



New Construction Single Tenant Medical Office

Chicago's Albany Park Neighborhood
11,522 SF - 44 Parking Spaces

4733 N. Kedzie Avenue Chicago, Illinois

Leasing Broker:
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License 477.013197



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EXECUTIVE SUMMARY



Parkvue Realty is proud to present **4733 N. Kedzie Avenue**, a prime **11,522 SF medical office facility** located in the heart of Chicago's vibrant Albany Park neighborhood. This newly built, state-of-the-art medical facility offers unparalleled convenience and accessibility, with surface parking for 44 vehicles and 225 feet of frontage on Kedzie Avenue, ensuring excellent visibility.

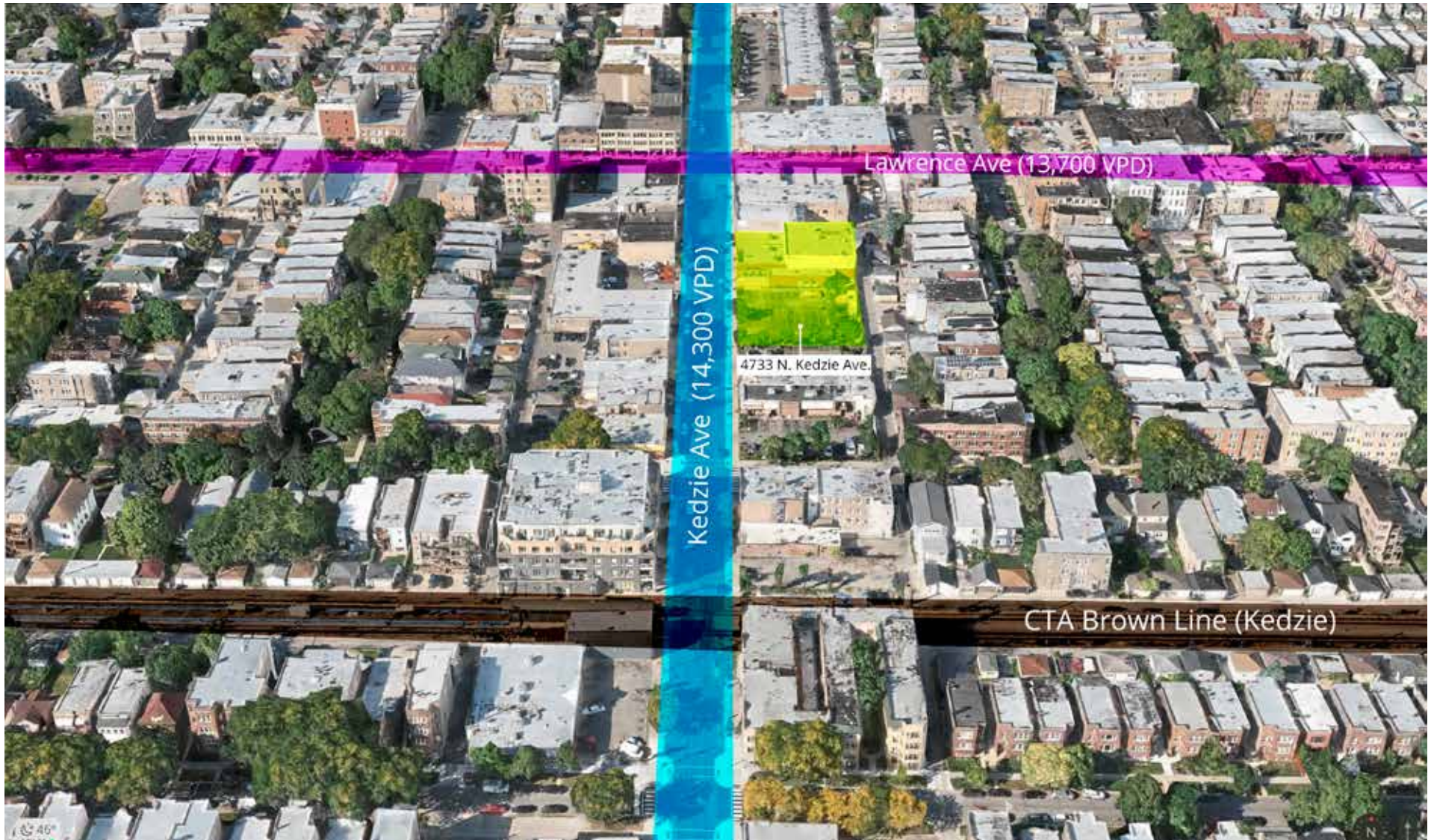
PROPERTY HIGHLIGHTS:

- **11,522 SF** medical office building, ideal for general medical, dental, physical therapy, and wellness specialties
- Extensive **2023 build-out** designed for a national healthcare provider
- Convenient **surface parking** for approximately 44 vehicles
- Located just **600 feet** from the Kedzie CTA Brown Line station
- Enhanced diagnostic and laboratory areas with supplemental plumbing and electrical for imaging, sterilization, and laboratory equipment
- Fully furnished with all **furniture, fixtures, and equipment** included
- Superior visibility with **225 feet of frontage** on Kedzie Avenue

This facility is move-in ready, offering a medical user the opportunity to operate in a high-density, transit-oriented location. Whether you're expanding or establishing a new practice, this location provides the ideal setting for patient care and business growth.

For More Information Please Contact Andy Afshari
at 312-388-8888 andy@parkvuerealty.com

AERIAL MAPS



*SOURCE: Illinois Department of Transportation

AERIAL MAPS



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RETAIL MAP



Walkable Retail < 1 Block

Starbucks
 McDonalds
 Family Dollar
 Village Discount Outlet
 Harvest Time Foods
 Kabobi Persian
 Noon O Kabob Persian
 Taqueria San Juanito
 Wabi Sabi
 Helmand Afghani
 Brazilian Bowl
 El Cuscatleco Salvadoran
 Golden Crust Pizza
 Thai Valley Great Seas Chinese
 Fogón de Elena Colombian
 Prime Time Bar & Grill
 Kim's Korean Home Cooking
 Halal Inn Pizza & Wings
 Lindo Michoacan Grocery
 Sahar International Grocery

PROPERTY DESCRIPTION

ADDRESS	4733 N Kedzie Avenue Chicago, IL
NEIGHBORHOOD/WARD	Albany Park, Ward 33 Rossana Rodriguez
PROPERTY TYPE	Medical Office with Parking
GROSS LEASABLE (SF)	11,522
FRONTAGE/ACCESS	225' on Kedzie Avenue - (2) Curb Cuts
PARKING	(40) Parking Lot, (4) Loading Area
YEAR BUILT/RENNOVATED	2001/2023
ZONING	B3-2
REAL ESTATE TAXES (2023)	\$87,308
TAX (PSF)	\$7.58
CONSTRUCTION	Masonry on slab construction
TRANSIT ORIENTED	YES: CTA Commuter Rail (Brown Line Kedzie) 600 ft. from site
PIN(s)	13-13-100-004 to 012-0000
UTILITIES	All utilities are in place
STORIES	(2): Ground Floor 11,222 SF (Medical Office), Second Floor: 5,103 SF (Unfinished)
CLINIC COMPOSITION :	(12) Medical Exam Rooms, (7) Offices, (3) Dental Exam Rooms, (2) Laboratory Rooms, (2) Medical Intake Rooms (SEE FLOORPLAN)
MEDICAL SPECIALTIES	Medical, Dental, Radiology, Physical Therapy, Wellness
FF& E	Various equipment and furniture is included
HVAC	Electric RTU (2023) with programmable climate control



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN



4733 North Kedzie Avenue Chicago IL 60625

DEMOGRAPHIC INFORMATION

	1 mile	2 mile	3 mile
Population			
2000	87,739	222,585	529,987
2020	72,795	204,314	496,181
2024	65,263	183,728	455,572
2029	62,002	174,664	435,156

Population By Race			
White	26,167	89,370	230,926
Black	2,723	7,329	29,753
American Indian/Alaskan Native	1,215	2,521	5,421
Asian	8,151	25,435	58,188
Hawaiian & Pacific Islander	62	140	300
Two or More Races	26,946	58,934	130,984
Hispanic Origin	28,635	61,152	134,277

Income			
Avg Household Income	\$99,749	\$109,501	\$106,878

Housing			
Median Home Value	\$379,421	\$425,275	\$408,012

Population

1 Mile

65,263

TOTAL POPULATION

Income

1 Mile

\$99,749

AVG HOUSEHOLD INCOME

Housing

1 Mile

\$379,421

MEDIAN HOME VALUE

*SOURCE: Costar Group



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