

LEASE

West Ridge | Endcap for LEASE

2910 W. PETERSON AVE

Chicago, IL 60659

PRESENTED BY:

ADAM NAPP, CCIM

Phone: 312.789.4864

adam.napp@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

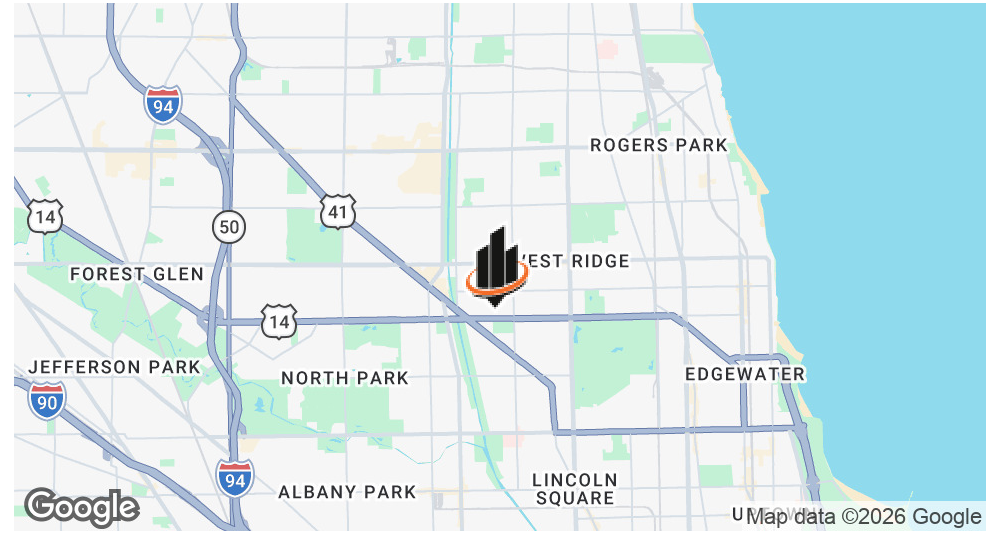
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

OFFERING SUMMARY



LEASE RATE	\$35/PSF NNN
-------------------	---------------------

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. 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.

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

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

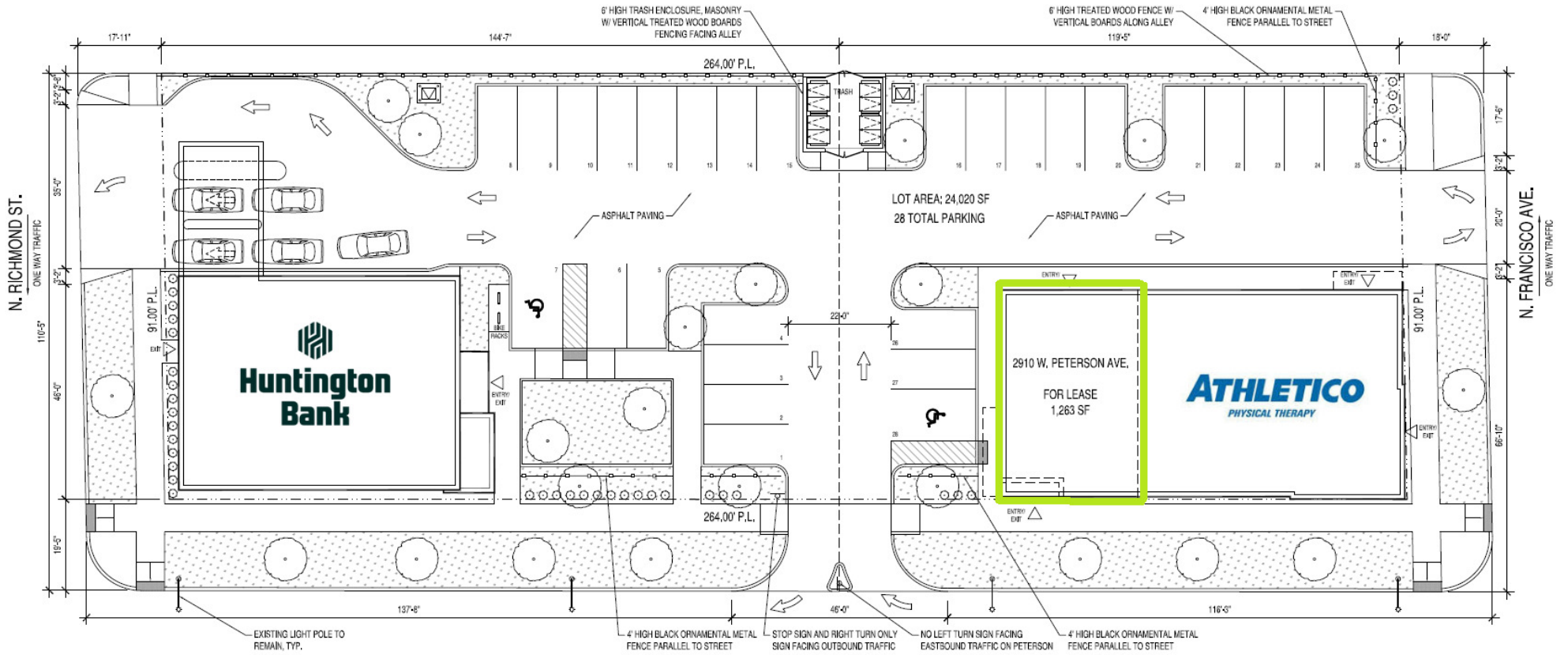


ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

SITE PLAN

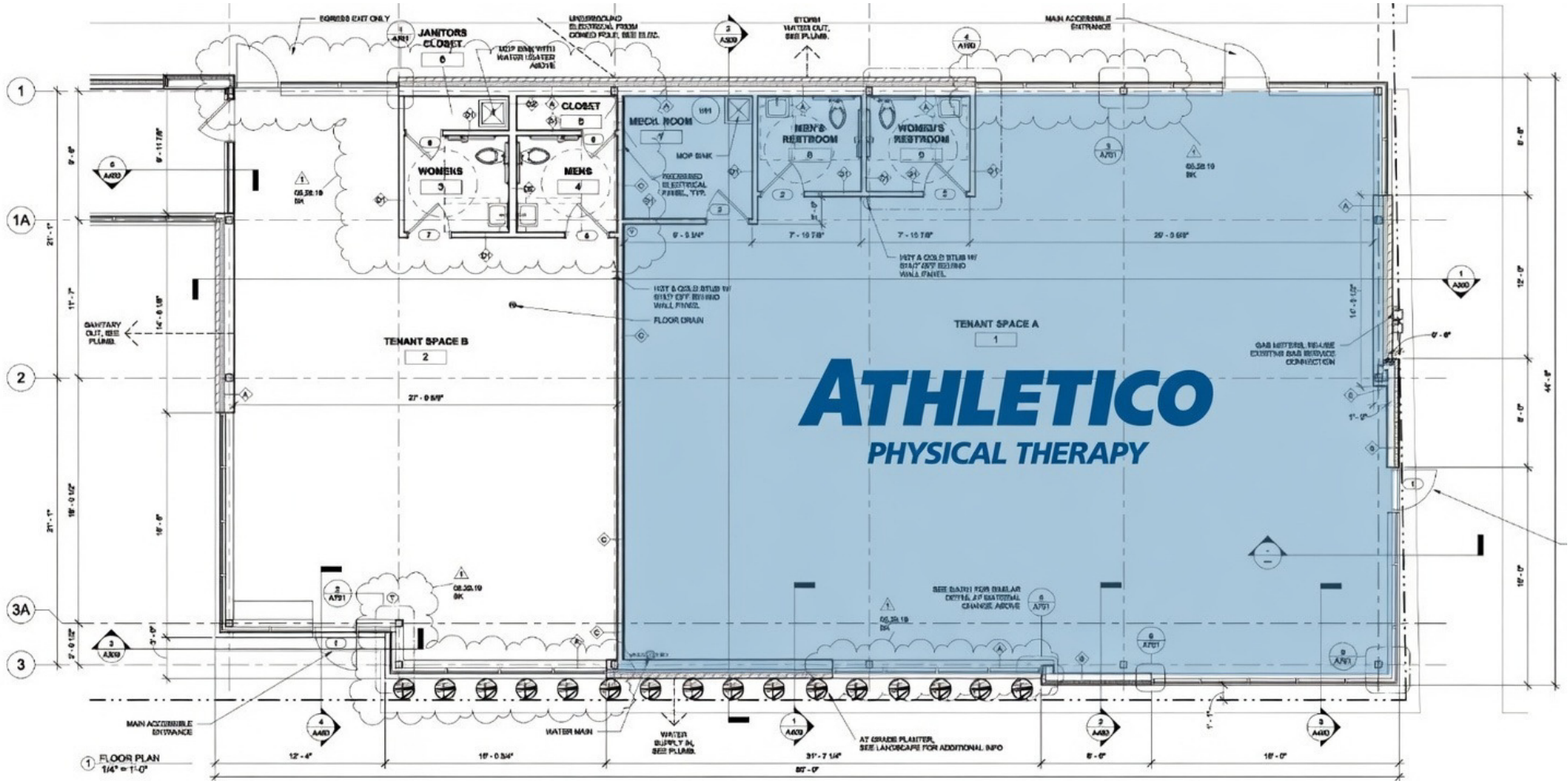


ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

FLOOR PLAN

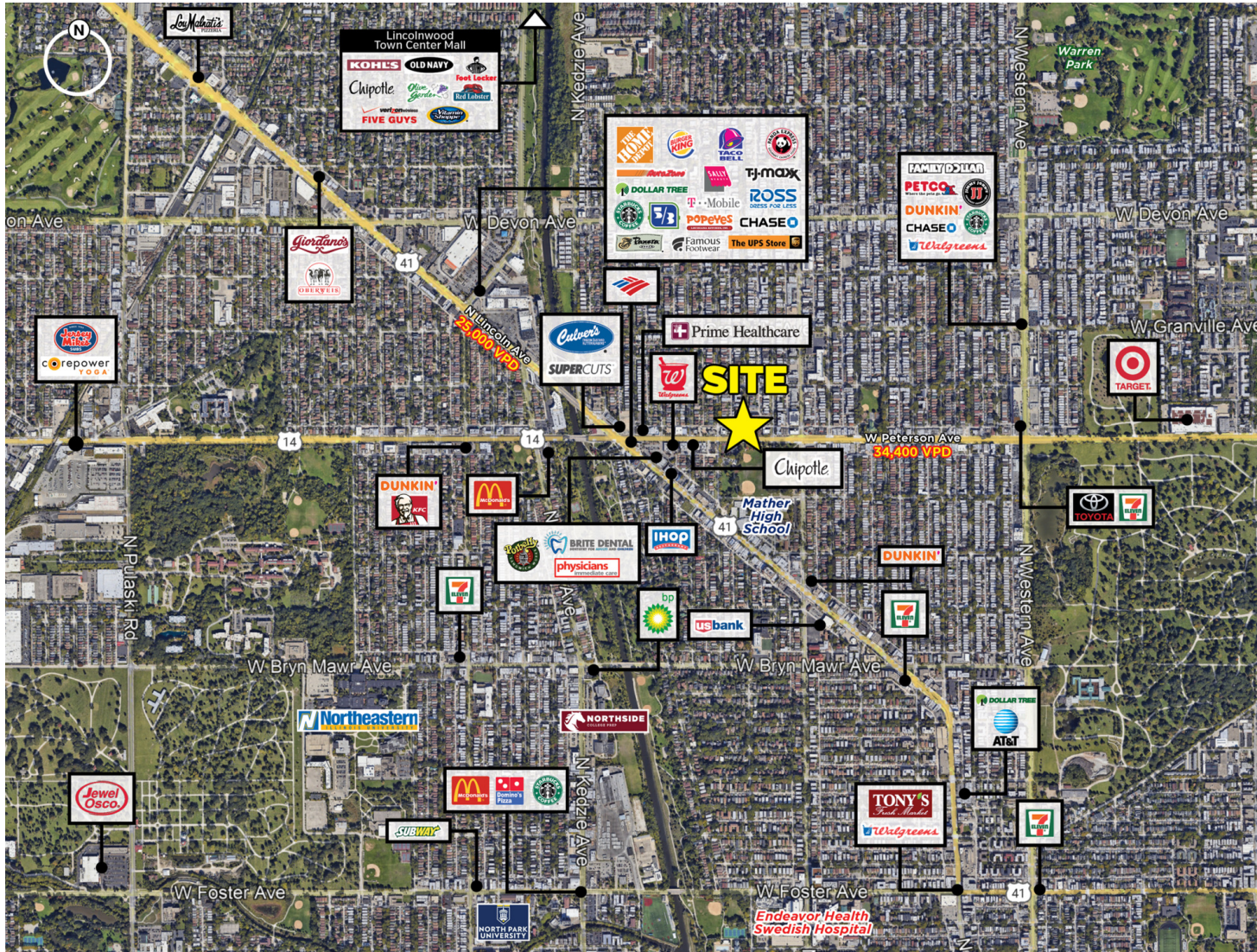


ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

RETAIL AERIAL MAP

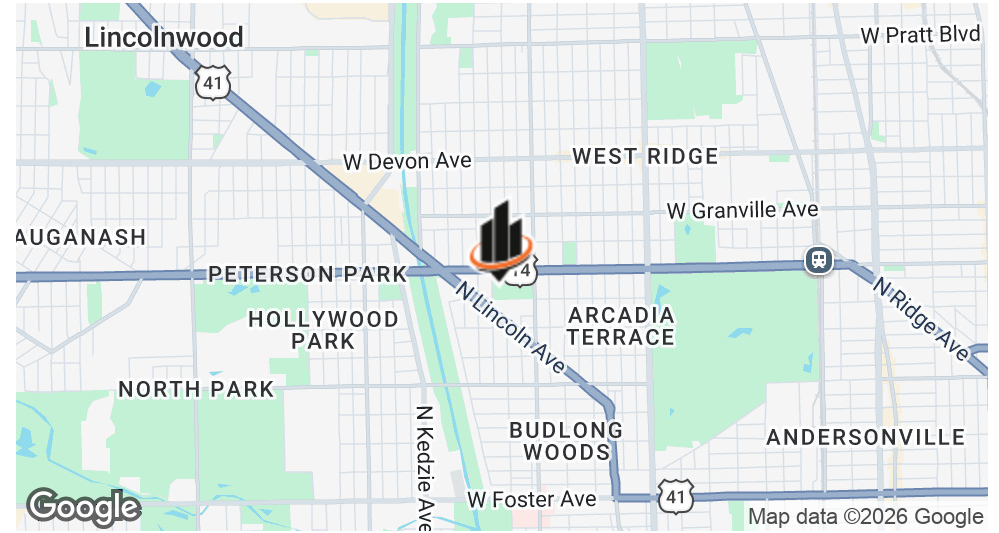
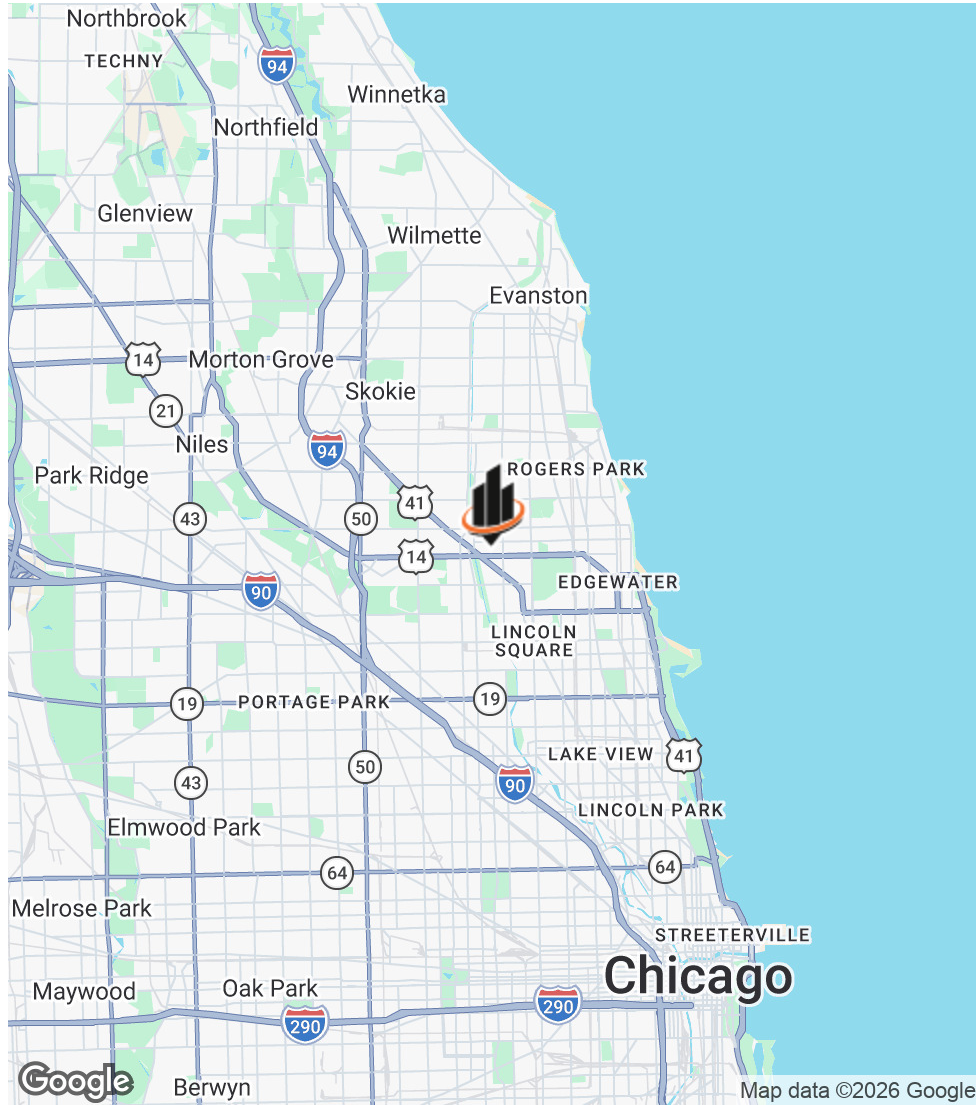


ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

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.

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

DEMOGRAPHICS MAP & REPORT

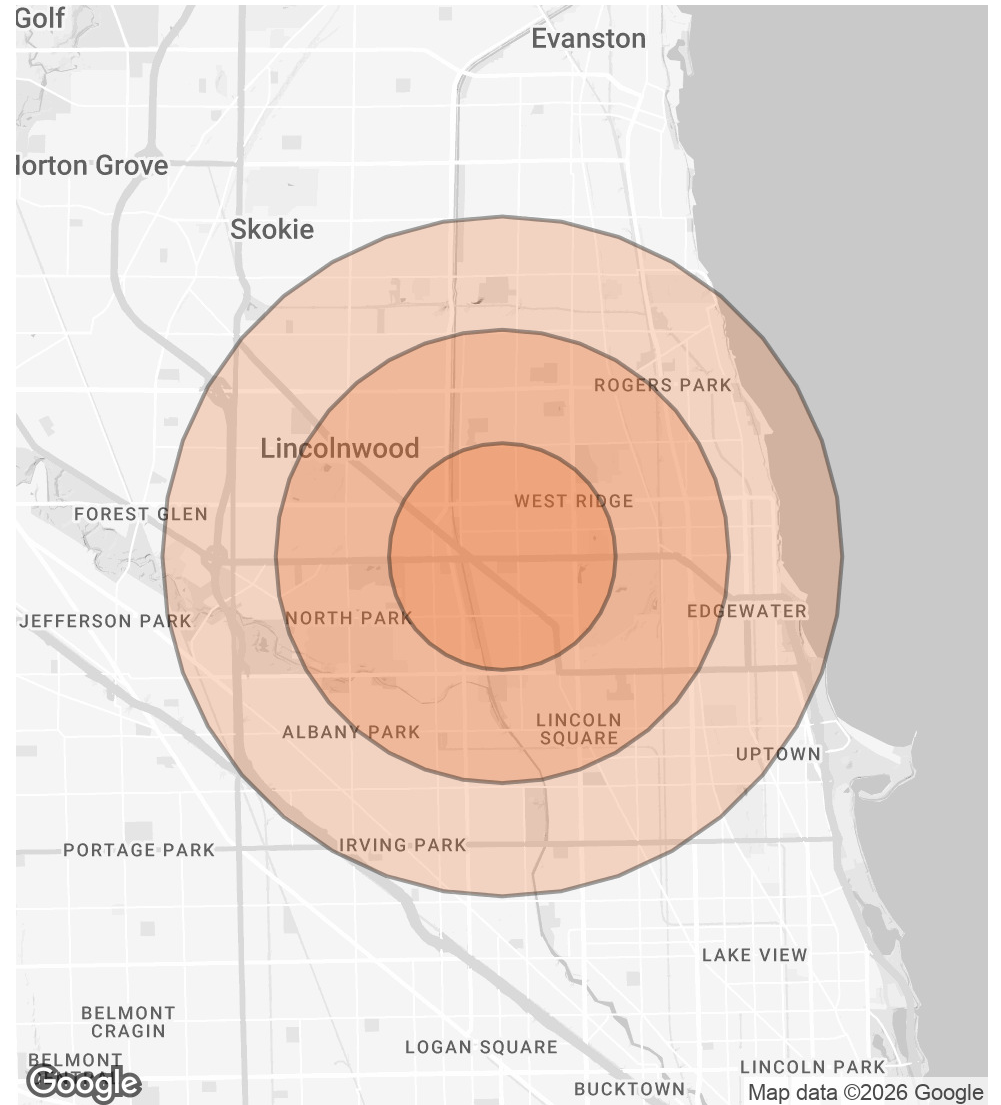
POPULATION

	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



ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com