

FOR SALE | TWO SMALL OFFICE BUILDINGS

JAMESON.

2945 & 2949 W PETERSON, CHICAGO IL.

SALE OVERVIEW

SALE PRICE: \$975,000 (for package)

LOT SIZE: 9,375 ft TOTAL

BUILDING SIZE: 2945: 10,228sf 2949: 4,000sf

YEAR BUILT: 1955 & 1973

ZONING: B4-2

MARKET: Chicago

CROSS STREETS: Peterson & Sacramento



AREA HIGHLIGHTS

- Located in the Heart of West Rogers Park
- Walkable to Public Transportation
- Close to many retailers

AREA TENANTS

- Fifth Third Bank
- Walgreen's
- Arby's
- Taco Bell
- Dollar General
- Shell

TRANSPORTATION HIGHLIGHTS

- Bus Stop located at Peterson & Western
- Subway Station at Lawrence Avenue
- Divvy Bike Station located at Peterson & Maplewood
- CTA located at Granville Ave

PROPERTY DESCRIPTION

Great investor/user opportunity to own your own space and collect rent from other tenants in the building.

PROPERTY HIGHLIGHTS

- 2 Property Portfolio Available
- 2949 W Peterson containing 1,350/sf of Retail Space
- UPPER STORY containing approx. 800/sf of residential space- 2 bedroom, 1 bath
- 2945 W Peterson containing 8,100/sf of Office Space
- Phenomenal Street Visibility
- 5 Surface Parking Spaces Available
- Opportunity for Owner Financing
- Lease with Option to Buy

STEVEN GOLDSTEIN

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MARTI WEINSTEIN

Broker Associate
(P) 312.216.8000
mweinstein@jameson.com

ADDITIONAL PHOTOS

2945 & 2949 W PETERSON
CHICAGO, IL 60659

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JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
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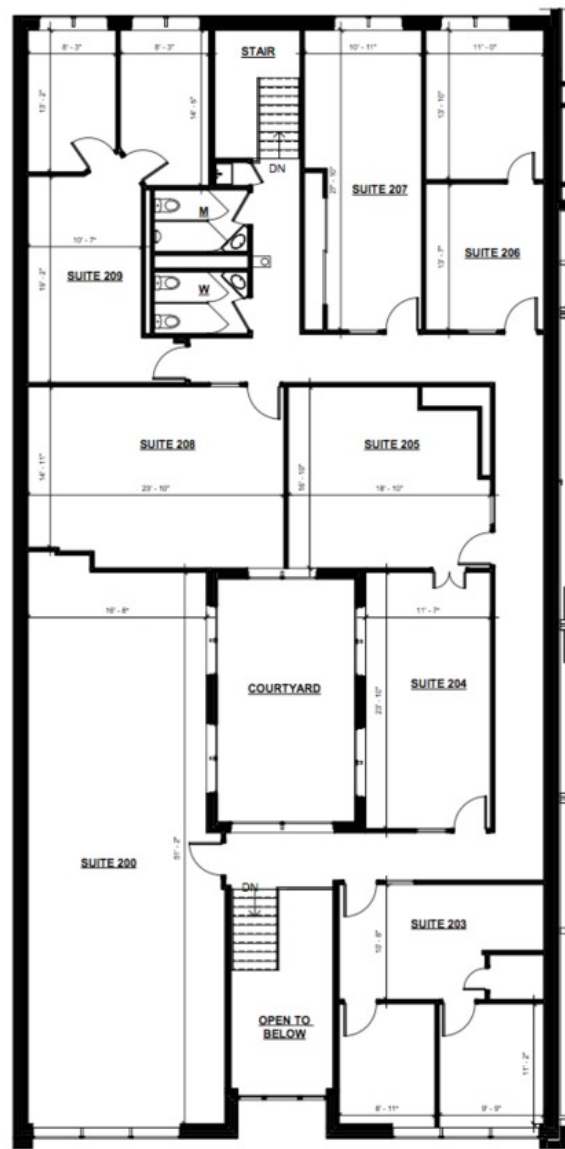
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FLOOR PLANS

2945 W PETERSON
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FLOOR PLAN



① UPPER LEVEL - 2945
1/8" = 1'-0"



THOMAS
ARCHITECTS
444 N NORTHWEST HWY, #355
PARK RIDGE, IL 60068
O: 877.205.3799
F: 877.260.7209
THOMAS@THOMASARCH.COM

UPPER LEVEL - 2945

2945-2949 W PETERSON
AVE, CHICAGO IL 60659

17111

X1
07/17/17

M1.2

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LOWER LEVEL - 2945

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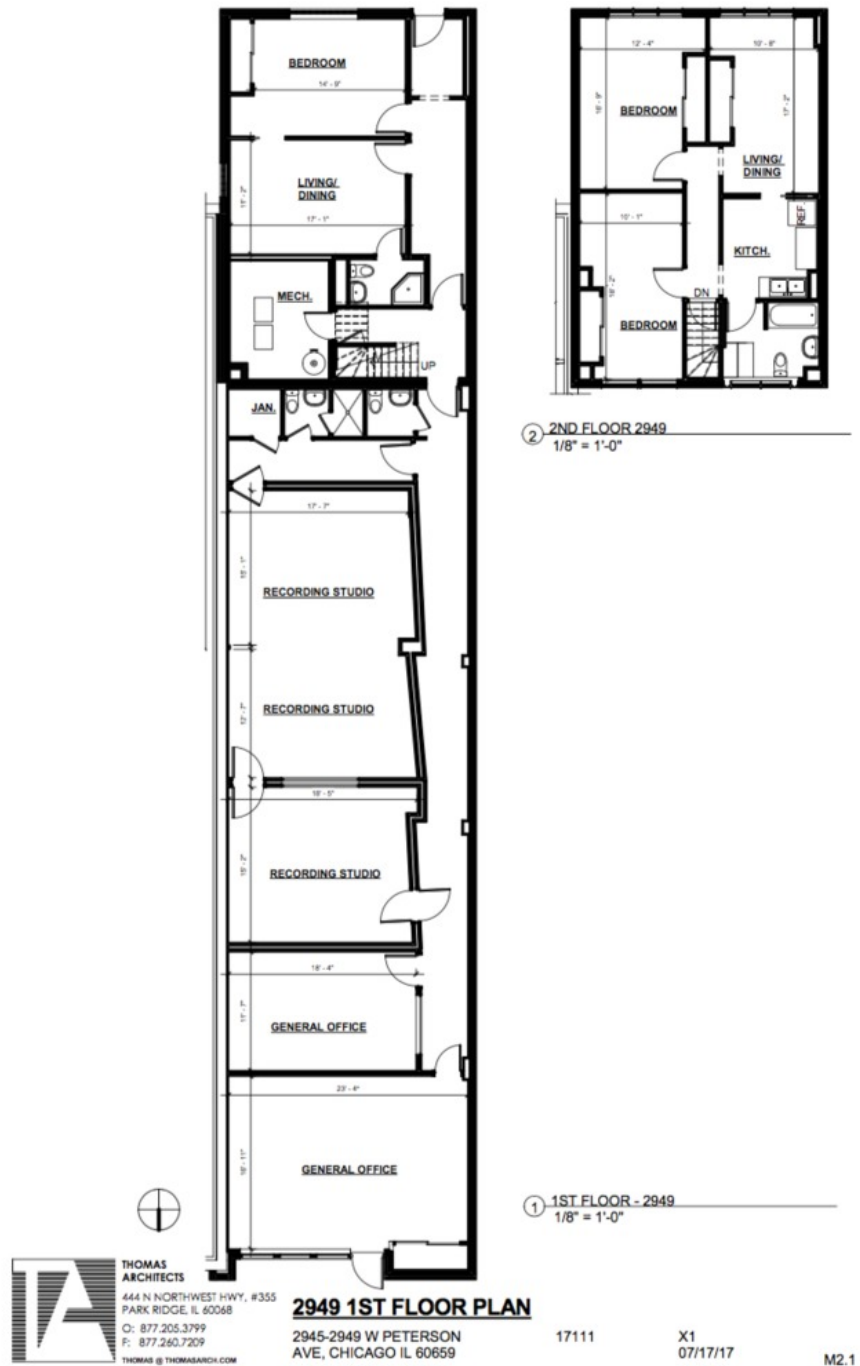
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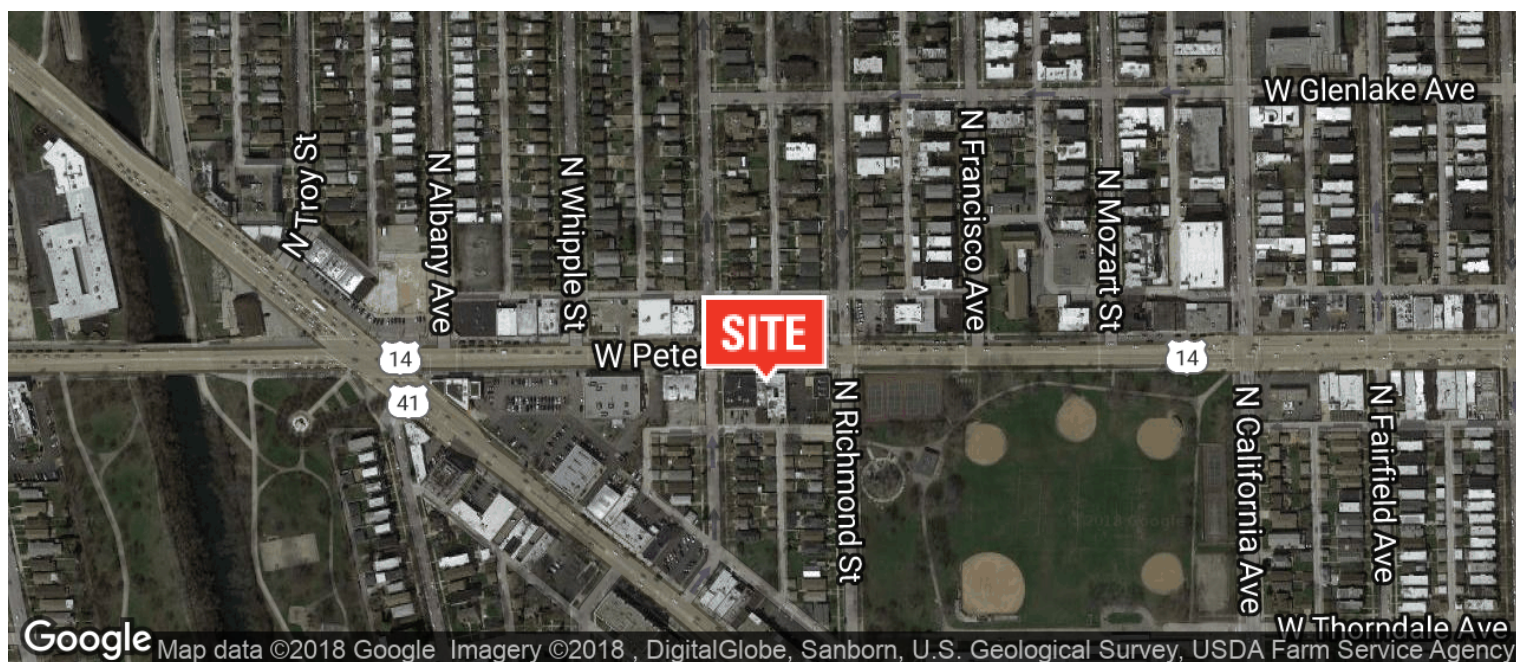
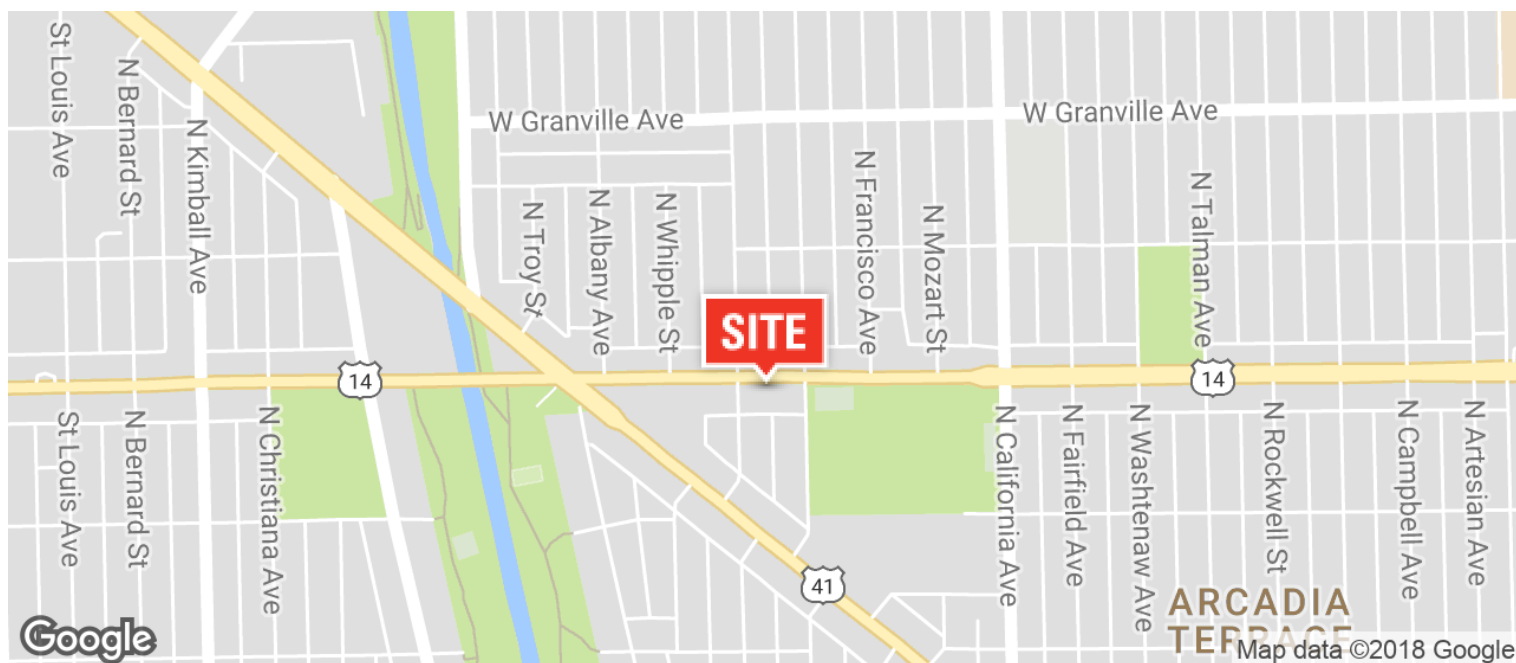
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AERIAL & STREET DETAIL

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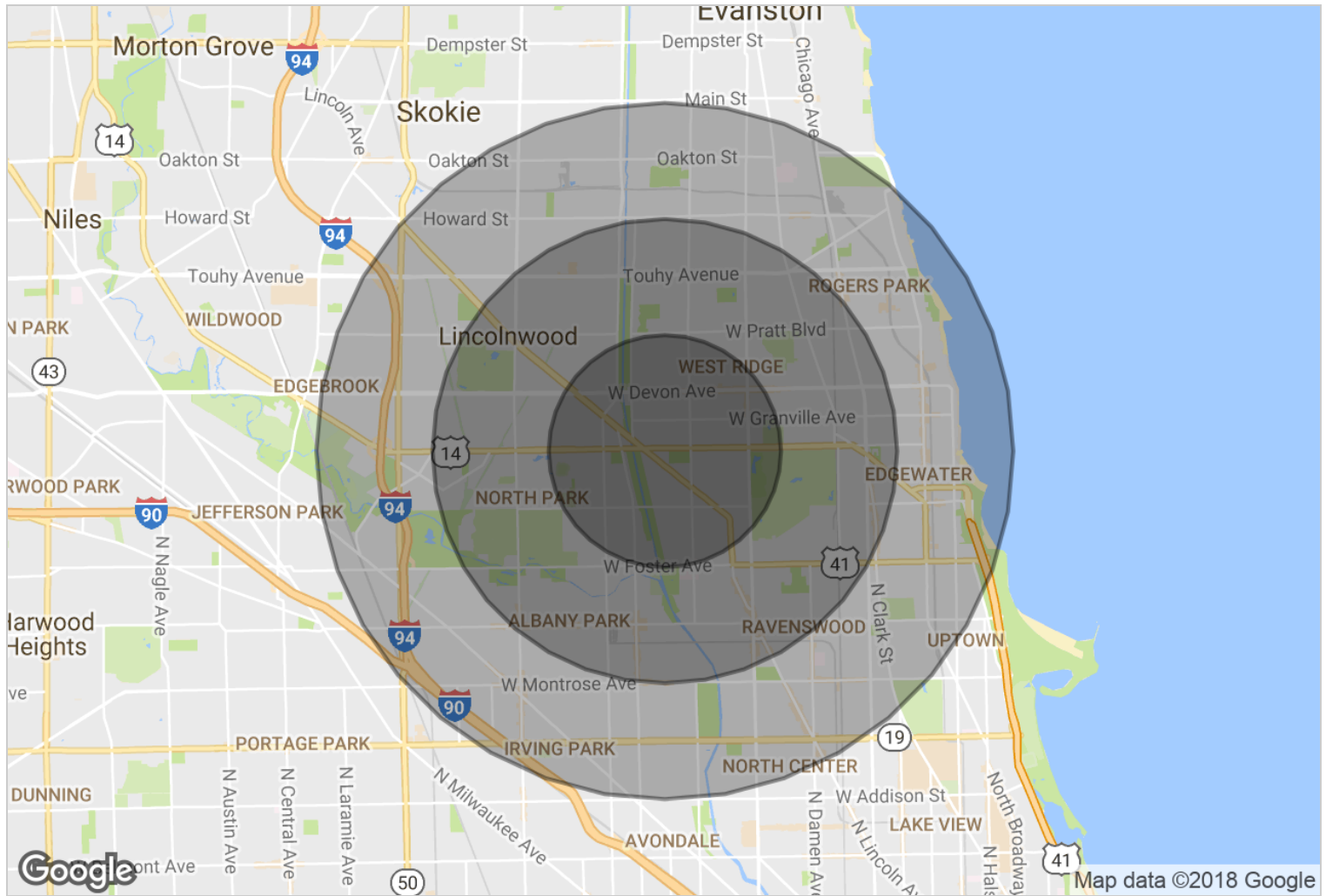
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DEMOGRAPHICS MAP

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2010 STATISTICS	1 Mile	2 Miles	3 Miles
Total Population	56,714	199,740	440,642
Total Number of Households	18,942	70,078	167,796
Average Household Income	\$62,546	\$65,795	\$69,920
Median Age	35.4	35.3	35.3

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	56,714	199,740	440,642
MEDIAN AGE	35.4	35.3	35.3
MEDIAN AGE (MALE)	34.6	34.5	34.9
MEDIAN AGE (FEMALE)	36.1	36.2	35.7

TOTAL HOUSEHOLDS	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	18,942	70,078	167,796
# OF PERSONS PER HH	3.0	2.9	2.6
AVERAGE HH INCOME	\$62,546	\$65,795	\$69,920
AVERAGE HOUSE VALUE	\$376,018	\$374,891	\$394,259

POPULATION	1 Mile	2 Miles	3 Miles
TOTAL POPULATION - White	29,098	102,195	242,344
TOTAL POPULATION - Black	3,536	13,664	42,213
TOTAL POPULATION - Hispanic	11,927	52,480	122,417
TOTAL POPULATION - Asian	15,273	41,430	63,444
TOTAL POPULATION - Hawaiian	18	180	414
TOTAL POPULATION - Indian	322	1,240	1,654
TOTAL POPULATION - Other	7,432	35,711	78,790

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