

3913 Sauk Trl, Richton Park, IL 60471

3913-3915 Sauk Trail



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.21 Acres
Year Built:	1958
Building Size:	3,000
Renovated:	2025
Zoning:	TC-1
Price / SF:	\$166.67

PROPERTY OVERVIEW

Available 3,000 sq. ft. freestanding commercial building with prime visibility along Sauk Trail, where over 35,000 vehicles pass daily. Situated on nearly 0.2 acres, the property offers approximately 10 parking spaces split between the front and rear. Flexible zoning supports a wide range of uses—retail, office, or restaurant—and also allows for cannabis retail or cultivation with a special use permit. The interior has been recently updated with sleek new vinyl flooring, modern black ceilings, and two ADA-compliant restrooms. This move-in-ready space is an ideal canvas for your next business venture.

PROPERTY HIGHLIGHTS

- 3,000sf Freestanding Building
- Highly Visible Site
- Interior Renovation done in 2025
- Densely Populated Area
- Heavy Traffic Counts

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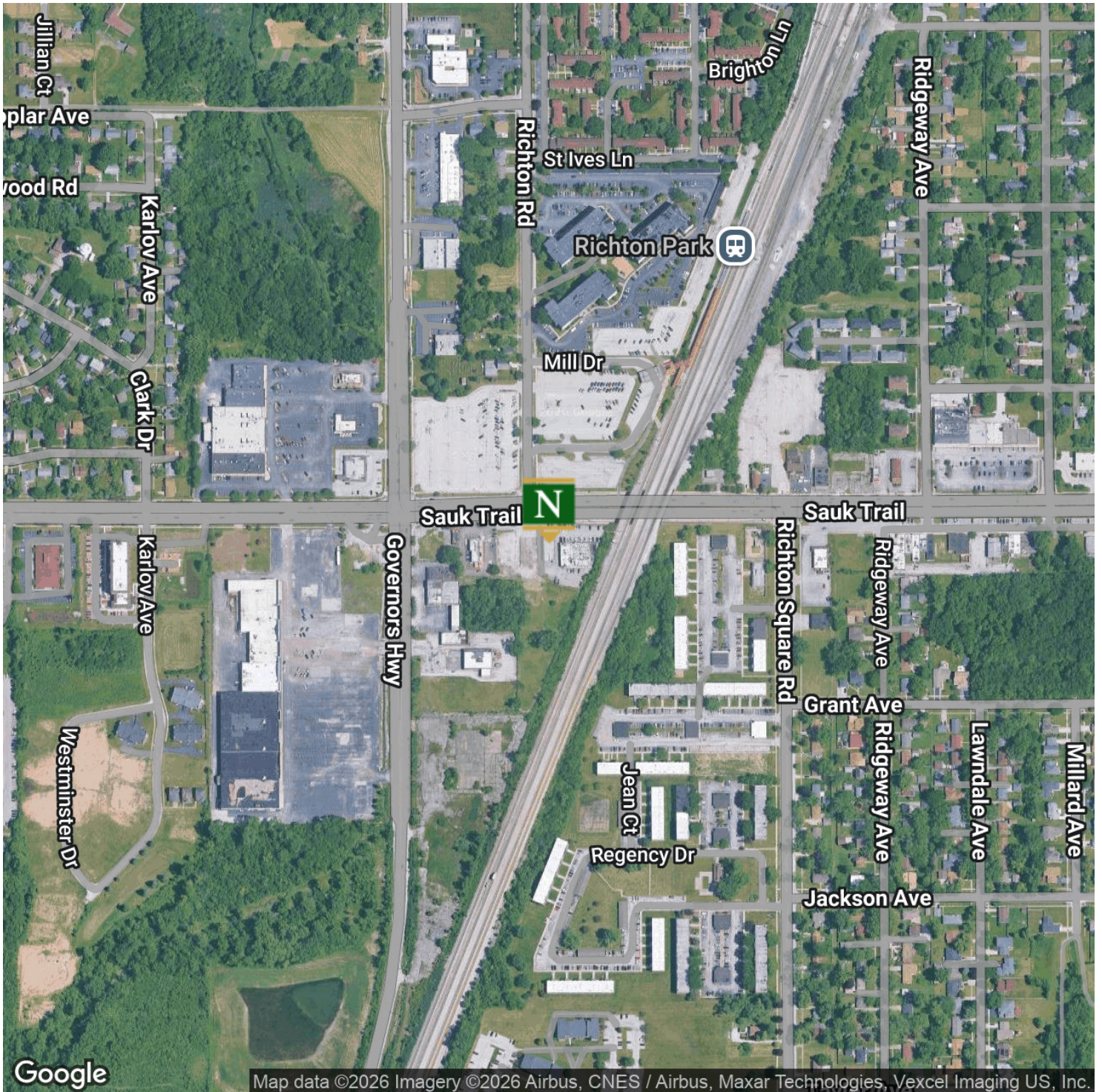
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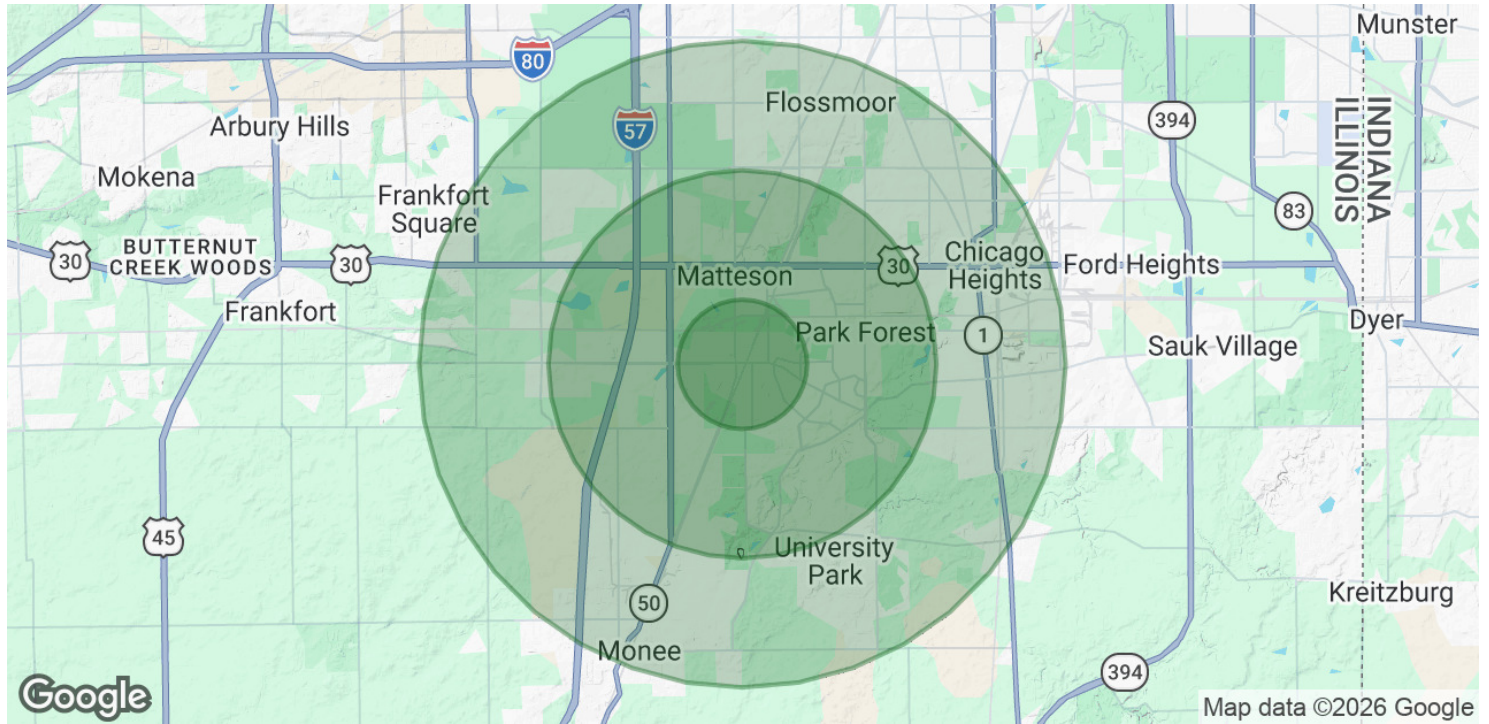
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,569	51,966	135,178
Average Age	38.8	40.0	39.9
Average Age (Male)	34.2	35.1	37.1
Average Age (Female)	44.5	44.2	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,817	20,716	51,381
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$67,782	\$83,306	\$95,970
Average House Value	\$144,592	\$175,196	\$198,379
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.3%	7.2%	14.0%
RACE	1 MILE	3 MILES	5 MILES

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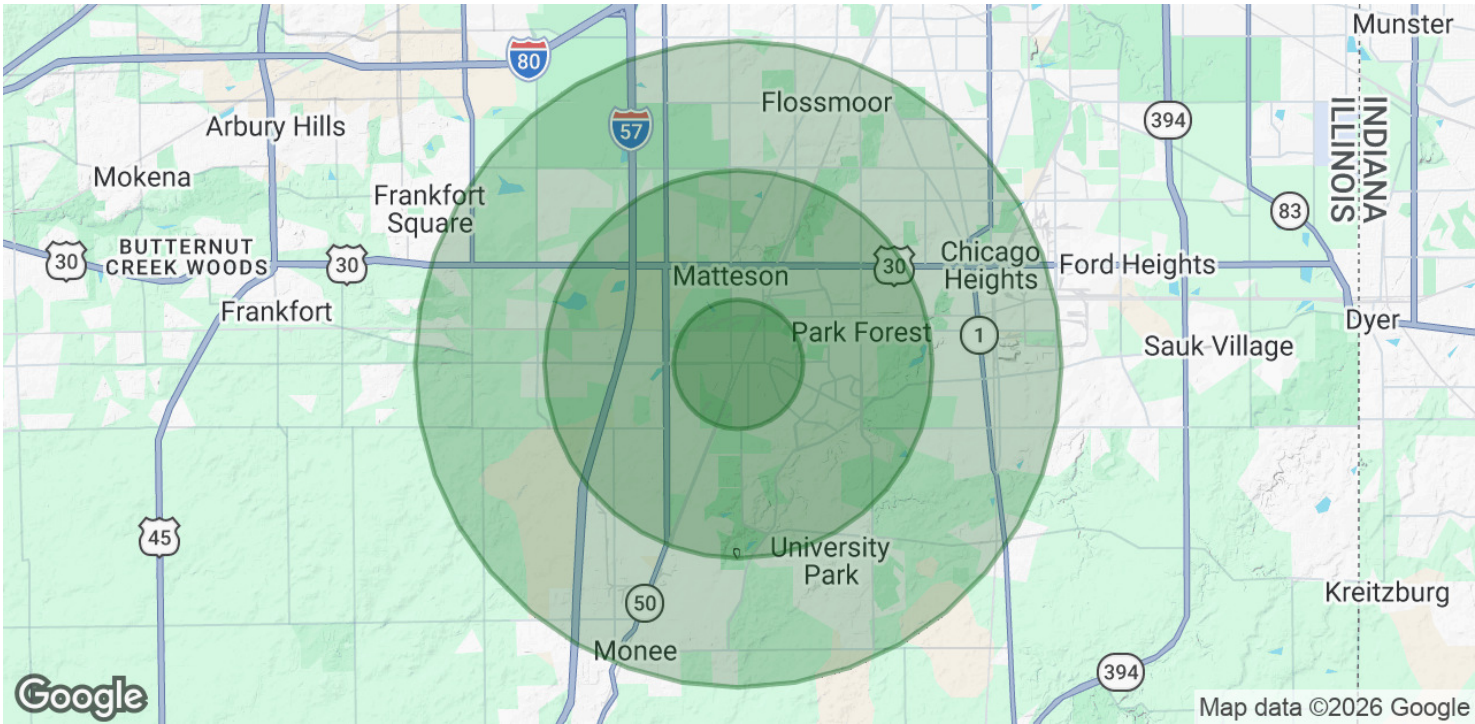
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Total Population - White	2,100	9,516	35,793
% White	18.2%	18.3%	26.5%
Total Population - Black	8,940	38,381	79,746
% Black	77.3%	73.9%	59.0%
Total Population - Asian	40	434	1,025
% Asian	0.3%	0.8%	0.8%
Total Population - Hawaiian	0	7	20
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	124	294	493
% American Indian	1.1%	0.6%	0.4%
Total Population - Other	241	1,967	9,600
% Other	2.1%	3.8%	7.1%

2023 American Community Survey (ACS)

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