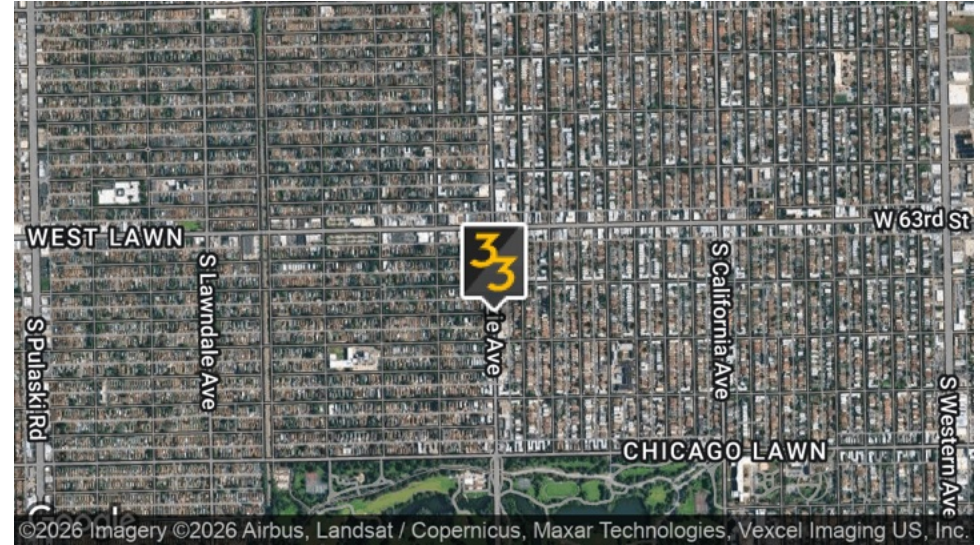


6239.5 S KEDZIE - +/- 1,850 SF COMMERCIAL STOREFRONT

6239.5 SOUTH KEDZIE AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,850 per month (MG)
Available SF:	1,850 SF
Number of Units:	1
Zoning:	B1-1
Market:	Chicago
Submarket:	Chicago Lawn

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 6239.5 S Kedzie, a 1,800 SF street-level commercial storefront in Chicago Lawn / Marquette Park neighborhood of Chicago.

The property features hardwood flooring, gas-forced heat and central air, and is zoned B1-1.

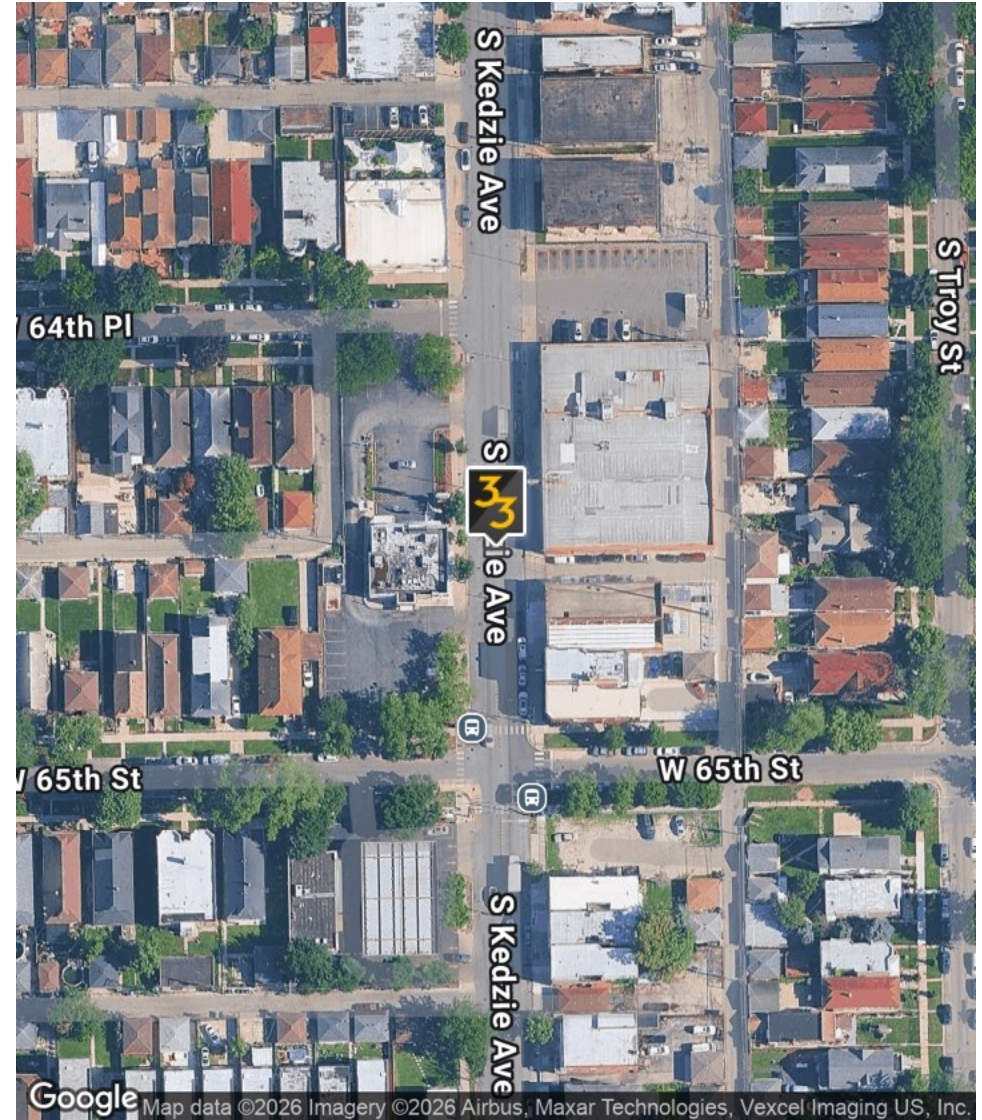
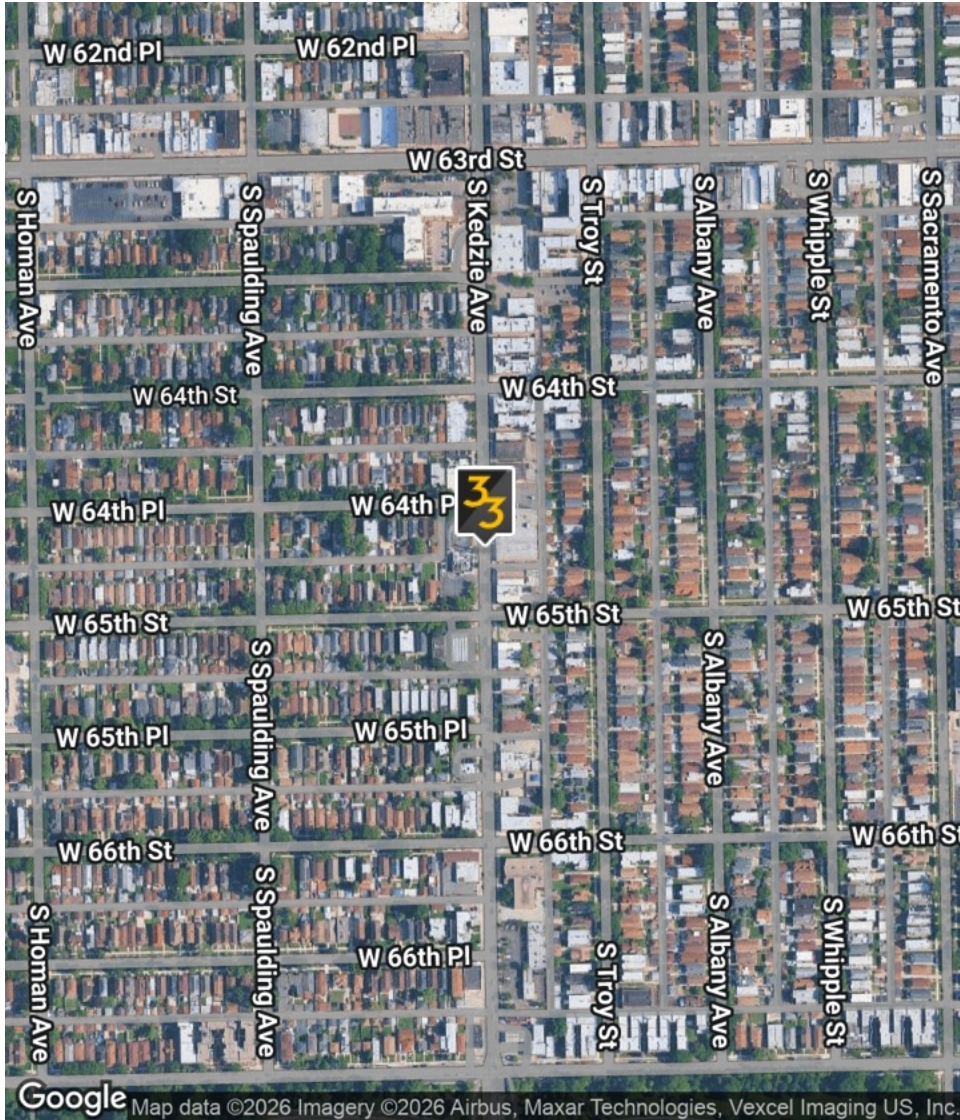
The tenant is responsible for electric and gas.

PRESENTED BY: **GENE HART**
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gene.hart@33realty.com



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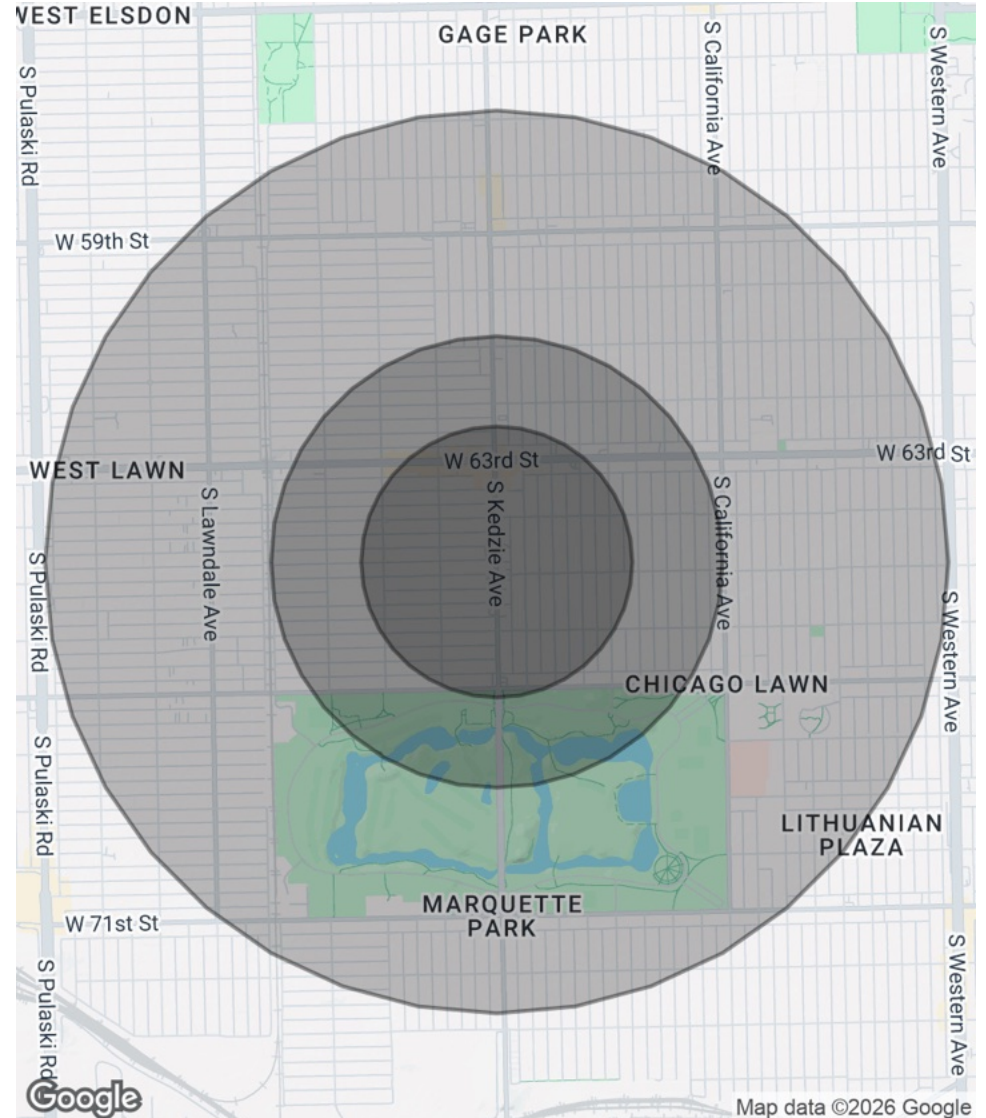
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,674	14,668	55,961
Average Age	36	35	35
Average Age (Male)	35	34	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,194	4,398	16,254
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$42,983	\$51,564	\$60,271
Average House Value	\$208,661	\$219,439	\$226,966

2020 American Community Survey (ACS)

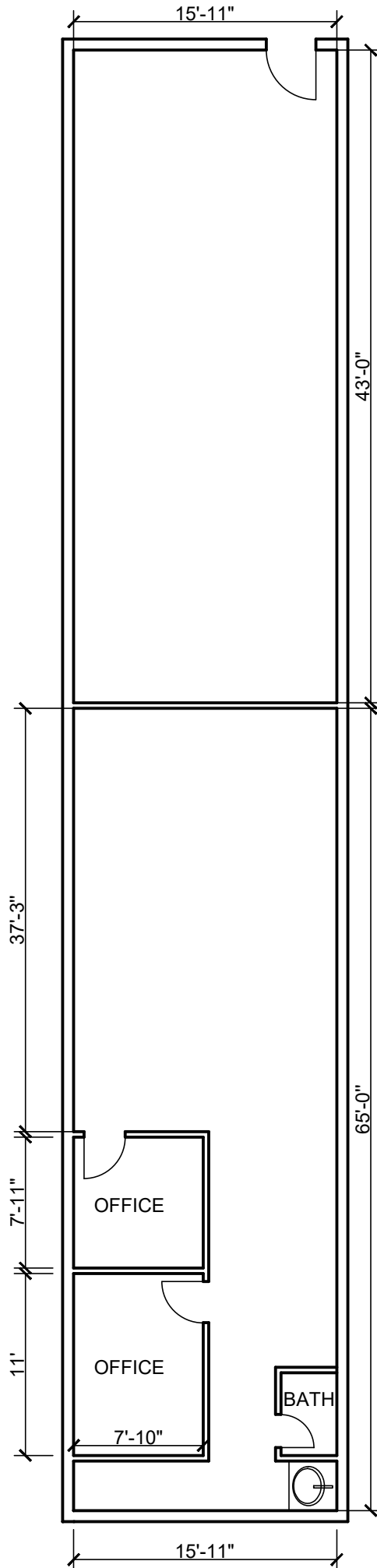


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6239.5 S KEDZIE AVENUE

KEDZIE AVENUE

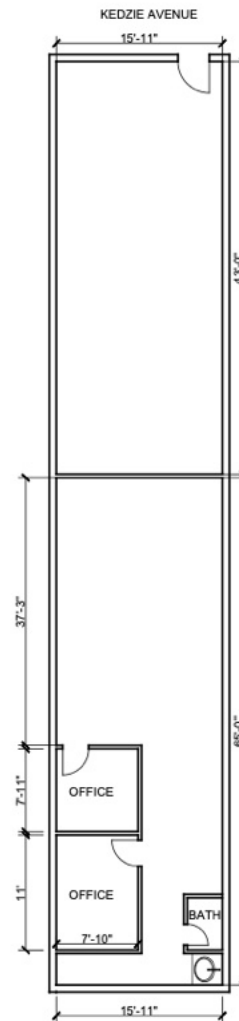


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GENE HART

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

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