LEASE

Mt Greenwood Auto - Kedzie Location

10319 SOUTH KEDZIE AVENUE

Chicago, IL 60655

PRESENTED BY:

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SVN CHICAGO COMMERCIAL

PROPERTY SUMMARY

LOCATION DESCRIPTION

One block south of the 103rd/Kedzie intersection. The property is on the east side of the street.

OFFERING SUMMARY

LEASE RATE:	$20 SF/yr (MG)
AVAILABLE SF:	4,000 SF
LOT SIZE:	7,500 SF
BUILDING SIZE:	4,000 SF
TAXES:	$14,929
TRAFFIC:	16,600 VPD

PROPERTY DESCRIPTION

SVN Chicago Commercial proudly presents this amazing auto repair business and real estate for lease on busy Kedzie Ave. The current owner has been operating at this location since 2011. With its prime location, this property would be a perfect addition to anyone's auto-related portfolio, but can also be an excellent redevelopment site.

This property boasts 2 drive-in doors, 5 lifts, and a 2-stage air compressor. The outside parking lot is fenced and also has a storage shed on site. The building is equipped with triple basin drainage, security cameras, and window air conditioners. This property can be leased alone or in conjunction with Mt. Greenwood Auto's Alsip location, 12257 S Cicero Ave.

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ADDITIONAL PHOTOS

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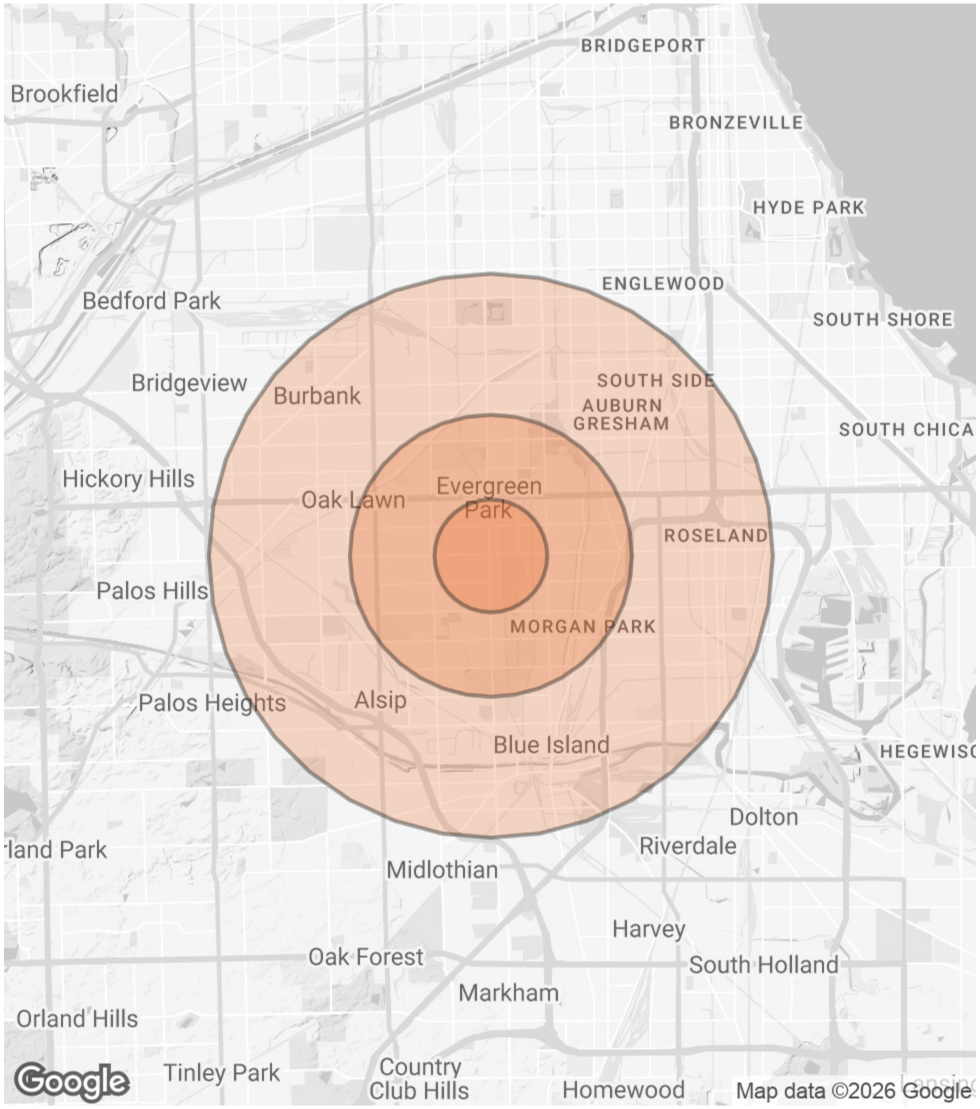
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2.5 MILES	5 MILES
TOTAL POPULATION	22,262	119,390	479,496
AVERAGE AGE	40	42	41
AVERAGE AGE (MALE)	39	40	39
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	8,001	46,448	177,091
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	$136,107	$116,515	$86,552
AVERAGE HOUSE VALUE	$335,313	$304,512	$242,609

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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