

# Redevelopment UNDER WAY

# KEDZIE SQUARE

5050 S. KEDZIE AVENUE | CHICAGO, IL

TJ-maxx



FAMILY DOLLAR

GET IN THE ZONE!  
AutoZone

Rainbow

24,733 SF AVAILABLE  
STOREFRONT CUSTOMIZABLE

3,970 SF AVAILABLE

OUTLOT AVAILABLE

ROSS  
DRESS FOR LESS

dd's  
DISCOUNTS

blink  
FITNESS

five  
BEL'W



## MAJOR SHOPPING CENTER

- 275,000 Square Feet
- 16 Stores
- Join Ross Dress for Less, TJ Maxx, DD's Discount, Chuck E Cheese, Aldi, Family Dollar, Autozone, Rainbow, Women's Workout World & more!



## ACCESS & VISIBILITY

- At major intersection of Kedzie Avenue & 51st Street
- Pylon Signage
- Building fronts directly on Kedzie Avenue



## POPULATION DENSITY

- 348,412 people within 3 miles
- 863,363 people within 5 miles
- Hispanic population: 1 mile = 91%, 3 miles = 69%



## FOR LEASE

Anchor, Small Shop and Outlot  
UP TO 24,733 SF (DIVISIBLE)



# AREA RETAIL



W 43RD ST

S PULASKI RD



S KEDZIE AVE



W 43RD ST

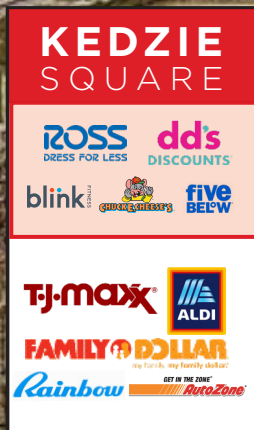
S WESTERN BLVD



W 47th ST



S DAMEN AVE



S KEDZIE AVE

W 51st ST

S WESTERN BLVD



S PULASKI RD



W 55th ST



KEDZIESQUARE



AREA INFORMATION

ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	55,739	348,412	863,363	1,525,206
AVG. HOUSEHOLD INCOME	\$56,119	\$53,880	\$54,845	\$67,643
MEDIAN AGE	27.9	29.8	31.7	33.5

KEDZIE SQUARE



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**KEDZIES** SQUARE



# REDEVELOPMENT

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TJ-maxx®



FAMILY DOLLAR  
new things. any family dollar.

Rainbow

GET IN THE ZONE™  
AutoZone

S. SPAULDING AVE.

Available  
Outlot

W. 51ST ST

AVAILABLE  
24,733 SF

five BELOW

AVAILABLE  
3,970 SF

dd's  
DISCOUNTS

ROSS  
DRESS FOR LESS

blink  
FITNESS

S. KEDZIE AVE

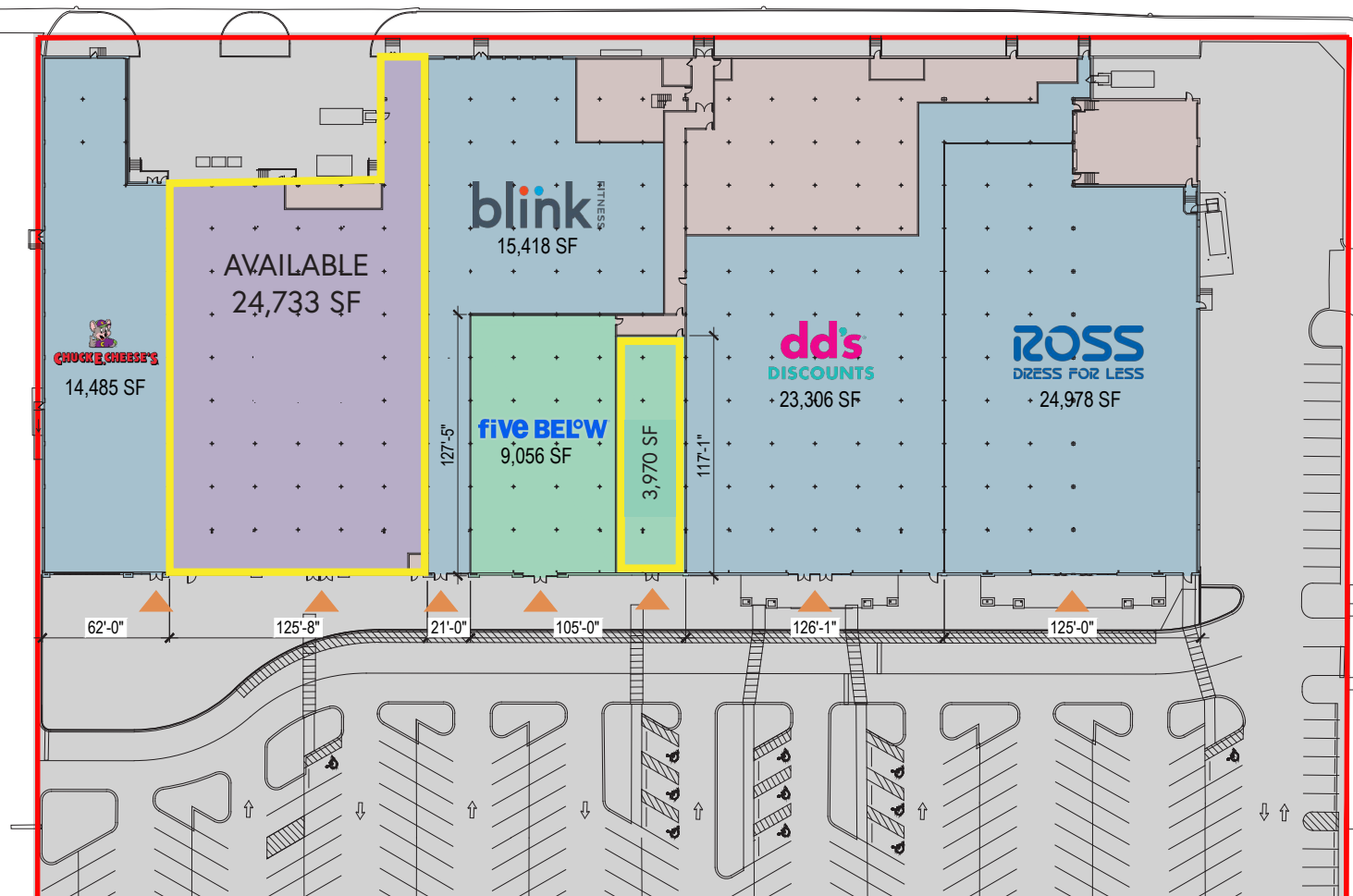


KEDZIE SQUARE



# SITE PLAN

S. KEDZIE AVE.



W. 51<sup>ST</sup> ST.

KEDZIESQUARE



# DEMOGRAPHIC BRIEF

Male  
Age 29

Female  
Age 35

Female  
Age 23



## POPULATION

	1 MILE	3 MILES	5 MILES	7 MILES
2018 Population	55,739	348,412	863,363	1,525,206
2023 Population	56,058	349,138	867,184	1,542,084
2010 Population	54,399	342,644	846,176	1,486,592
2000 Population	52,018	359,904	925,234	1,579,396
2010-2018 Annual Population Growth Rate	0.30%	0.20%	0.24%	0.31%
2018-2023 Annual Population Growth Rate	0.11%	0.04%	0.09%	0.22%



## AGE

2018 Median Age	27.9	29.8	31.7	33.5
2018 Average Age	31.4	32.8	34.3	37.1



## HOUSEHOLDS

2018 Households	13,650	91,310	264,096	534,996
2023 Households	13,681	91,273	265,086	543,605
2010 Households	13,522	90,584	259,065	517,118
2000 Households	13,840	97,151	275,199	523,939
2010-2018 Annual HH Growth Rate	0.11%	0.10%	0.23%	0.41%
2018-2023 Annual HH Growth Rate	0.05%	-0.01%	0.07%	0.32%
Average Household Size	4.0	3.7	3.2	2.7



## INCOME

2018 Median Household Income	\$44,242	\$40,703	\$39,452	\$45,409
2018 Average Household Income	\$56,119	\$53,880	\$54,845	\$67,643
2018 Captia Income	\$13,791	\$14,499	\$17,175	\$24,331



## HOUSING UNITS

2018 Housing Units	15,183	107,108	308,222	619,146
2018 Occupied Housing Units	13,650	91,310	264,096	534,997
2018 Vacant Housing Units	1,533	15,798	44,126	84,150
2018 Owner-Occupied Housing Units	6,876	44,403	117,010	237,487
2018 Renter-Occupied Housing Units	6,774	46,907	147,086	297,510



## EDUCATION

2018 Population Age 25 and Over	30,623	203,399	526,902	980,467
High School thru Associates	16,043	116,446	302,876	521,703
Bachelors Degree	1,829	14,579	53,788	152,306
Graduate Degree	628	4,837	25,929	107,210



## PLACE OF WORK

Total Businesses	640	4,850	14,723	46,862
Daytime Employment (Total Employees)	6,834	70,533	227,354	904,799

# KEDZIE SQUARE

EXCLUSIVE AGENTS

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