

LEASE

North Center | Corner Retail For LEASE

4210 N. WESTERN AVENUE

Chicago, IL 60618

PRESENTED BY:

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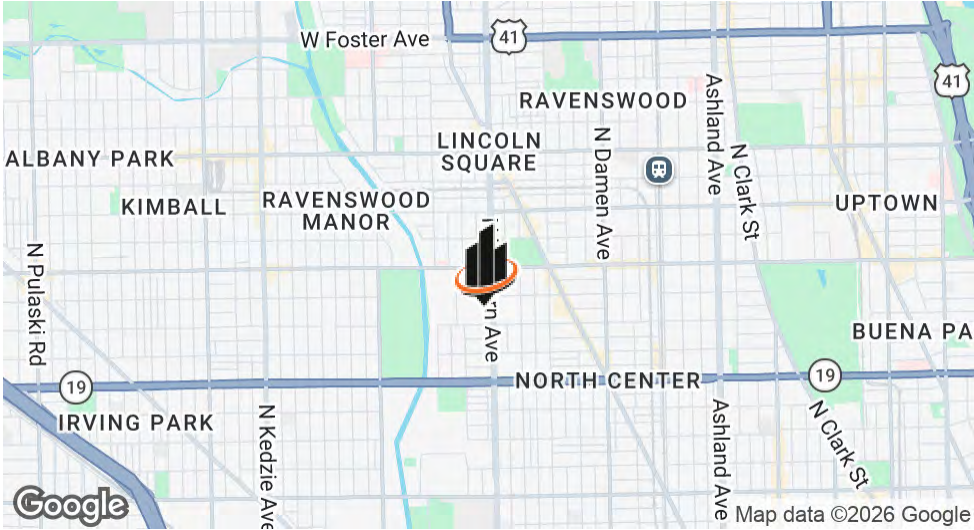
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24 - 26/SF NNN
AVAILABLE SF:	1,164 - 3,074 SF
ZONING:	B3-3
TRAFFIC COUNTS:	25,600 vpd (Western)
NEIGHBORHOOD:	North Center
WARD:	47th

PROPERTY DESCRIPTION

SVN Chicago Commercial is proud to offer the Retail leasing opportunity at 4210 N. Western Ave. This corner Retail opportunity in North Center, a highly coveted Chicago neighborhood, offers 1,164 to 3,074 square feet of move-in-ready, second-generation space within a newer construction mixed-use building. It features 12-foot ceilings and an impressive 135 feet of window frontage, providing excellent natural light and visibility along Western Avenue, which sees over 25,000 vehicles per day. Tenants benefit from convenient non-metered street parking directly in front, as well as strong surrounding demographics and foot traffic driven by nearby anchors such as Aldi and Jewel-Osco, along with neighborhood destinations like Welles Park and Horner Park. The location is also well-served by public transportation, including the #49 Western bus and the nearby CTA Brown Line (Western stop), making it easily accessible for both customers and employees. The property is zoned B3-3, which is ideal for many uses. Please contact the Leasing Agent for further details.

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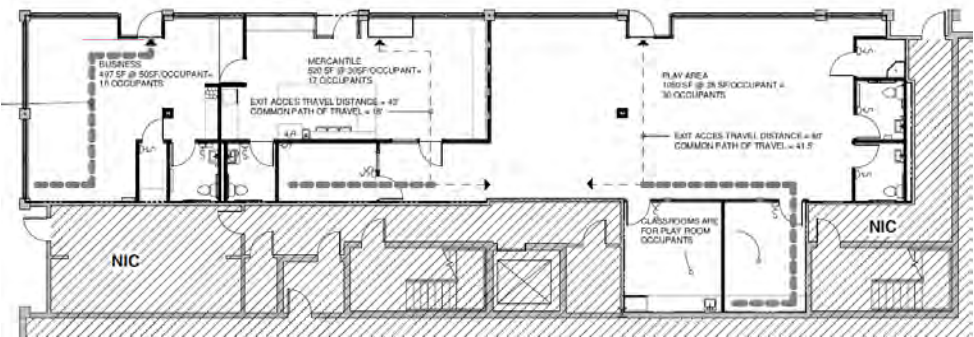
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	4210 N. Western Avenue
CITY, STATE, ZIP	Chicago, IL 60618
SUB-MARKET	North Center
CROSS-STREETS	Western / Hutchinson

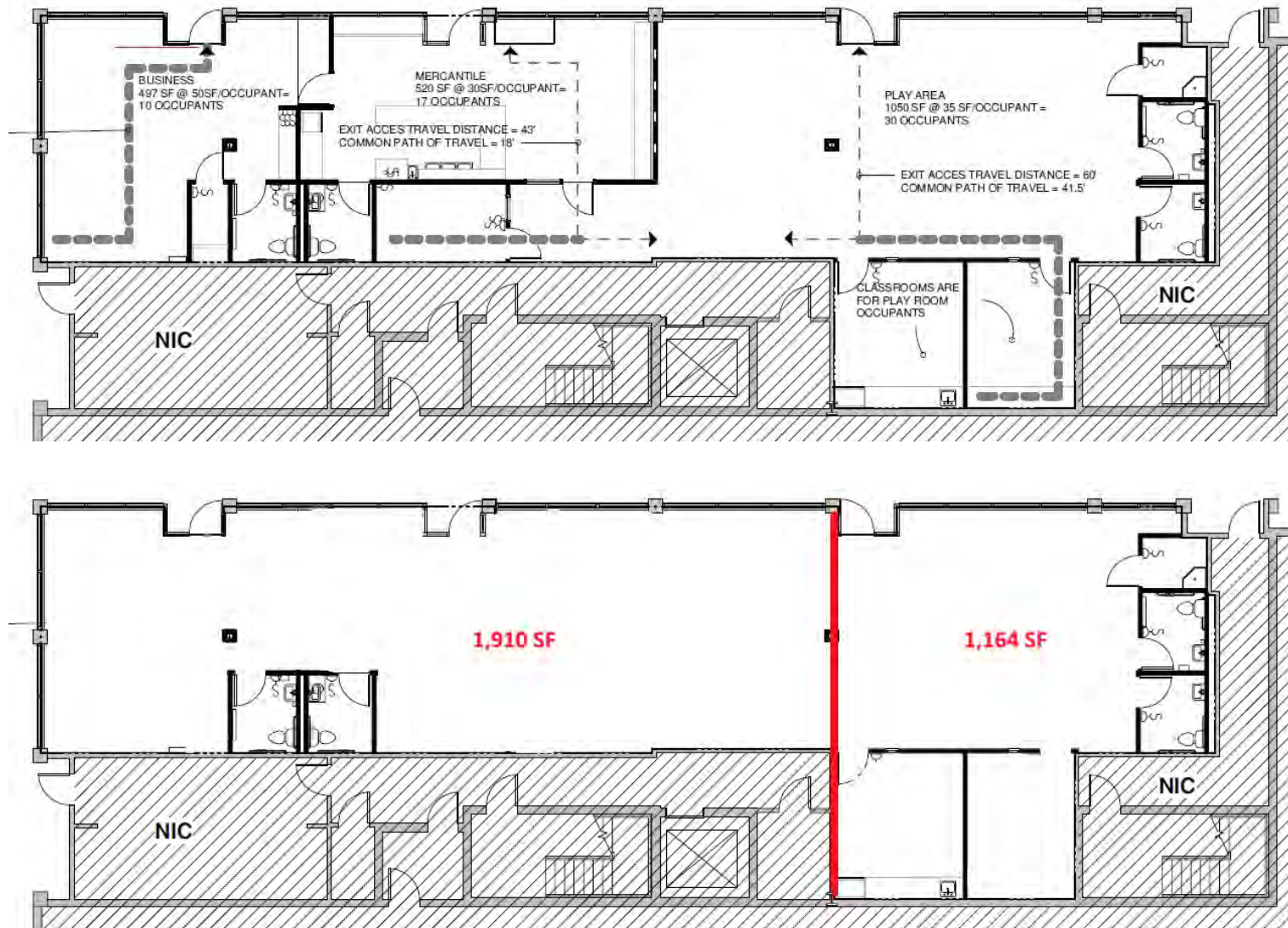
PROPERTY HIGHLIGHTS

- Corner Retail Space For LEASE
- 1,164 - 3,074 SF
- Move-In Ready, 2nd Generation Space
- Newer Construction Mixed-Use Building
- High Ceilings (12')
- Zoned B3-3
- 135' of Window Frontage
- Great Western Avenue Exposure with Over 25,000 vpd
- Non-Metered Street Parking on Western
- North Center Neighborhood, Strong Demographics
- Near Big Blue Swim School, Welles Park, Horner Park, Aldi, Jewel-Osco
- Serviced by Western Avenue Bus (#49), Brown Line El (Western Stop)



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EXISTING AND DEMISING FLOOR PLANS



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INTERIOR PHOTOS

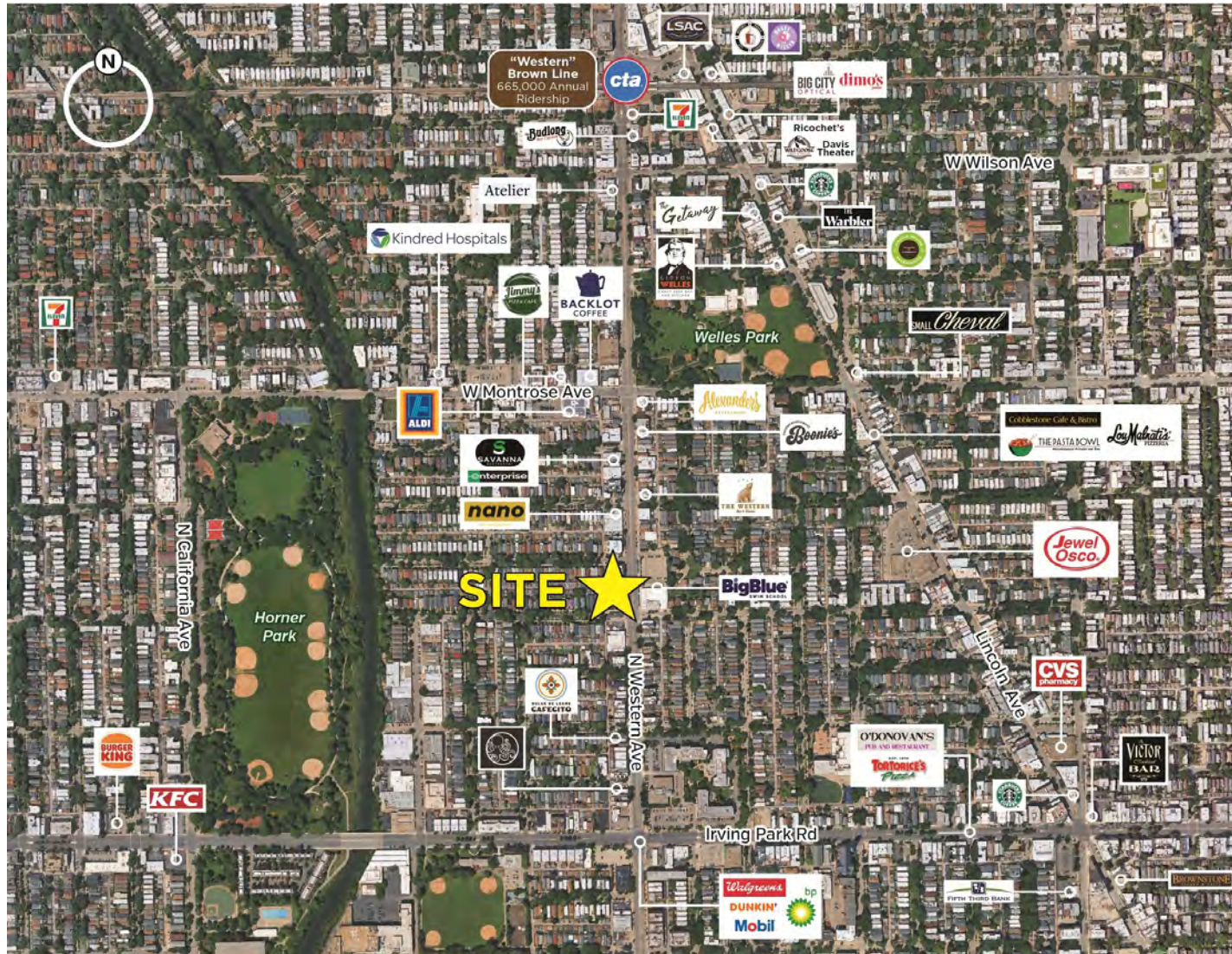


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RETAIL AERIAL MAP

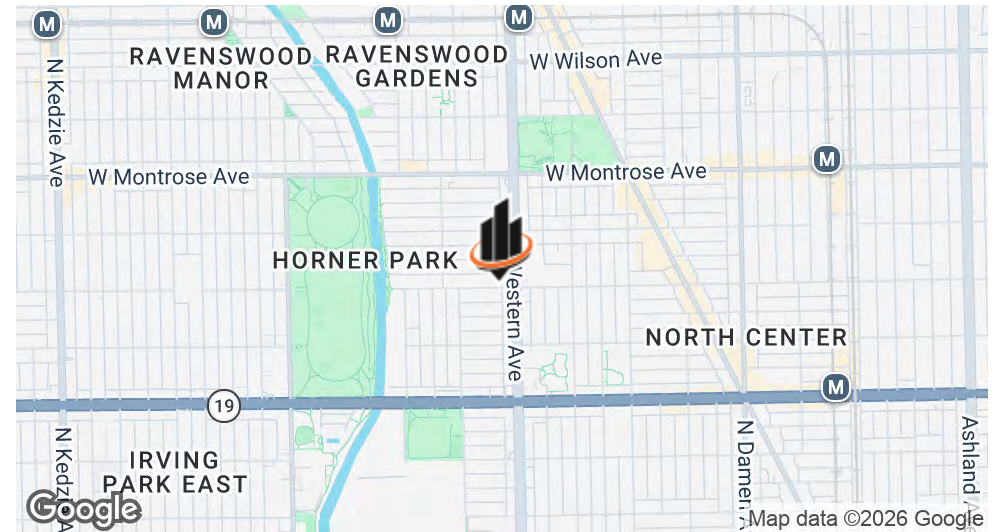
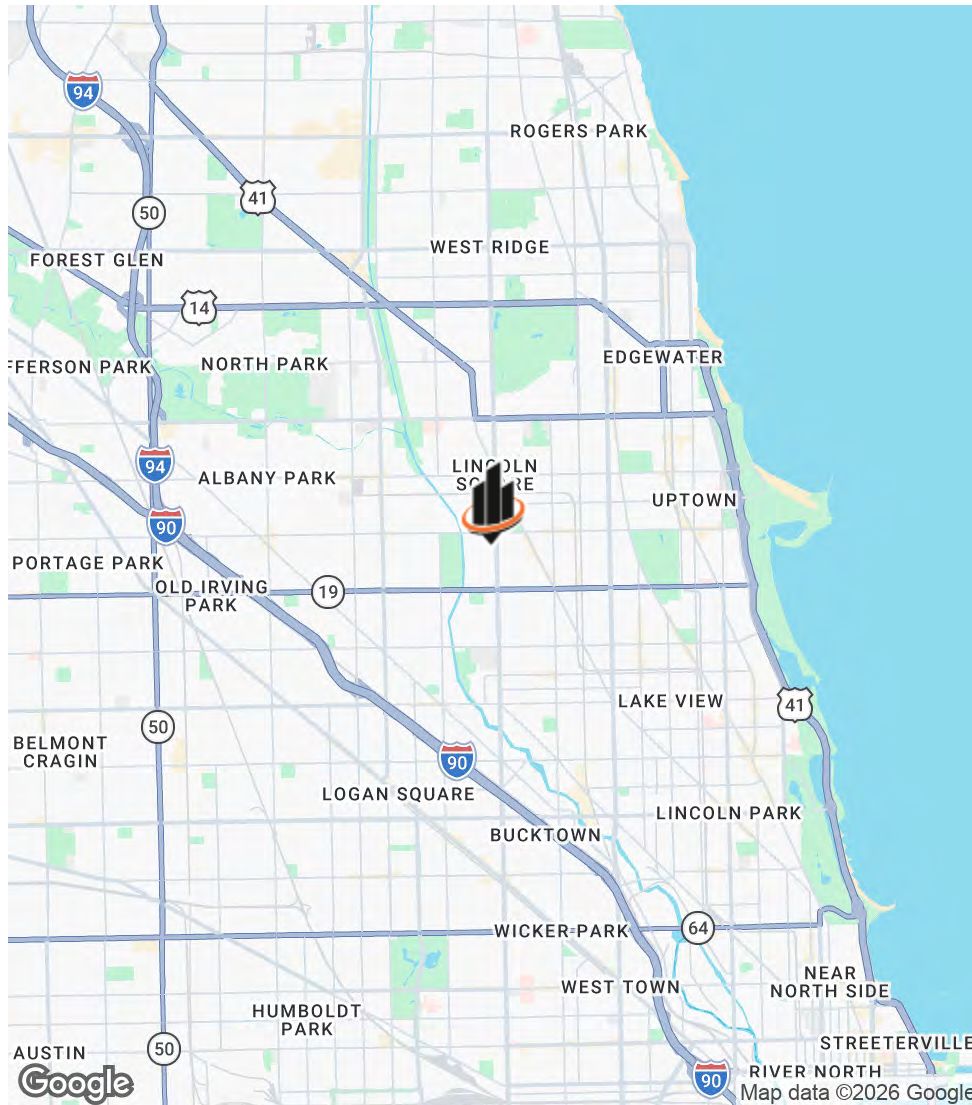


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LOCATION MAPS



LOCATION OVERVIEW

North Center is a well-established neighborhood on Chicago's North Side known for its stability, strong demographics, and high quality of life. The area is characterized by tree-lined residential streets, a mix of classic Chicago two-flats and newer single-family homes, and a close-knit community feel that attracts both long-time residents and young professionals. Household incomes in North Center tend to be above the city average, supporting a healthy local economy driven by everyday retail, dining, and service businesses. The neighborhood benefits from an abundance of green space and recreational amenities, anchored by Welles Park and Horner Park. North Center also has a strong school presence—both public and private—which further reinforces its appeal to families and contributes to steady daytime population levels. Commercial corridors throughout the neighborhood feature a balanced mix of independent retailers, restaurants, and national brands, creating a vibrant yet approachable retail environment. Accessibility is another key strength, with convenient transit options including the CTA Brown Line and multiple bus routes, allowing for easy connectivity to downtown Chicago and surrounding neighborhoods. Overall, North Center offers a rare combination of neighborhood charm, economic stability, and consistent consumer demand, making it one of the most dependable submarkets on Chicago's North Side.

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DEMOGRAPHICS MAP & REPORT

POPULATION0.5 MILES1 MILE1.5 MILES

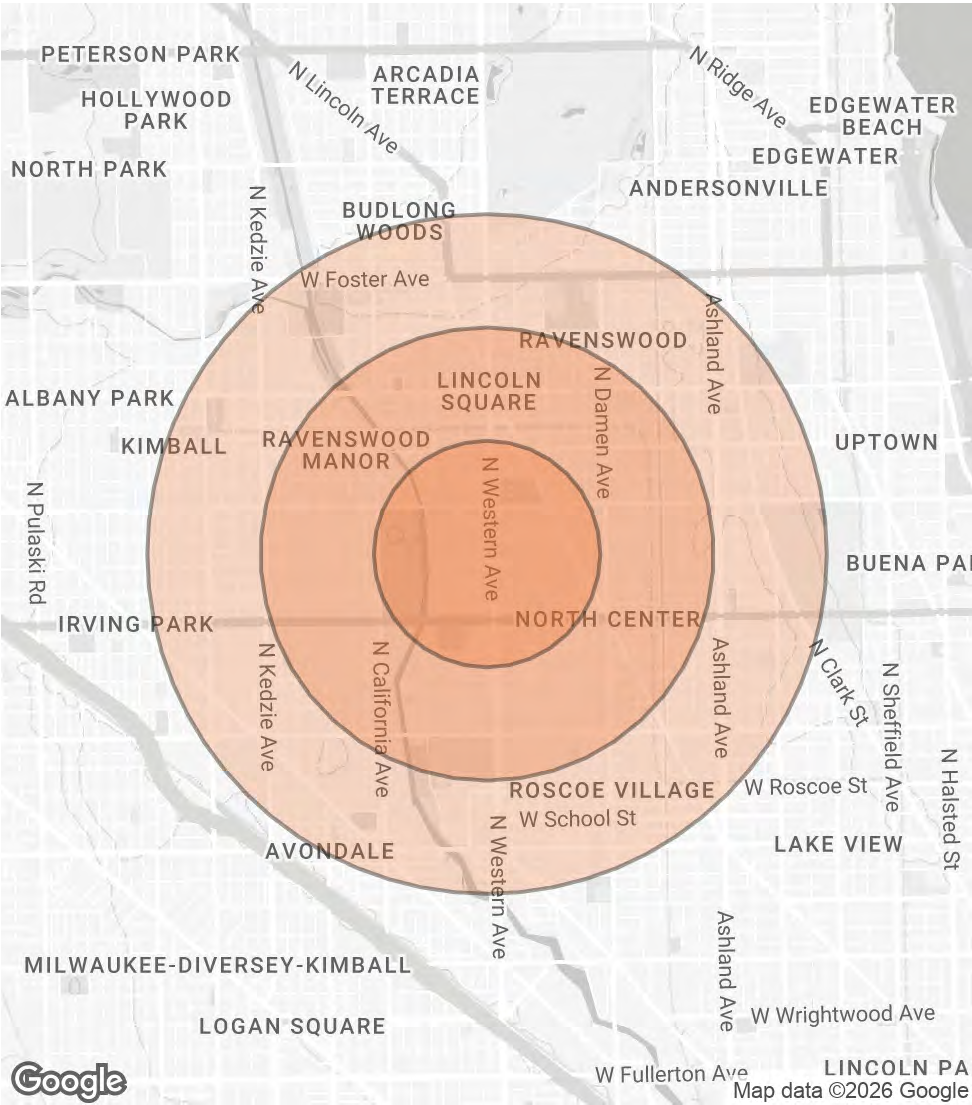
TOTAL POPULATION	13,094	58,027	144,131
AVERAGE AGE	39.1	37.0	35.6
AVERAGE AGE (MALE)	38.1	36.4	35.6
AVERAGE AGE (FEMALE)	40.2	38.1	36.2

HOUSEHOLDS & INCOME0.5 MILES1 MILE1.5 MILES

TOTAL HOUSEHOLDS	5,637	26,423	63,866
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$197,658	\$159,579	\$149,514
AVERAGE HOUSE VALUE	\$755,033	\$643,852	\$597,652

TRAFFIC COUNTS0.5 MILES1 MILE1.5 MILES

WESTERN / HUTCHINSON	25,600/day
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