

# FOR LEASE

4132-4138 W Peterson Ave, Chicago, IL

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## 2,000 SF CORNER RETAIL SPACE IN SAUGANASH NEIGHBORHOOD OF CHICAGO

### PROPERTY HIGHLIGHTS

- Retail Space For Lease on West Peterson Ave
- 2,000 Sq.Ft.
- Rent: \$25/PSF: Modified Gross
- Corner Retail Space available in Vanilla Box Condition with new restroom
- Located at Signalized intersection
- Strong visibility & signage along Peterson Ave
- High traffic Corridor perfect for Retail, Medical, Office, or restaurants
- ~25,000 Vehicles/Day
- Natural Light from Large Windows
- Parking Onsite
- Located in dense Sauganash Neighborhood
- Surrounded by strong local and national retailers
- Nearby tenants include: Starbucks, Chase Bank, Jersey Mikes, Subway, Dunkin', Joong Boo Warehouse Market, & More!
- Zoning: B2-1
- 200 Amp electrical service

### DAKOTA NILSON

312.838.8873

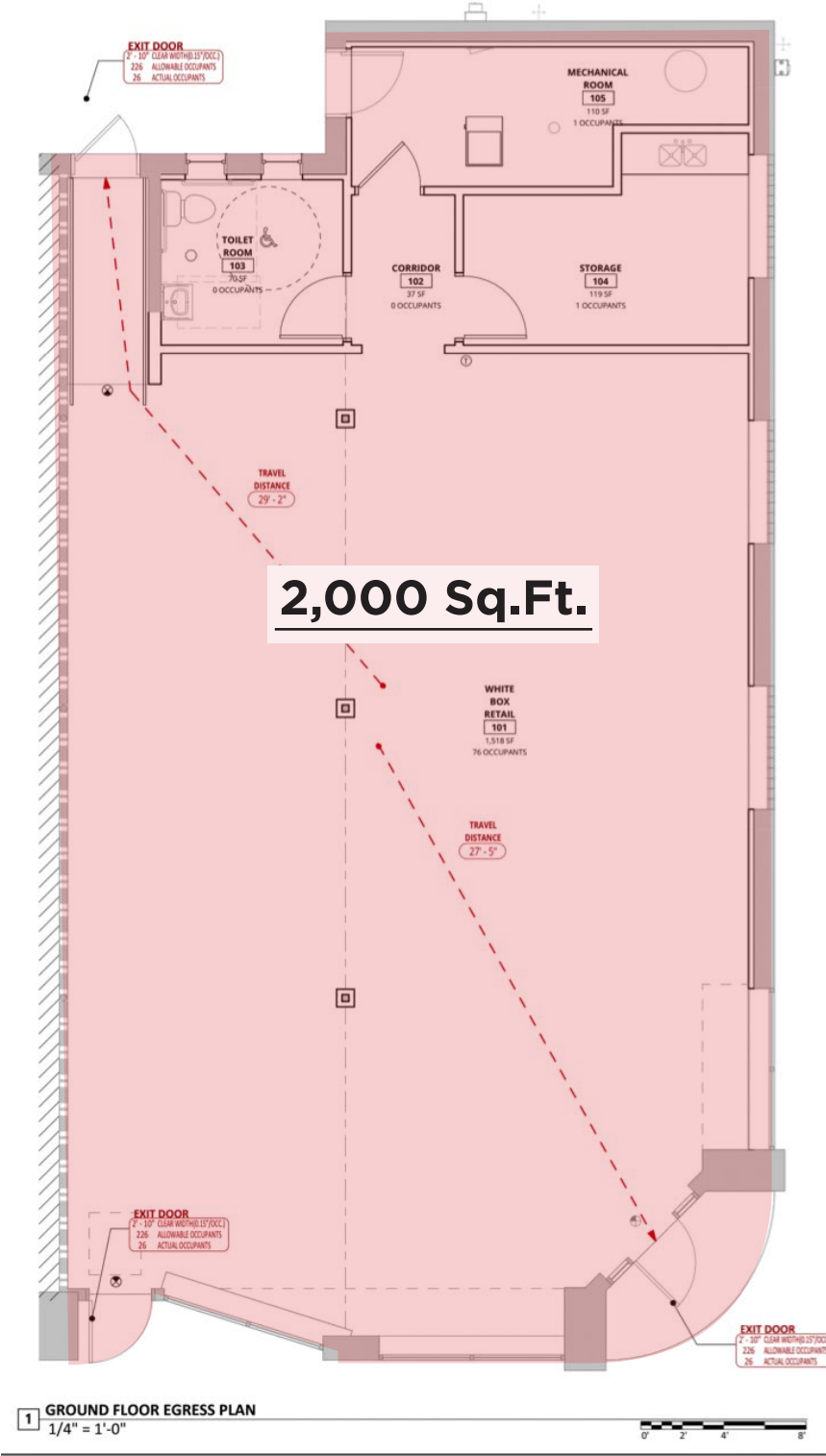
dakotanilson@atproperties.com

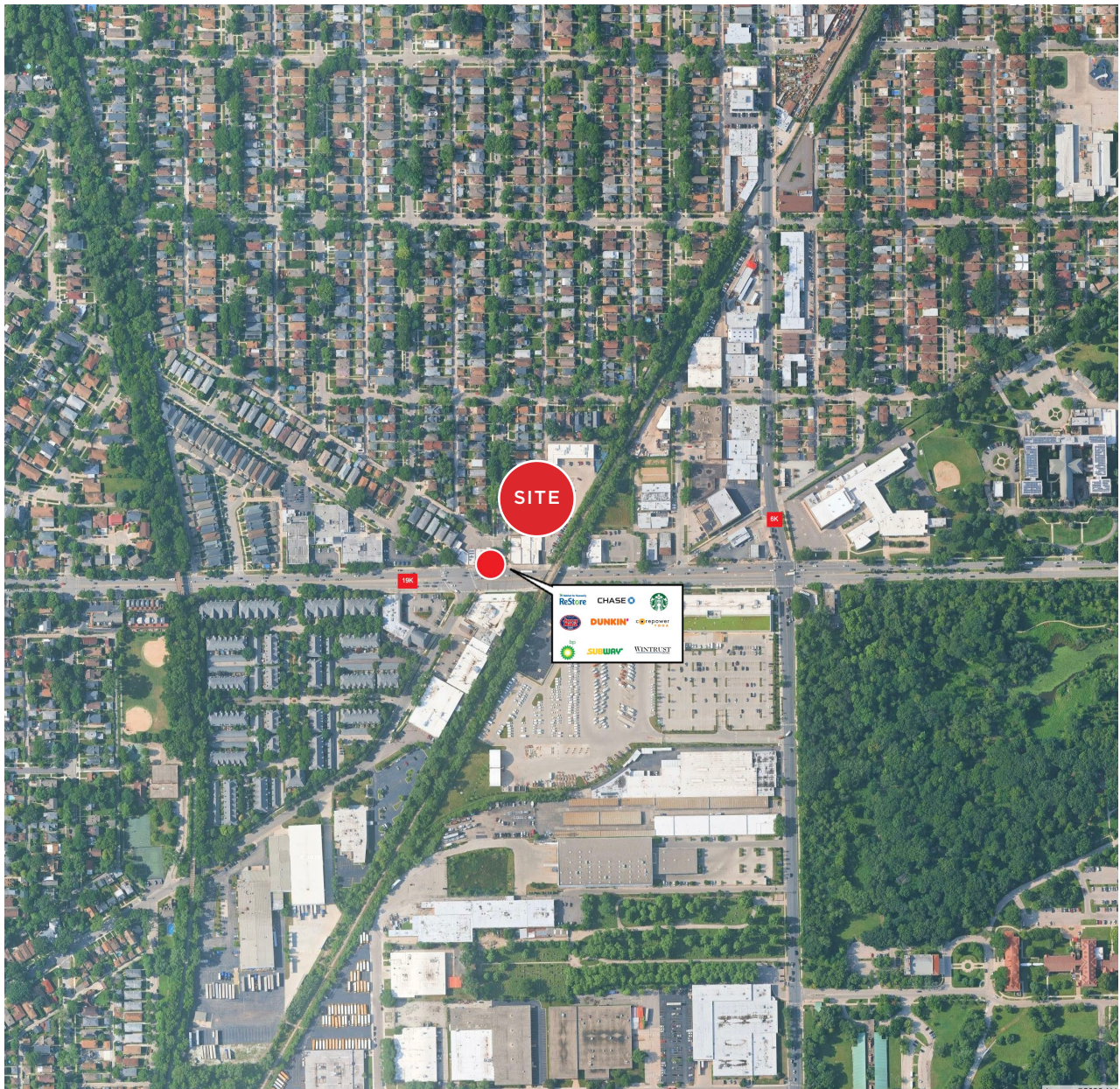
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floor plan





## retail and traffic information

Officially, Sauganash is a neighborhood on Chicago's Far North Side. But residents know it's more like a suburb with a very short commute. Designed as a haven for those fleeing the hustle and bustle of the city, Sauganash is a tranquil retreat with its wide-open spaces, forest preserves, tennis courts, trails, parks and beautiful homes. The community has a vibrant restaurant scene with a variety of cuisines. You won't find the chains or shopping centers; instead the neighborhood has a uniquely local vibe. A colorful mosaic mural under the Peterson Avenue overpass pays tribute to the neighborhood's namesake, Chief Sauganash, also known as Billy Caldwell.



## demographics

|                                         | 1 mile    | 3 mile    | 5 mile    |
|-----------------------------------------|-----------|-----------|-----------|
| 2026 Estimated Population               | 17,027    | 325,191   | 980,108   |
| 2026 Estimated Households               | 6,666     | 125,936   | 411,568   |
| 2026 Estimated Average Household Income | \$174,118 | \$140,869 | \$139,279 |

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