

**LEASE**

# North Center | Corner Retail For LEASE

**4210 N. WESTERN AVENUE**

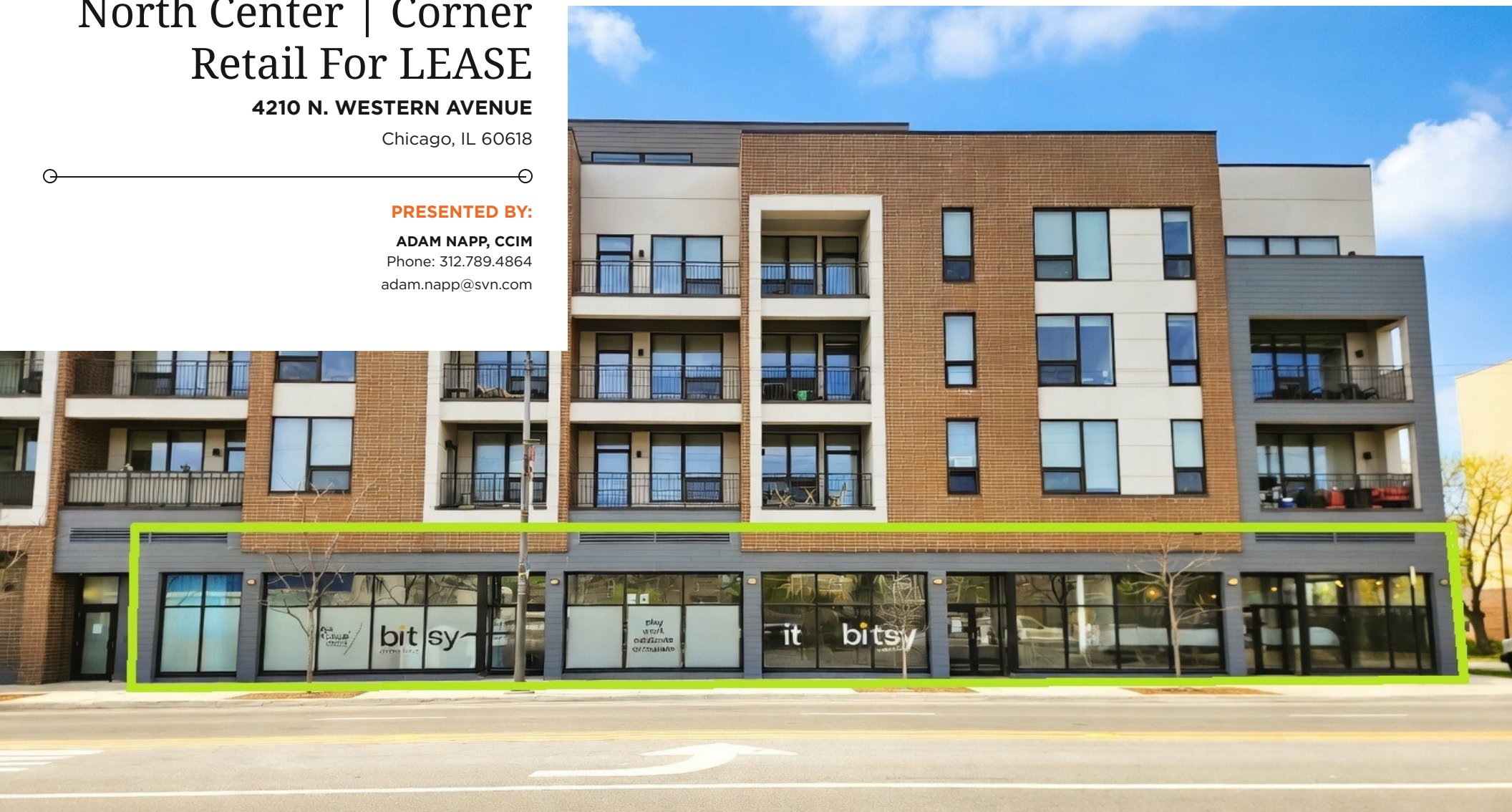
Chicago, IL 60618

**PRESENTED BY:**

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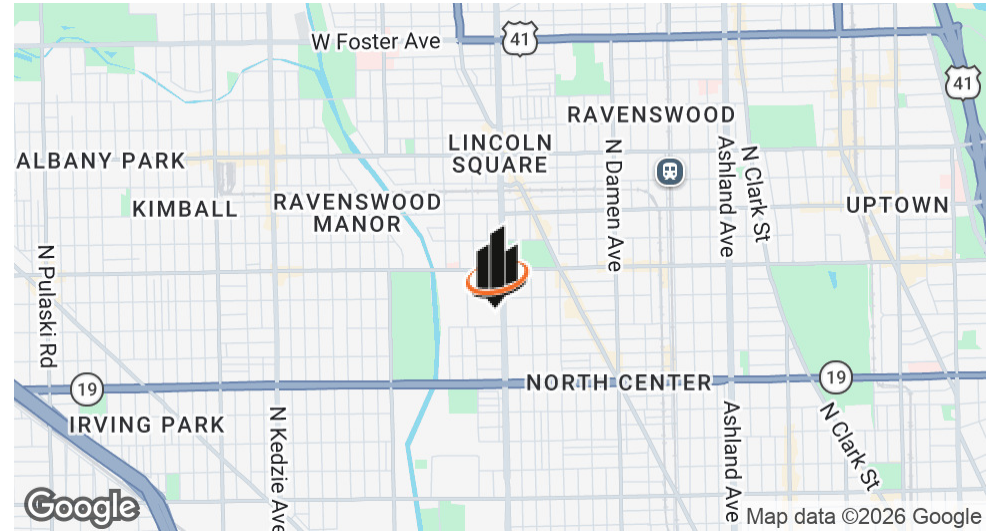
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24 - 26/SF NNN
<b>AVAILABLE SF:</b>	1,164 - 3,074 SF
<b>ZONING:</b>	B3-3
<b>TRAFFIC COUNTS:</b>	25,600 vpd (Western)
<b>NEIGHBORHOOD:</b>	North Center
<b>WARD:</b>	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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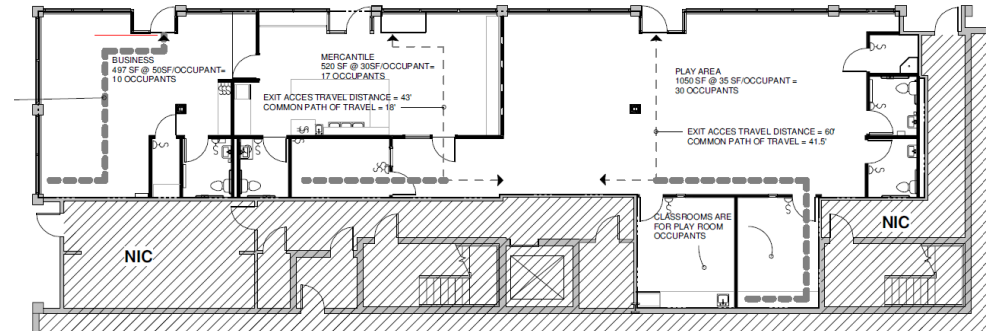
# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

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

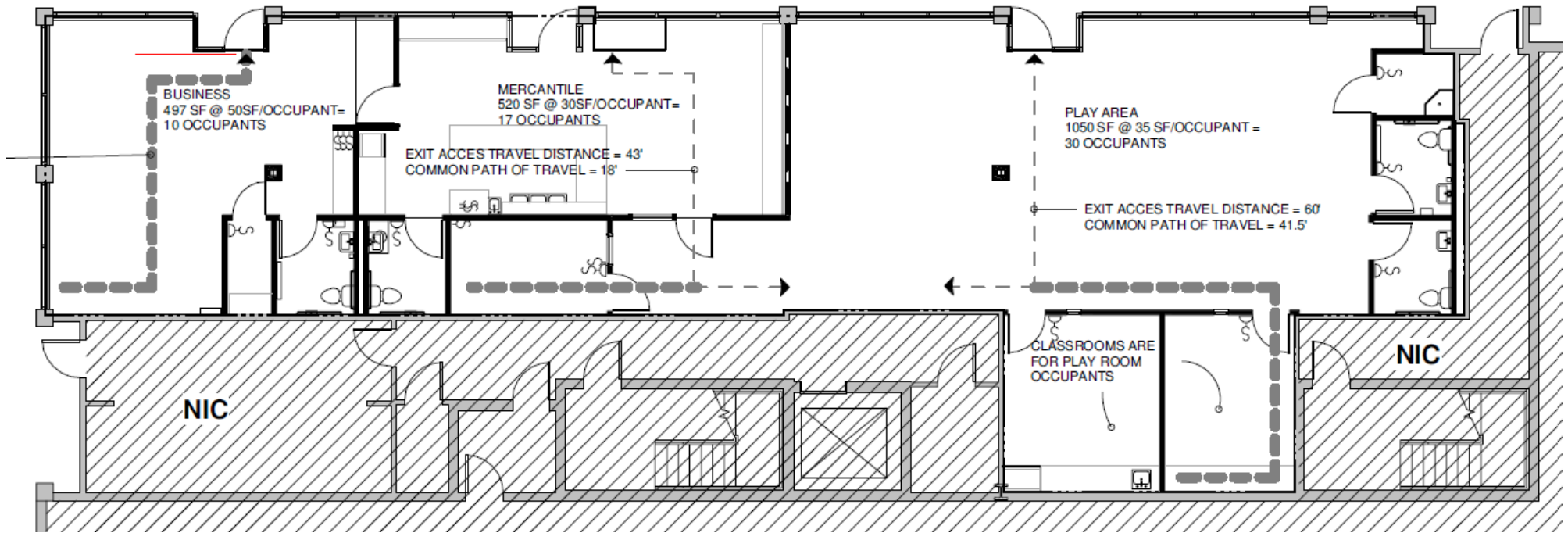


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# FLOOR PLAN

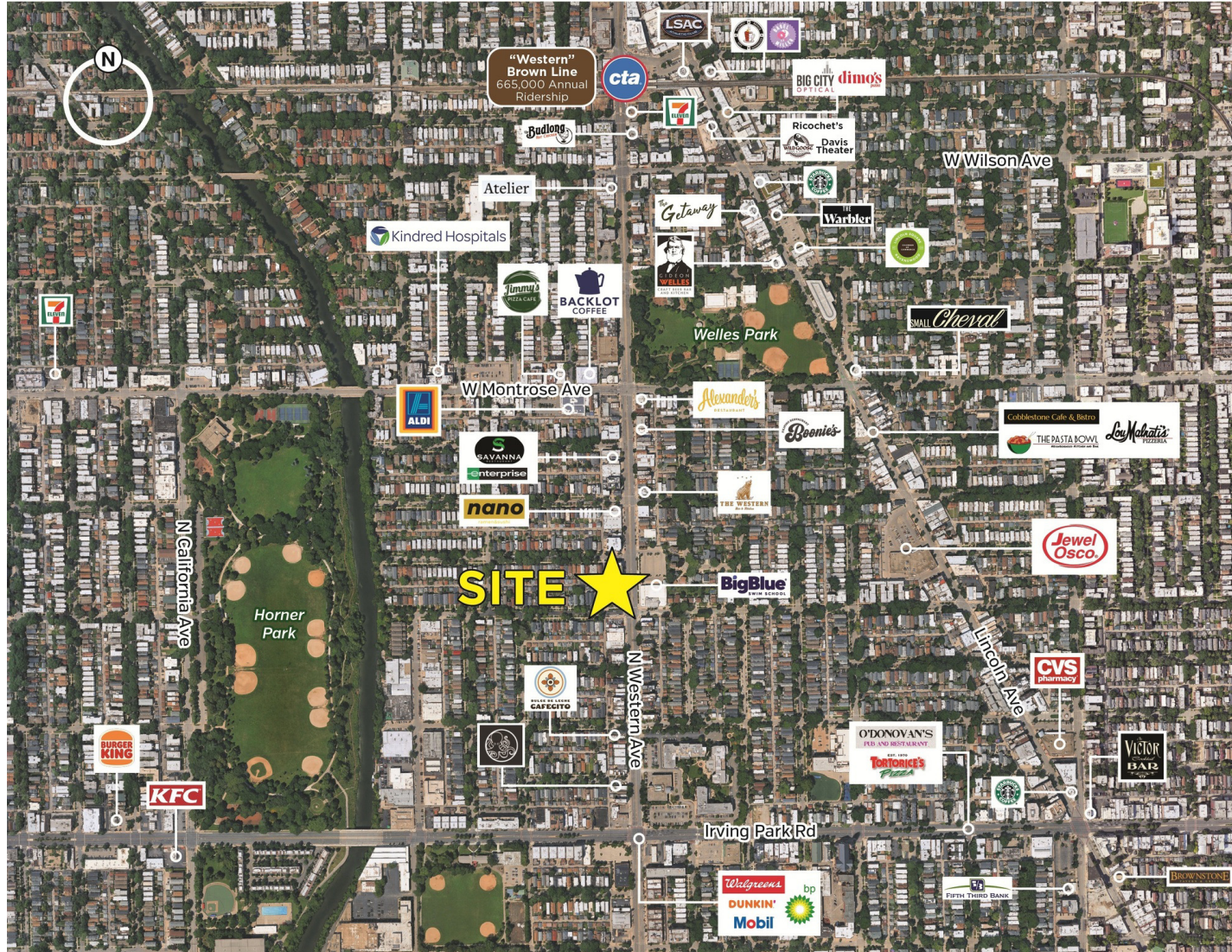


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# RETAIL AERIAL MAP

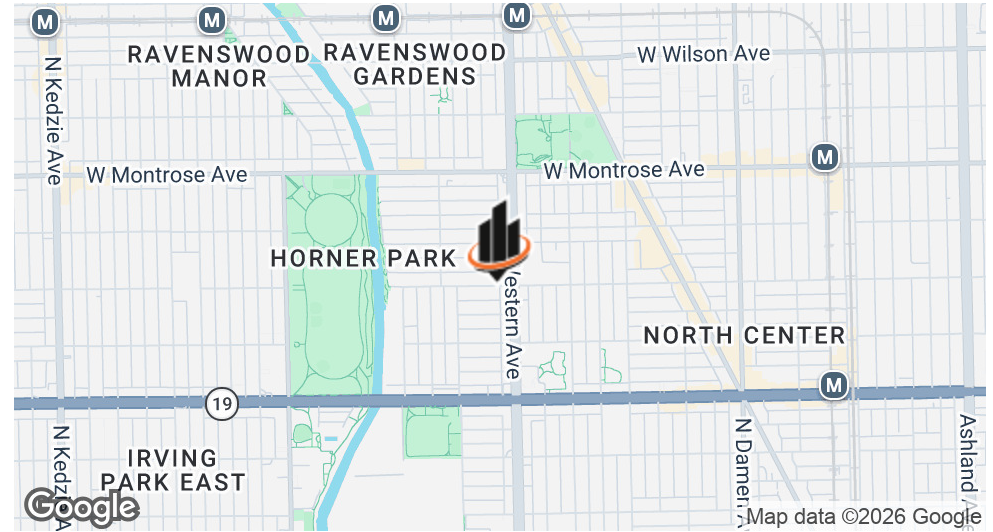
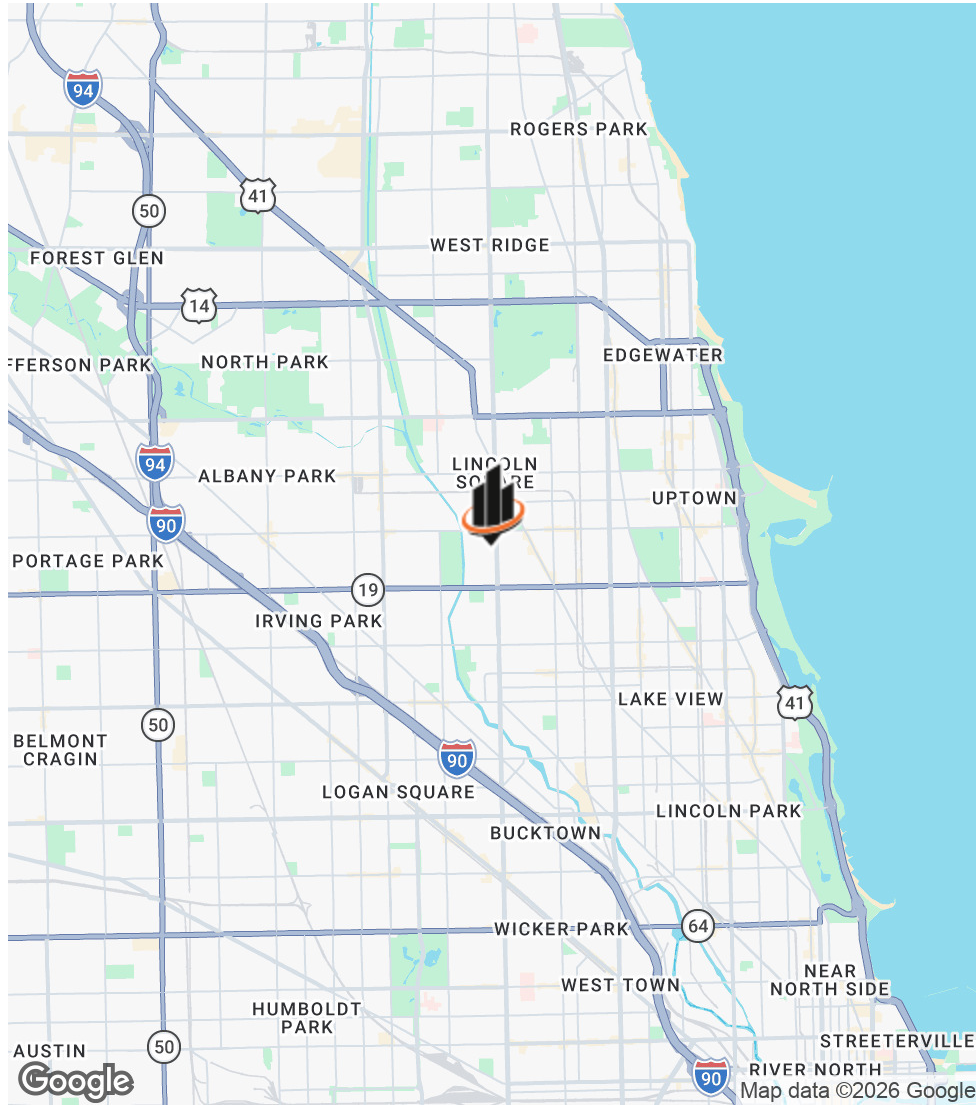


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# LOCATION MAPS



## 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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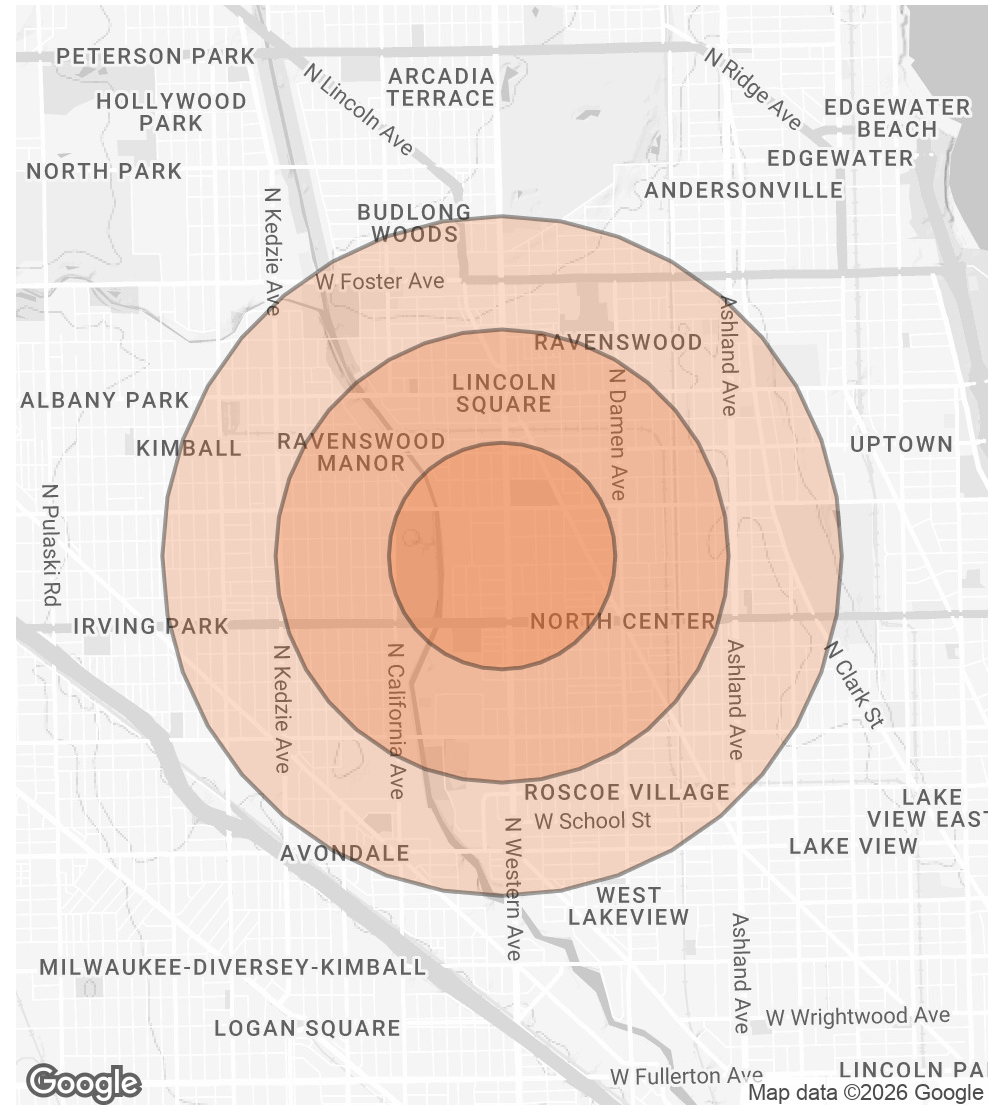
# DEMOGRAPHICS MAP & REPORT

## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	13,055	56,454	136,322
<b>AVERAGE AGE</b>	38	38	37
<b>AVERAGE AGE (MALE)</b>	37	37	37
<b>AVERAGE AGE (FEMALE)</b>	39	38	38

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,739	25,791	59,811
<b># OF PERSONS PER HH</b>	2.3	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$193,657	\$159,764	\$142,884
<b>AVERAGE HOUSE VALUE</b>	\$832,225	\$747,360	\$649,811



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