

JOIN NEW:

**Burlington**  
&  
**five BEL®W**



**for lease**



**NEAR NORTH | CHICAGO KEDZIE PLAZA**

800 N Kedzie Ave #104 Chicago IL 60651

FULLY BUILT-OUT MEDICAL / CLINICAL SPACE AVAILABLE

**Offering Summary**



AVAILABLE SF | 5,590 SF  
ASKING PRICE | \$28.50 SF/YR  
CAM & TAX | \$14.64 SF/YR  
PROPERTY LISTING [← Click Here](#)



**Traffic Count:**  
30,000+ VPD



**Population:**  
392,608 (3 MILES)



**Avg HH Income:**  
\$94,467 (3 MILES)



**#Households:**  
141,245 (3 MILES)

Located within Chicago Kedzie Plaza, Unit 104 offers a fully built-out medical / clinical opportunity in a 98% occupied center, delivering strong visibility, access, and speed to occupancy.

- **Turnkey Medical Build-Out:** 5,590 SF of existing medical and clinical space with equipment and infrastructure in place for immediate or near-term occupancy.
- **Speed to Occupancy:** The existing layout supports a range of medical uses, reducing upfront capital costs and accelerating time to operation.
- **Patient Accessibility:** Anchored by ALDI, Five Below, Burlington, and Chase Bank, the site offers convenient parking, strong daily visitation, and easy access for patients and staff.

**Tenants:**

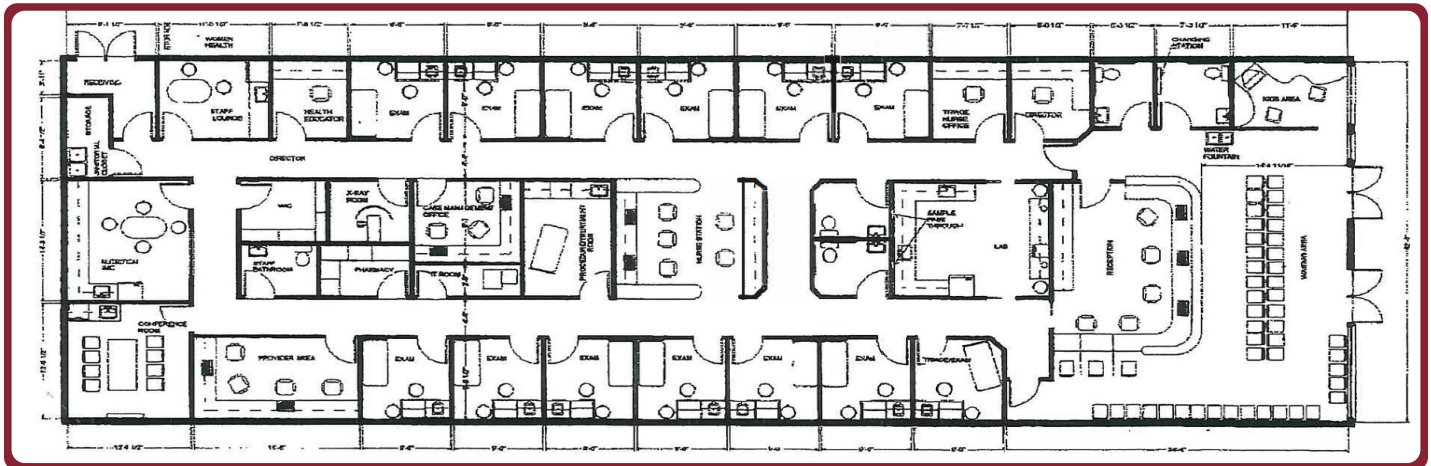


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| #   | SF     | Tenant             |
|-----|--------|--------------------|
| 100 | 10,825 | Rainbow            |
| 104 | 5,590  | AVAILABLE          |
| 106 | 2,000  | Domino's Pizza     |
| 108 | 2,000  | WingStop           |
| 110 | 5,500  | Star Beauty Supply |
| 112 | 2,500  | Dress Code         |
| 114 | 4,500  | Sudz               |
| 116 | 8,702  | Five Below         |
| 119 | 16,659 | Aldi               |
| 210 | 23,105 | Burlington         |
| 212 | 4,000  | Polished Nails     |
| 214 | 4,000  | DTLR               |
| 218 | 3,200  | Chase              |
| 221 | 800    | Khalifa Perfumes   |
| 222 | 2,000  | AVAILABLE          |
| 223 | 1,360  | Dunkin' Donuts     |
| 224 | 1,150  | JJ Fish            |
| 225 | 850    | Total Wireless     |
| 301 | 850    | Subway             |
| 302 | 850    | See Thru Chinese   |
| 303 | 900    | Insure One         |
| 304 | 5,000  | Foot Locker        |
| 305 | 600    | Cricket            |
| 306 | 300    | Management         |



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