

3913 Sauk Trl, Richton Park, IL 60471

# 3913-3915 Sauk Trail



## OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$15.80 SF/yr (NNN)
Lot Size:	0.21 Acres
Year Built:	1958
Building Size:	3,000
Renovated:	2025
Zoning:	TC-1

## 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
- Heavy Traffic Counts
- Newly Remodeled Interior
- Flexible Zoning
- Move-in Ready

for more information

**Neil Haleem**

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Retail Property For Lease April 29, 2026

*for more information*

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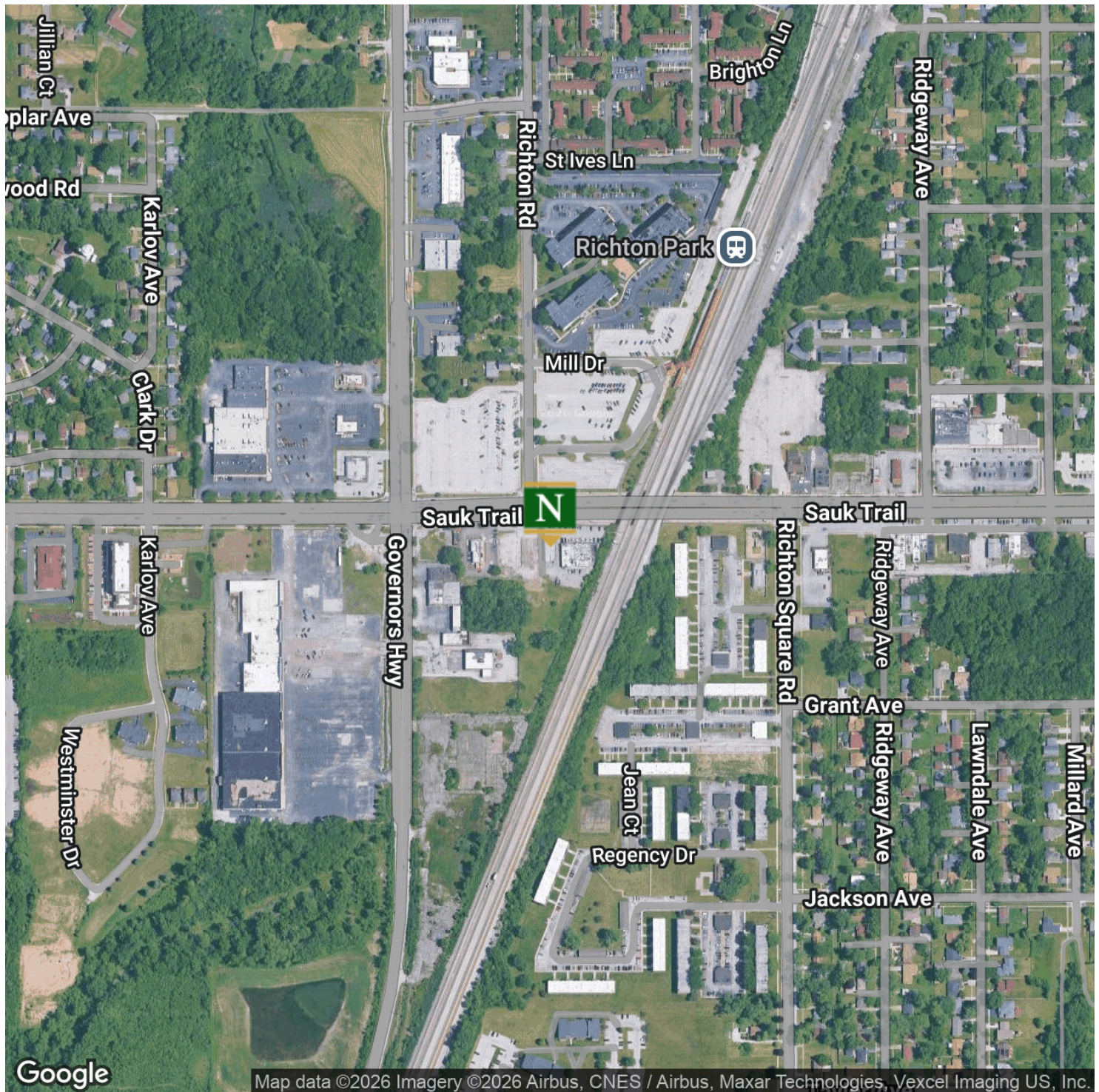
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,354	51,307	131,562
Average Age	40	42	41
Average Age (Male)	37	39	39
Average Age (Female)	42	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,672	20,297	49,860
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$73,998	\$86,989	\$96,426
Average House Value	\$176,116	\$188,907	\$215,143

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	6.8%	7.9%	16.3%

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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Total Population - White	1,128	6,068	29,544
% White	9.9%	11.8%	22.5%
Total Population - Black	9,139	39,829	78,287
% Black	80.5%	77.6%	59.5%
Total Population - Asian	71	419	1,291
% Asian	0.6%	0.8%	1.0%
Total Population - Hawaiian	1	14	65
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	40	157	688
% American Indian	0.4%	0.3%	0.5%
Total Population - Other	382	1,998	11,418
% Other	3.4%	3.9%	8.7%

2020 American Community Survey (ACS)

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