

3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Available SF:  | 878 - 6,500 SF         |
| Lease Rate:    | Negotiable             |
| Lot Size:      | 19,500sf               |
| Building Size: | 9,335                  |
| Renovated:     | 2025                   |
| Zoning:        | B3-2 Business District |
| Market:        | Chicago MSA            |
| Submarket:     | South Lawndale         |

## PROPERTY OVERVIEW

Discover the perfect commercial space at 3212-3222 W Cermak Rd in Chicago, IL. This newly renovated property offers an ideal leasing opportunity for businesses looking for a modern and versatile commercial space. With its prime location and highly visible storefront, this property presents an unbeatable opportunity for retail, office, or restaurant space. The spacious interior, high ceilings, and a new modern design create an inviting atmosphere for customers and employees alike. Additionally, the property boasts convenient front parking for customers. Don't miss the chance to elevate your business in this vibrant and dynamic location. Adaptive floor plan possibilities are available. Retail spaces available range in size from 878sf to 1675sf. There is up to 6,500sf of continuous space.

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



## LOCATION DESCRIPTION

The site is located just off the northwest corner of Cermak Rd & Kedzie Ave in Chicago's South Lawndale Community which includes part of the Little Village Area. The area is densely populated. There is high foot and vehicular traffic in the immediate area. The Cermak Rd corridor and Kedzie Ave corridor is a major commercial district. The site is minutes away from Interstate I-55.

South Lawndale is a vibrant community area located on the West Side of Chicago, Illinois. Little Village is also a significant economic engine for Chicago, with Cermak Rd & 26th Street constituting the second highest grossing shopping district in the city of Chicago. In recent years, South Lawndale has witnessed a commercial revitalization along 22nd and 26th Streets. The increasing number of businesses has driven up property values and contributed to the neighborhood's economic growth.

*for more information*

**Neil Haleem**

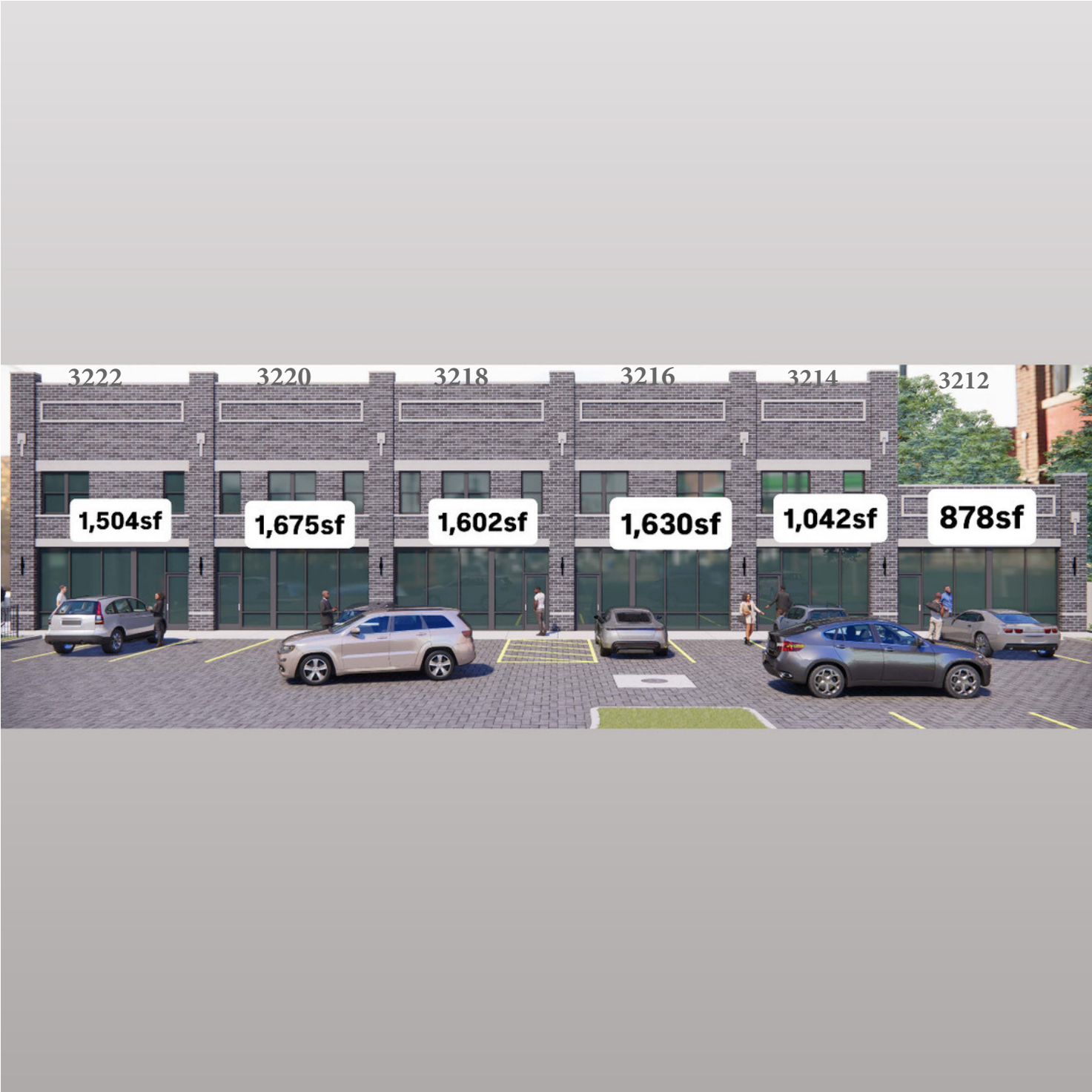
708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



Retail Property For Lease December 14, 2025

for more information

**Neil Haleem**

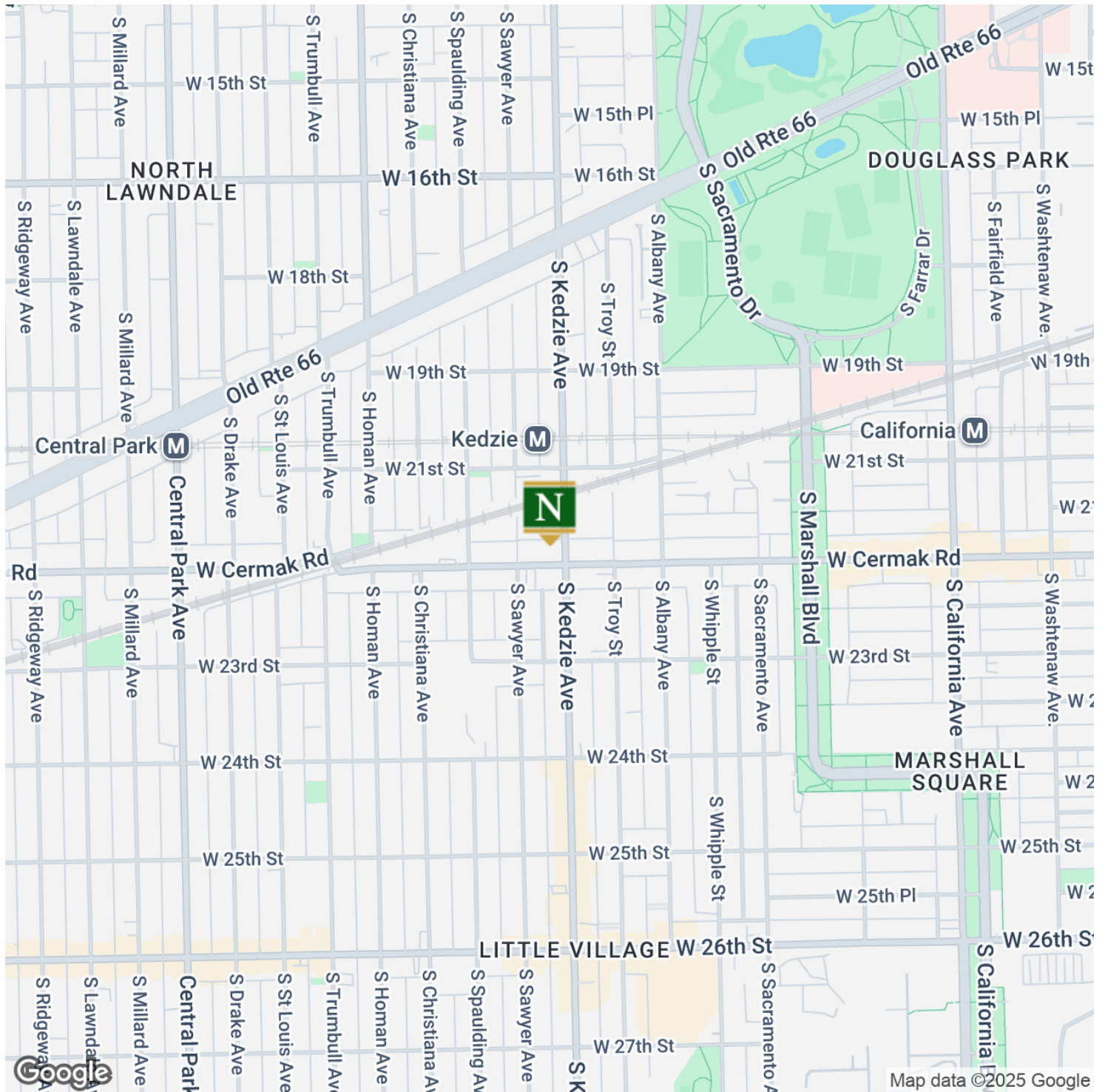
708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



Retail Property For Lease December 14, 2025

for more information

**Neil Haleem**

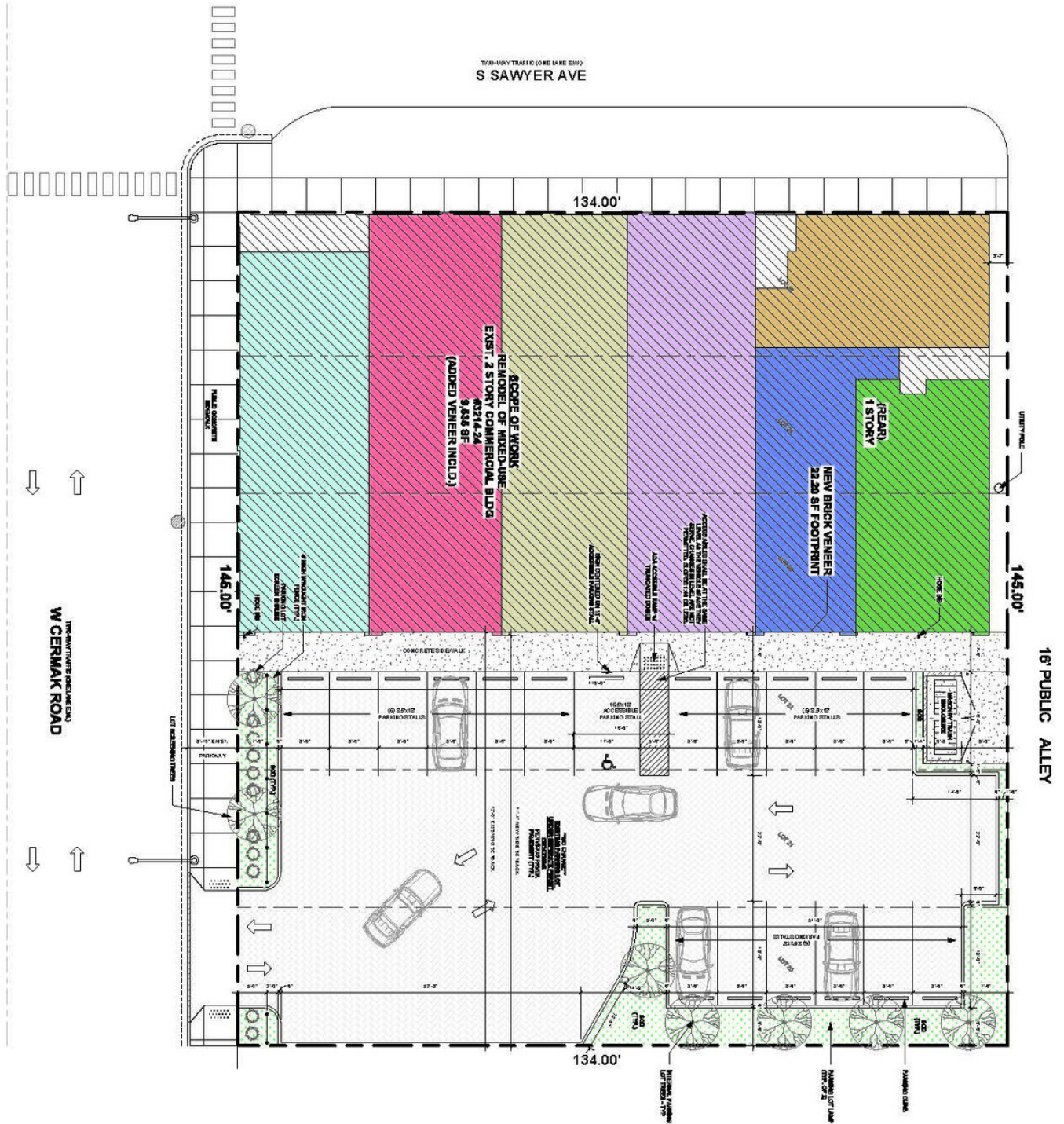
708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



for more information

**Neil Haleem**

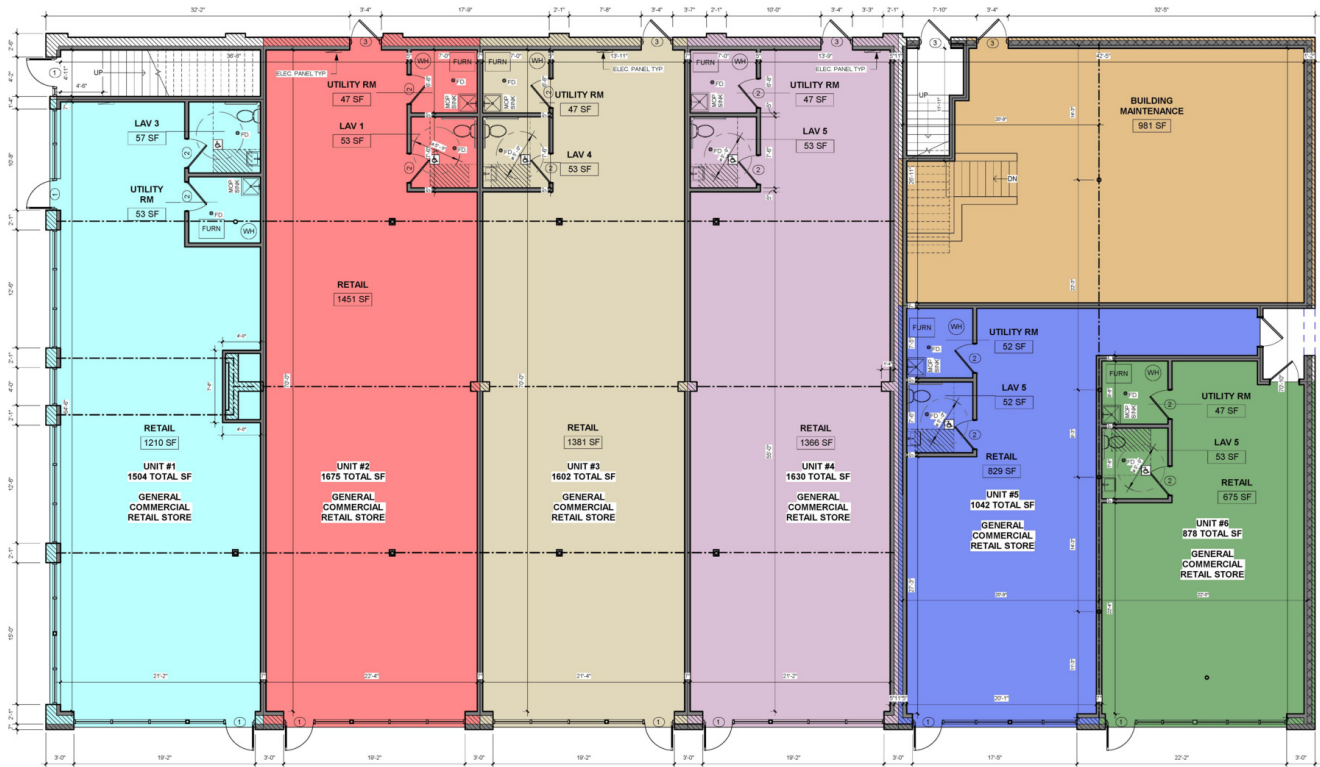
708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



Retail Property For Lease December 14, 2025

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Retail Property For Lease December 14, 2025

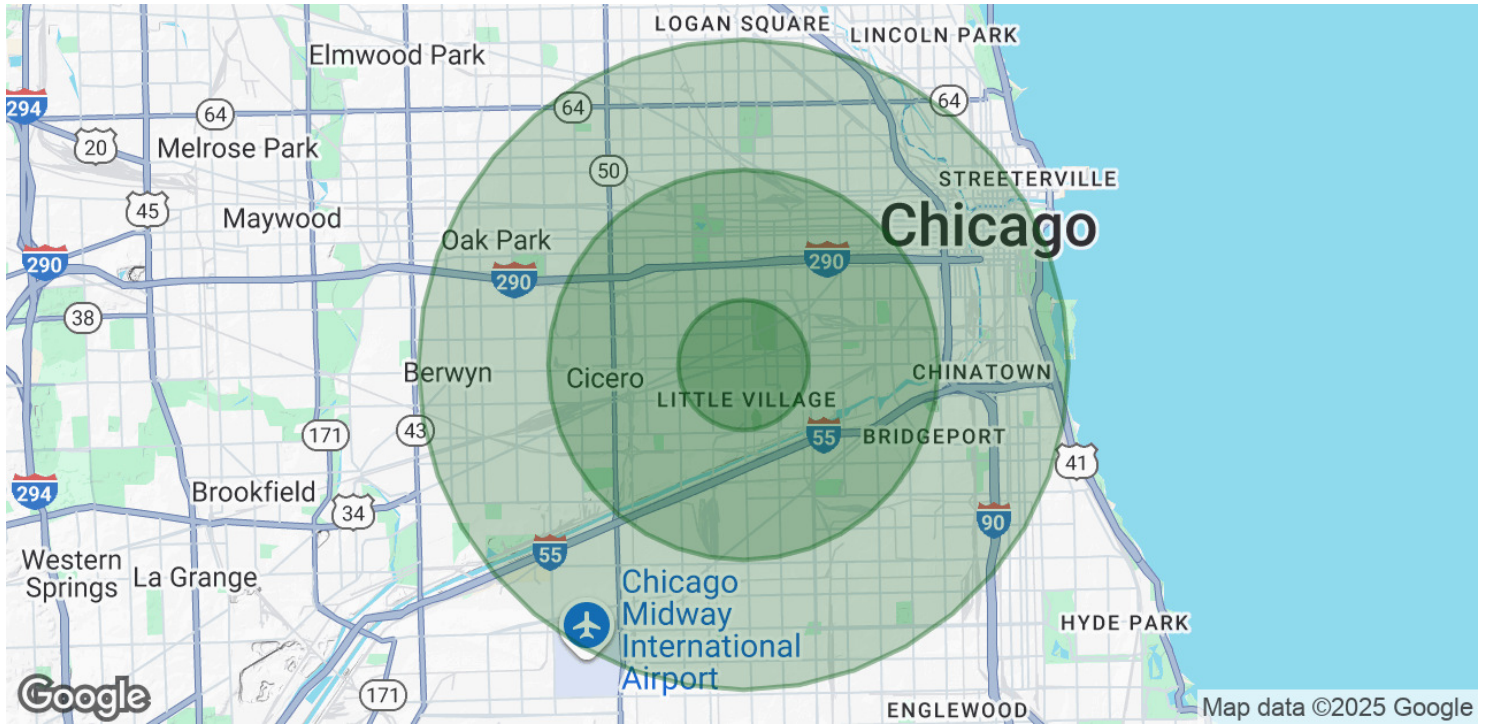
for more information

**Neil Haleem**  
708.873.5540  
neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 59,677        | 309,681        | 1,024,740      |
| Average Age                    | 35            | 36             | 37             |
| Average Age (Male)             | 35            | 36             | 36             |
| Average Age (Female)           | 36            | 37             | 37             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 18,641        | 108,169        | 391,844        |
| # of Persons per HH            | 3.2           | 2.9            | 2.6            |
| Average HH Income              | \$59,935      | \$69,449       | \$96,001       |
| Average House Value            | \$260,540     | \$311,132      | \$397,205      |
| <b>ETHNICITY (%)</b>           | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Hispanic                       | 65.9%         | 55.0%          | 48.5%          |
| <b>RACE</b>                    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |

for more information

**Neil Haleem**

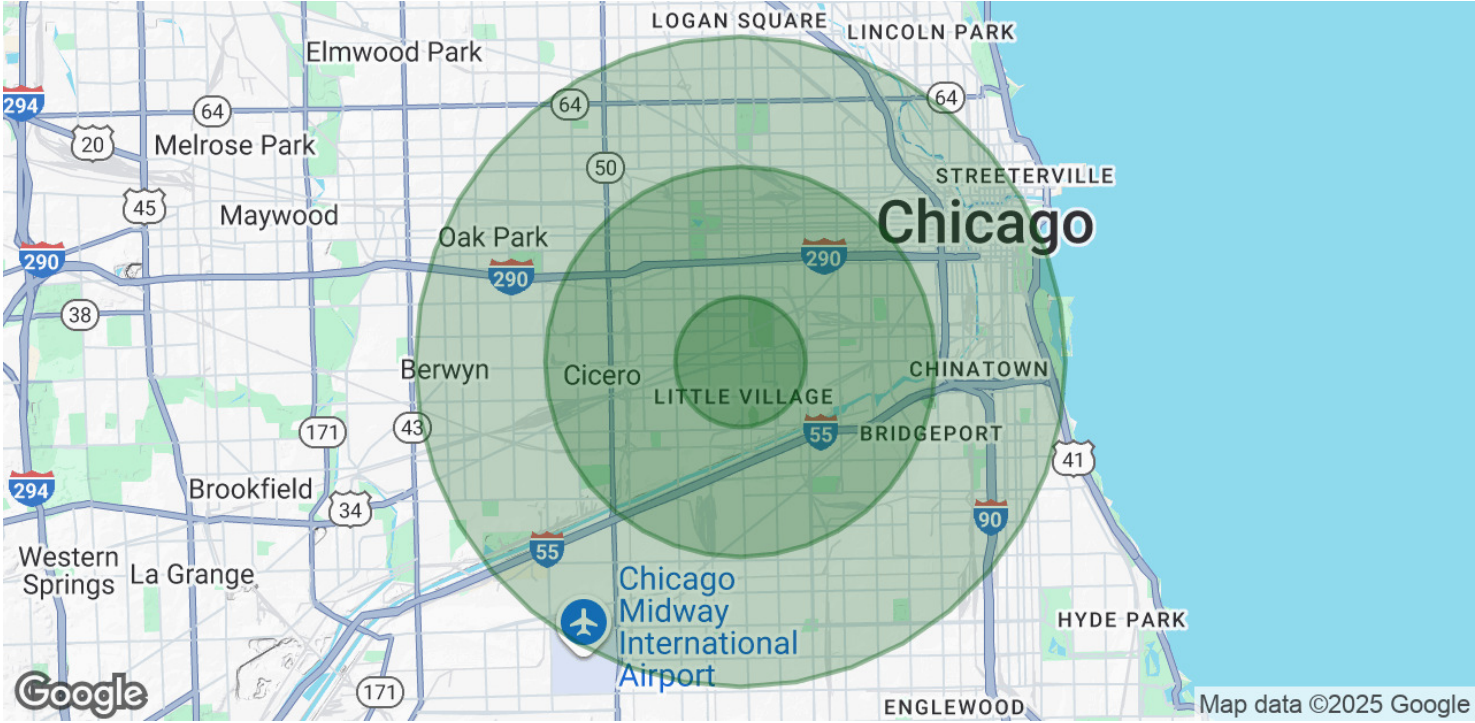
708.873.5540

neil@networkregroup.com



3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



|                                    |        |        |         |
|------------------------------------|--------|--------|---------|
| Total Population - White           | 7,057  | 47,885 | 282,394 |
| % White                            | 11.8%  | 15.5%  | 27.6%   |
| Total Population - Black           | 17,386 | 91,146 | 220,048 |
| % Black                            | 29.1%  | 29.4%  | 21.5%   |
| Total Population - Asian           | 265    | 19,002 | 76,183  |
| % Asian                            | 0.4%   | 6.1%   | 7.4%    |
| Total Population - Hawaiian        | 19     | 118    | 471     |
| % Hawaiian                         | 0.0%   | 0.0%   | 0.0%    |
| Total Population - American Indian | 1,498  | 8,016  | 21,816  |
| % American Indian                  | 2.5%   | 2.6%   | 2.1%    |
| Total Population - Other           | 24,447 | 96,121 | 270,959 |
| % Other                            | 41.0%  | 31.0%  | 26.4%   |

Demographics data derived from AlphaMap

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com



Retail Property For Lease December 14, 2025