched retail density. The urban infill characteristics of the market create high barriers to entry and contribute to a lack of high-traffic sites for new retail development. While the surrounding areas already boast an abundance of national tenants, the trade area continues to attract both new and existing retailers.



MEDICAL & SERVICE TENANCY

Kedzie Plaza features tenants that provide in-person services and products that cannot be replicated online ensuring long-term resilience against e-commerce disruption and providing recurring regular visits to the center. The lineup includes medical providers such as Octapharma and Access Community Health (47% of GLA), dining options like Seven Star Chinese and Little Caesars, and essential services including the City of Chicago EZ Pay Station, H&R Block, and Design Nails creating a tenant mix that drives consistent foot traffic and positions the center as a vital community destination.



UNPARALLELED LOCATION

The shopping center's prime position just north of the busy CTA "L" Orange Line Kedzie station (5,100 riders per weekday), the Kedzie Avenue & 47th Street bus station (13,857 riders per weekday) and just 1.5 miles south of Interstate 55 (176,500 VPD) gives the center outstanding access to both pedestrian and vehicular traffic.

Strong Demographic Profile

WITHIN A 3 MILE RADIUS



319,603
POPULATION



251,942
DAYTIME POPULATION



98,775
HOUSEHOLDS



\$77,191
AVERAGE HH INCOME

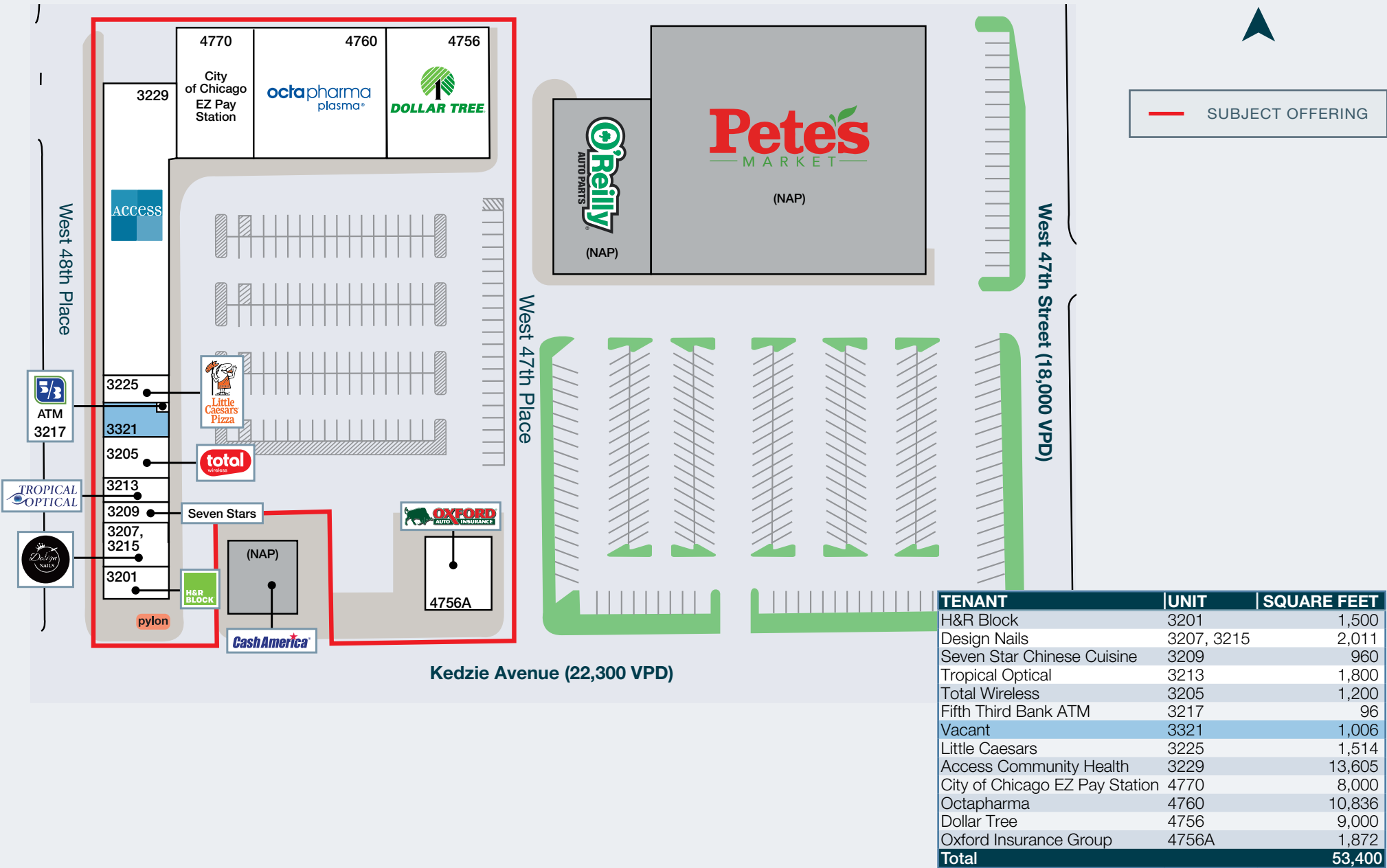


\$250,848
MEDIAN HOME VALUE



33.6
MEDIAN AGE

LEASING PLAN





✈ Midway International Airport
(21 million passengers annually)



amazon

STEEPLE CENTER
TJ-maxx AutoZone
ALDI FAMILY DOLLAR

KEDZIE PLAZA SOUTH
octapharma plasma
DOLLAR TREE
access COMMUNITY HEALTH NETWORK

O'Reilly
AUTO PARTS

S Archer Ave (25,200 VPD)

West 47th Street (18,000 VPD)

Kedzie Avenue (22,300 VPD)

cta Kedzie Orange Line Stop
(5,100 entrances per weekday)

Petes
MARKET

KEDZIE PLAZA EAST
Domino's SUBWAY
BASKIN-ROBBINS SALLY BEAUTY
DUNKIN'



- Kedzie Plaza is located at the southwest corner of Kedzie Avenue and 47th Street, just south of the Pete’s Fresh Market located at the signalized corner of 47th Street. The shopping center also benefits from its ideal location just north of Steeple Center which features TJ Maxx, ALDI, and Family Dollar.
- The market features over one million square feet of retail space with an overall market occupancy of 97%.



- The following table summarizes the dense demographic profile of Kedzie Plaza’s surrounding communities.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
2025 Population	48,026	319,603	802,886
2025 Households	14,498	98,775	284,752
2025 Median Home Value	\$250,373	\$250,848	\$268,061
2025 Daytime Demographics	34,275	251,942	705,958
2025 Average Household Income	\$80,071	\$77,191	\$81,553
2025 Median Household Income	\$59,274	\$56,333	\$59,531
2025 Per Capita Income	\$24,229	\$23,879	\$28,970
2025 Median Age	32.5	33.6	35.1



PROPERTY DESCRIPTION



- Constructed in 1986, Kedzie Plaza features 53,400 square feet of retail space situated on approximately 3.35 acres of land. The property is an “L” shape strip center featuring two freestanding outlot buildings, one of which is separately owned. Additionally, a separately owned Pete’s Fresh Market and O’Reilly Auto Parts shadow anchor the shopping center.
- Kedzie Plaza benefits from roadside visibility on Kedzie Avenue (22,300 VPD) and convenient access to Downtown Chicago, located just seven miles away to the northeast. Access to the shopping center is provided by two curb cuts located on 47th Place and one on Kedzie Avenue.

TENANCY

- Kedzie Plaza is 98% leased to a unique mix of long-term tenants including Access Community Health, City of Chicago EZ Pay Station, Dollar Tree, Oxford Insurance, H&R Block, and Little Caesars. Kedzie Plaza’s strong medical concentration and internet resilient tenancy mix caters to the surrounding population and provides investors with stable cash flow.
- Nearly 68% of the tenants at Kedzie Plaza have been operating at the center for over 25 years, and Seven Star Chinese and Little Caesars Pizza have operated their locations for 31 and 39 years, respectively. Additionally, the average weighted remaining lease term at the center is 7 years providing ideal stability for an investor.
- The majority of the tenants at Kedzie Plaza are e-commerce and economic downturn resistant given the ideal mix of medical, service, and convenience-oriented uses.
 - **Dollar Tree** serves as a key anchor to the center and has been operating at the shopping center for 25 years and recently signed a 7-year renewal to stay at the center to 2034. The Kedzie Plaza location ranks in the top 30% nationally for all Dollar Tree’s according to Placer.ai.
 - **Octapharma** is one of the nation’s leading plasma donation operators with over 175 centers across the U.S. The tenant recently extended its lease early for 5 years out to 2034. Octapharma’s medical retail use creates strong synergies with Access Community Health and complements the center’s service-oriented tenant mix.
 - **Access Community Health Network** is the Chicago area’s largest provider of community health care with 36 health centers located throughout the Chicagoland area. The health care provider serves as the medical home for more than 150,000 patients each year. The tenant has been at this location since 1996 and recently extended its lease for 7 years to 2032.
 - **The City of Chicago** has been a tenant for over 25 years and recently renewed its lease to 2035. This location is heavily utilized as it is the only pay station in the area.



For further information contact owner's exclusive representatives.

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