

LEASE

Build-To-Suit and/or Existing Retail/Office For Lease

4932-36 N. SHERIDAN RD.

Chicago, IL 60640

PRESENTED BY:

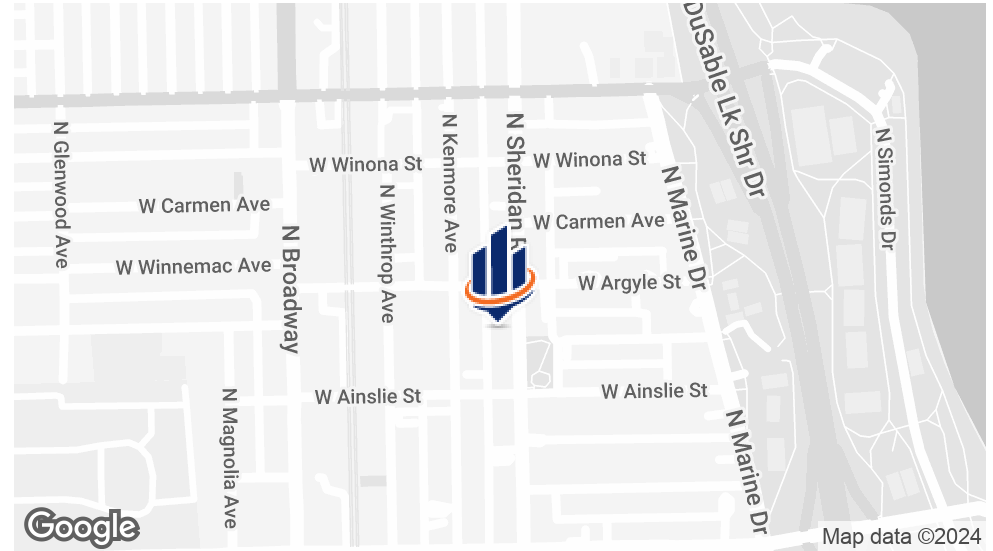
SCOTT REINISH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	8,000 SF
AVAILABLE SF:	8000 SF
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Uptown

PROPERTY OVERVIEW

Existing, creative retail and/or office space available in Uptown with on-site parking. Single-story building with an open floor plan that is ideal for any large retail box or medical/office use. Ownership open to a long-term lease or Build to Suit for a credit tenant.

PROPERTY HIGHLIGHTS

- Single-story building
- Rarely available On-Site Parking
- Open to a long-term lease or Build-To-Suit for a credit tenant
- Open floor plan with the opportunity for a variety of retail and/or office/medical use

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Uptown is a laid-back residential as well as commercial area on Chicago's far north side. Bordered by Foster avenue to the north, Lake Michigan to the east, Montrose and Irving Park Rd. to the south and Clark St. to the west. Known for it's vibrant night life with trendy cafes, jazz lounges and bars as well as iconic music venues. In addition, Uptown is rapidly growing with new development and is one of the city's most diverse neighborhoods.



DOWNTOWN
CHICAGO

Lake
Michigan

Montrose
Beach

SITE

cta
Red Line
El Station
"Berwyn"

Walgreens
bp

MARIANO'S
McDonald's

Edgewater
Park

ups

STARBUCKS
COFFEE

WHOLE
FOODS
MARKET

Aragon
Ballroom

McDonald's
SONIC

TARGET SUBWAY
ALDI DUNKIN' WING-STOP AT&T

The Riviera

cta
Red Line
El Station
"Argyle"

CVS pharmacy STARBUCKS COFFEE
DUNKIN' PETS MART CHIPOTLE MATTRESS FIRM

Panera
BREAD

Jewel
Osco

Jewel
Osco

Walgreens

SHELL

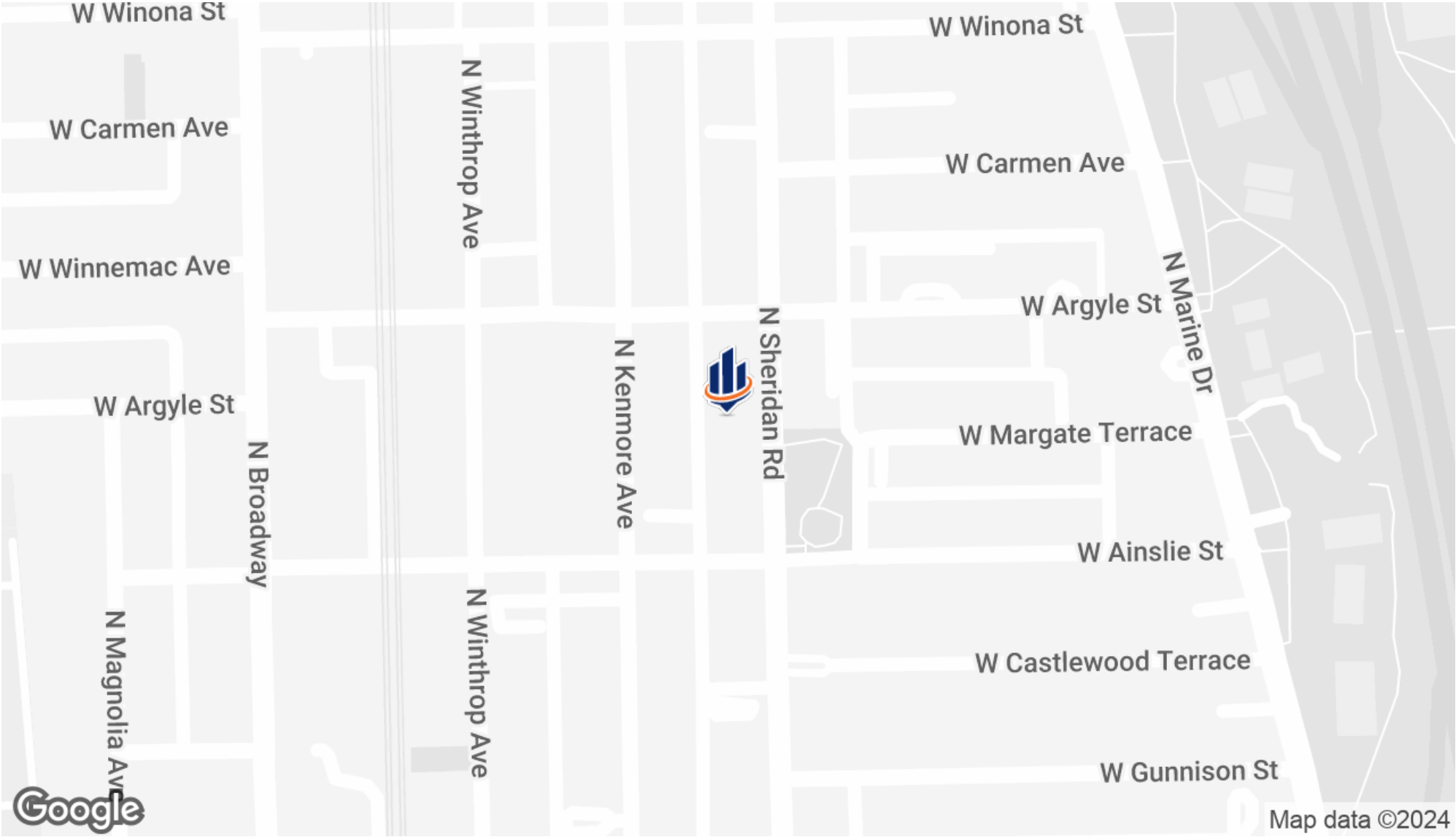
BROADWAY



W ARGYLE ST

N SHERIDAN RD
5,650 VPD

LOCATION MAP



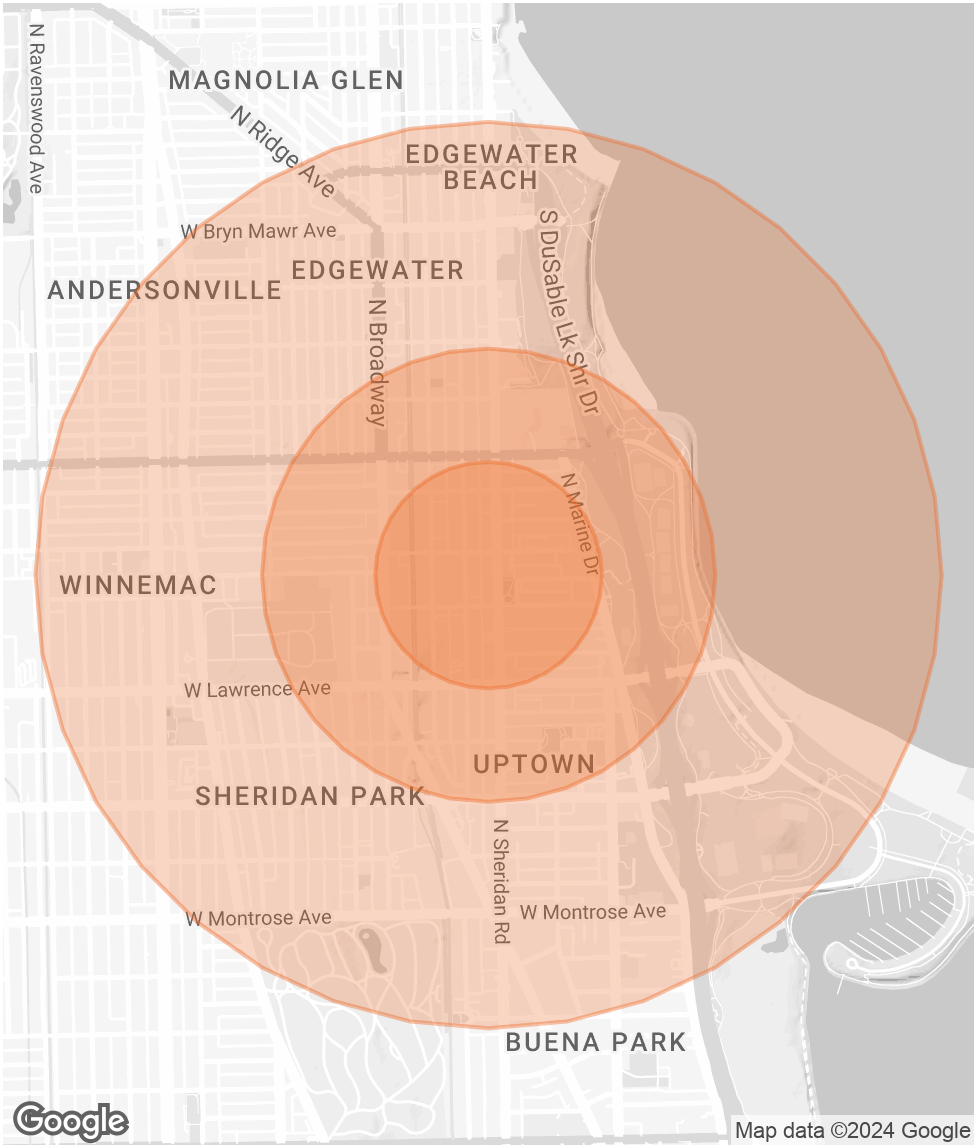
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	10,814	27,536	71,775
AVERAGE AGE	41.2	41.1	39.0
AVERAGE AGE (MALE)	41.5	41.7	39.3
AVERAGE AGE (FEMALE)	41.8	41.1	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	6,305	14,999	41,421
# OF PERSONS PER HH	1.7	1.8	1.7
AVERAGE HH INCOME	\$56,701	\$60,911	\$72,392
AVERAGE HOUSE VALUE	\$246,913	\$264,285	\$286,582

* Demographic data derived from 2020 ACS - US Census



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