

IMPERIAL REALTY COMPANY

Presents

4732-4754 W. Peterson Ave, Chicago IL



27,000 +/- SQFT DEVELOPMENT SITE

- 172,414 VPD on I-94; 36,800 VPD on Peterson Ave (Rt.14); 22,900 VPD on Cicero Ave (Rt. 50)- Dimensions 247' wide (along Peterson Ave.) and 110' deep (along Cicero Ave.)
- Southeast corner of intersection has 2 office building consisting of 70,000 sqft
- Southwest corner of intersection has 1 medical office building consisting of 92,000 sqft
- Northwest corner of intersection has 1 mixed-use retail/residential building anchored by Whole Foods and 61 condo units
- Over 85% of all residential units in the Forest Glen community area (Sauganash, Edgebrook, Forest Glen & Wildwood) are single-family units
- CTA Bus #54A (Skokie Courthouse - Irving Park Blue Line) and #84 (Caldwell - Central Bryn Mawr Red Line) stop at the intersection
- Population of 288,762 in 3 mile radius (2.25% growth rate by 2020) with Median Household income of \$91,243 in a 1 mile radius



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Development - Management - Investments - Brokerage
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