

LEASE

2910 W. Peterson | West Ridge | Endcap for LEASE

2910 W. PETERSON AVE

Chicago, IL 60659

PRESENTED BY:

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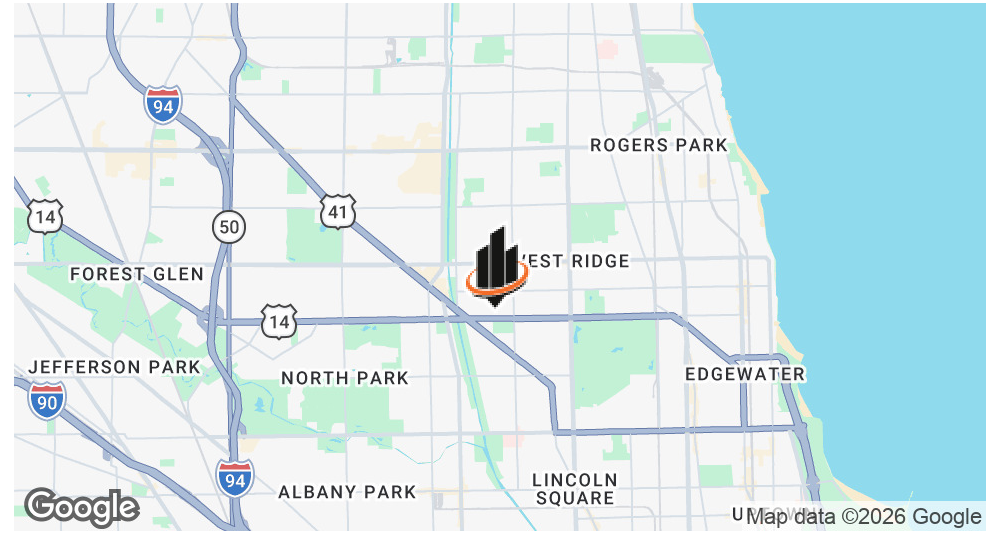
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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OFFERING SUMMARY



LEASE RATE	\$35/PSF NNN
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OFFERING SUMMARY

AVAILABLE SF:	1,263 SF
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	West Ridge
TRAFFIC COUNT:	34,400 vpd

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer a corner retail opportunity in Chicago's West Ridge neighborhood. The subject space is a 1,263 SF endcap and offers an ideal leasing position within a well-located neighborhood strip center. It features high ceilings, excellent window frontage, and prominent building signage opportunity. Additional highlights include dedicated on-site parking and strong surrounding population density, making this attractive for QSR, Retail, Medical, or Service Retail users looking to capture consistent neighborhood demand. Situated at the hard corner of Peterson and Richmond, the property benefits from exposure to approximately 34,400 vehicles per day along one of the area's primary east-west thoroughfares and sits directly across from Mather High School (1,600 students) and the highly activated Mather Park. The center is anchored by established co-tenants Athletico and Huntington Bank, providing steady daily traffic and built-in customer draw. Other nearby retailers include Chipotle, Culver's, Potbelly, Walgreens, and Bank of America. The building is zoned B3-2. Please contact the listing agent for further details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	2910 W. Peterson Ave
CITY, STATE, ZIP	Chicago, IL 60659
COUNTY	Cook
SUB-MARKET	West Ridge
CROSS-STREETS	Peterson & Francisco
SIGNAL INTERSECTION	Yes

PROPERTY HIGHLIGHTS

- 1,263 SF Endcap Space For LEASE
- Co-Tenants with Athletico and Huntington Bank
- Dedicated Parking
- High Ceilings, Great Window Frontage
- Building Signage Opportunity
- Incredible Exposure - 34,400 vpd
- Hard Corner (Peterson/Richmond)
- Major East-West Thoroughfare
- Strong Population Density
- Nearby Retailers Include Chipotle, Culver's, Potbelly, Walgreens, Bank of America
- Directly Across From Mather High School (1,600 students) and the Highly Activated Mather Park

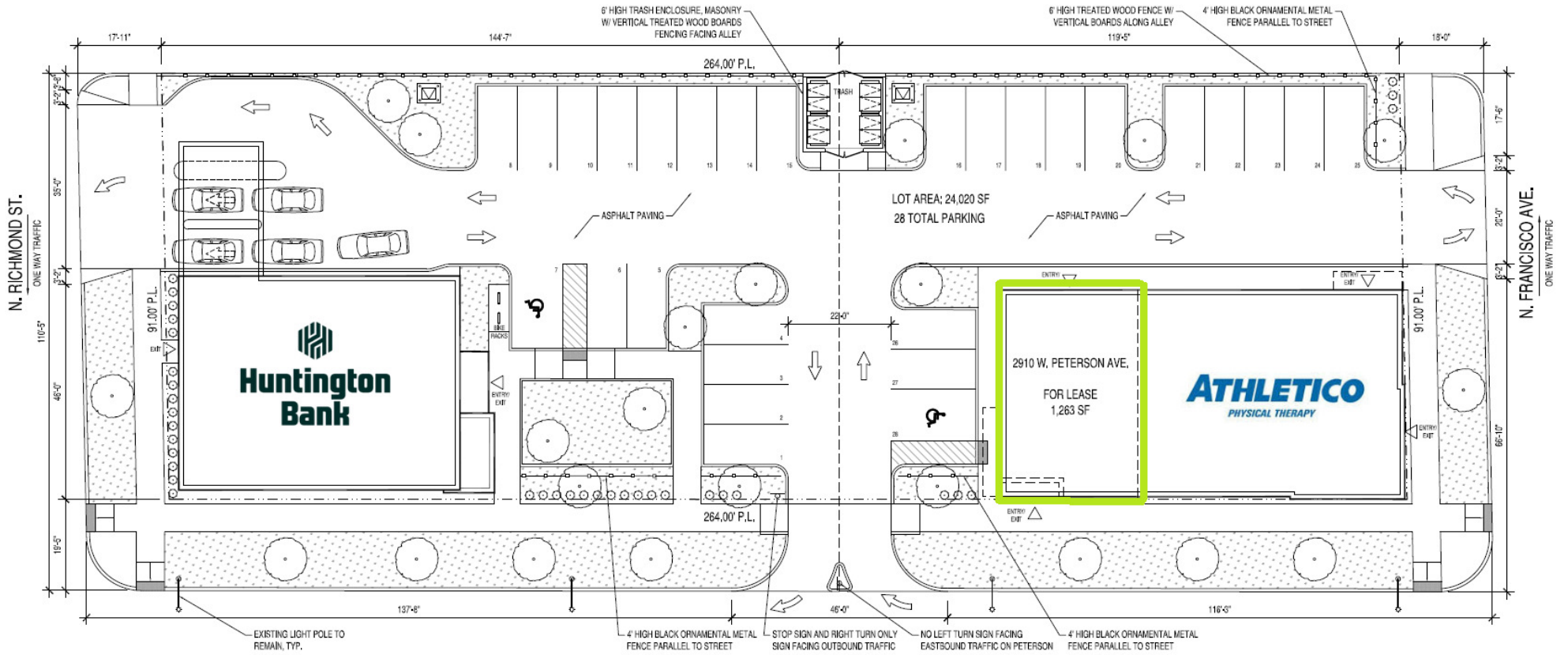


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SITE PLAN

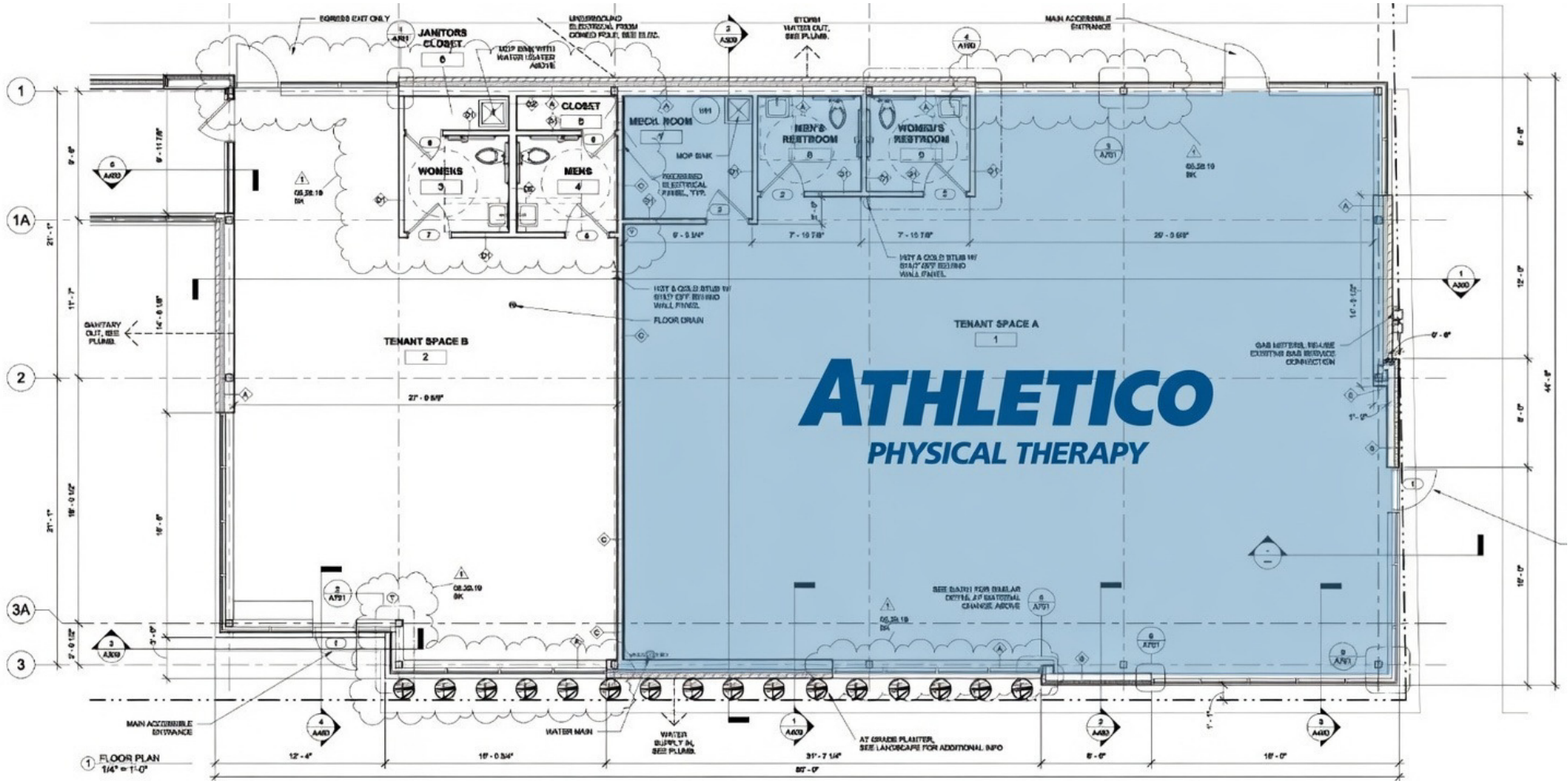


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FLOOR PLAN

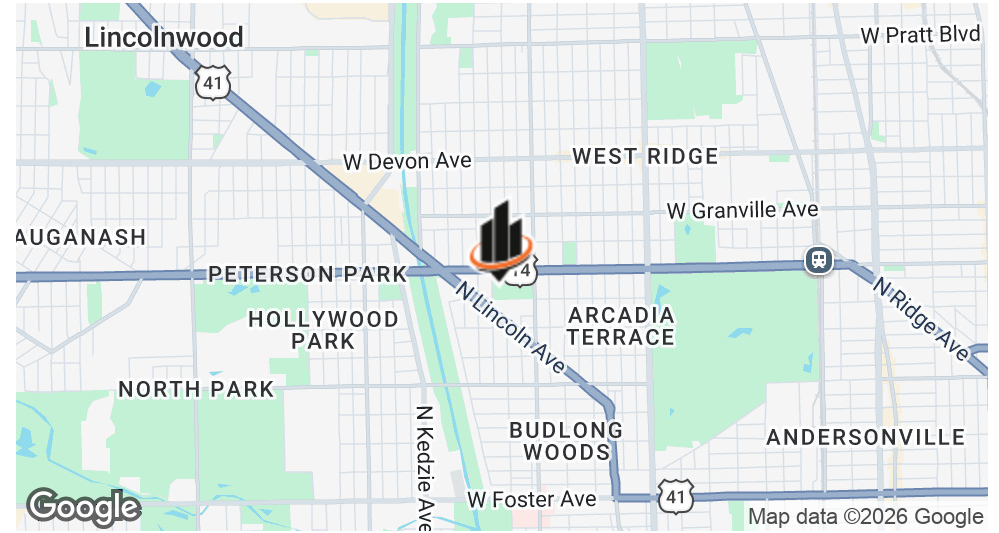
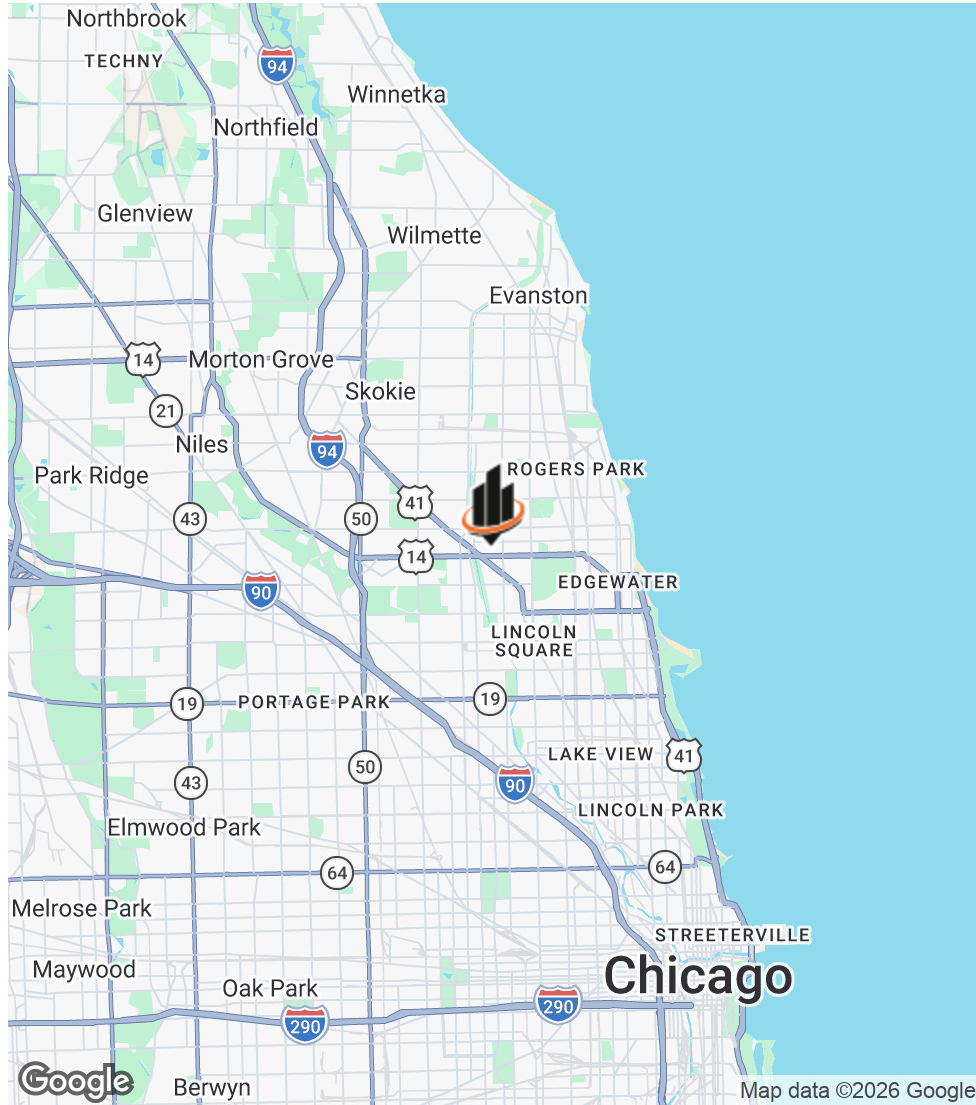


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LOCATION MAPS



LOCATION OVERVIEW

West Ridge is a dense and highly diverse North Side neighborhood known for its strong population base and vibrant, neighborhood-serving retail corridors. The area's mix of apartment buildings, flats, and single-family homes supports a large, stable customer base, while its cultural diversity drives consistent demand for grocery, dining, medical, and service-oriented businesses that often draw from across the broader Chicago area. Key demand drivers include major nearby institutions such as Loyola University Chicago, Northeastern Illinois University, and Swedish Hospital, all of which contribute to steady daytime population and employment density. The neighborhood also benefits from community anchors like Warren Park and a network of schools and religious institutions, reinforcing consistent foot traffic and daily activity. Demographically, West Ridge offers high population density, relative affordability, and a strong base of working families and multi-generational households, making it a reliable location for businesses focused on everyday consumer needs and repeat visits.

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DEMOGRAPHICS MAP & REPORT

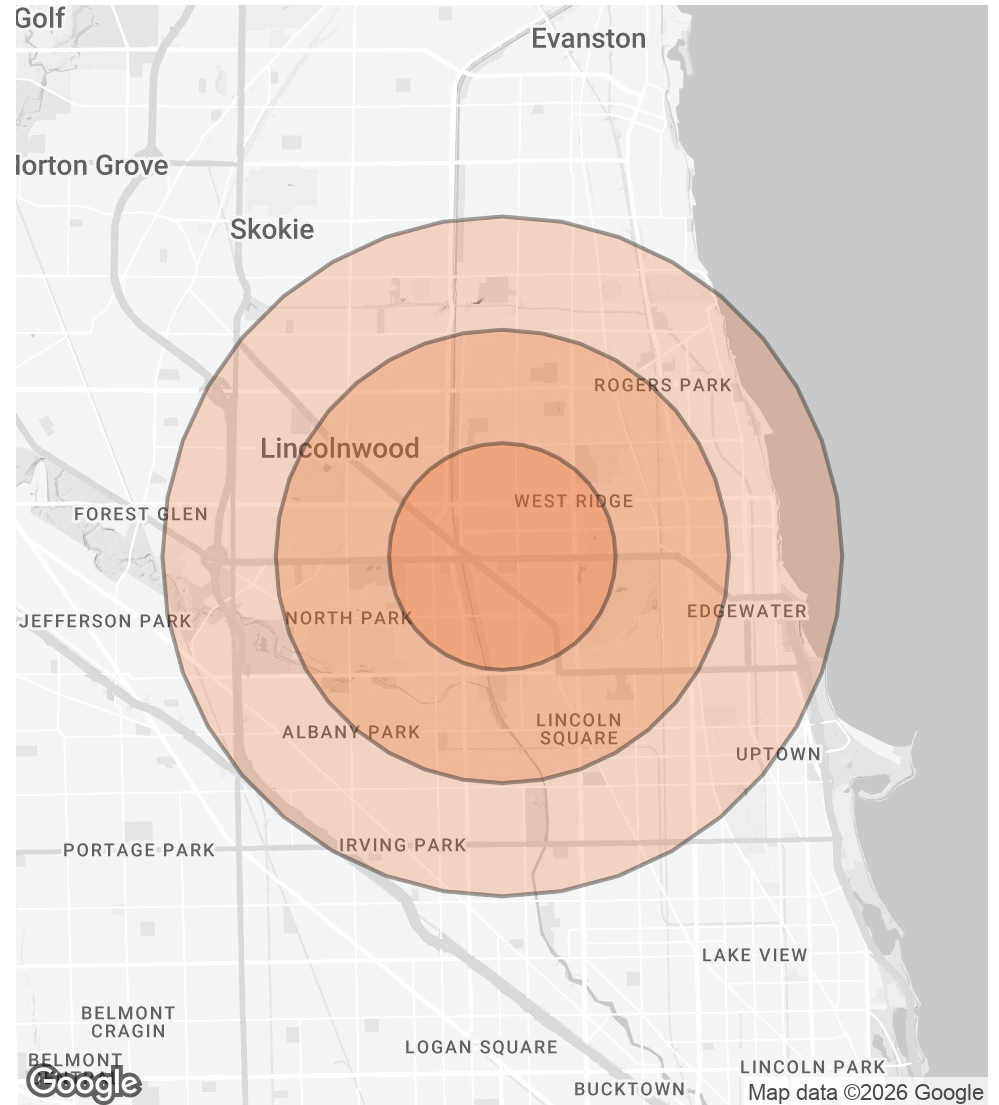
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	62,233	206,701	445,832
AVERAGE AGE	36.4	37.6	38.3
AVERAGE AGE (MALE)	36.4	37.1	38.5
AVERAGE AGE (FEMALE)	36.2	37.8	38.4

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	20,784	79,726	191,493
# OF PERSONS PER HH	3.0	2.6	2.3
AVERAGE HH INCOME	\$97,060	\$113,269	\$111,508
AVERAGE HOUSE VALUE	\$337,790	\$396,323	\$426,033



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