



### Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$7.92 PSF
Available SF:	3,060 SF
Building Size:	10,550 SF
Lot Size:	0.28 Acres
Zoning:	B1-3
Traffic Count	Approx. 19,000 VPD

### Property Overview

Hard corner former bank branch at Sheridan Road and Irving Park Road in Lakeview, available for lease. The space is approx 3,060 SF, just steps from the Sheridan "L" Red Line Station, and features visibility and exposure to approx 19,000 VPD, along with heavy pedestrian traffic. The storefront is located just three (3) blocks north of Wrigley field in Chicago's Lakeview Neighborhood. B1-3 zoning allows for multitude of uses including restaurants, medical, and general retail.

### Property Highlights

- Opportunity to lease the SWC of Sheridan Road and Irving Park Road (19,000 VPD)
- Located just steps from the Sheridan "L" Red Line Station
- Located three (3) blocks north of Wrigley Field in Chicago's Lakeview Neighborhood
- B1-3 Zoning allows for a multitude of uses including restaurants, medical, and general retail

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com





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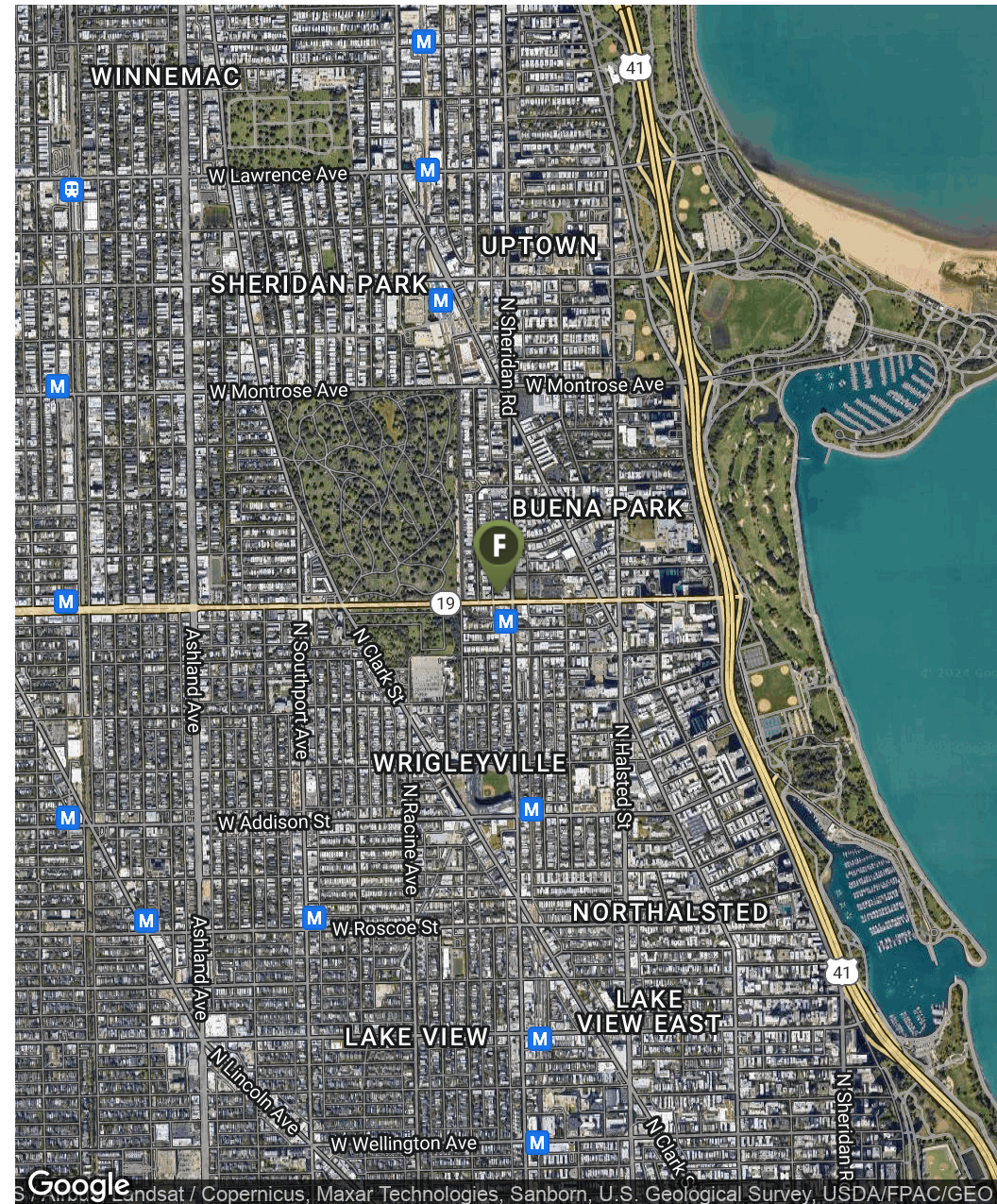
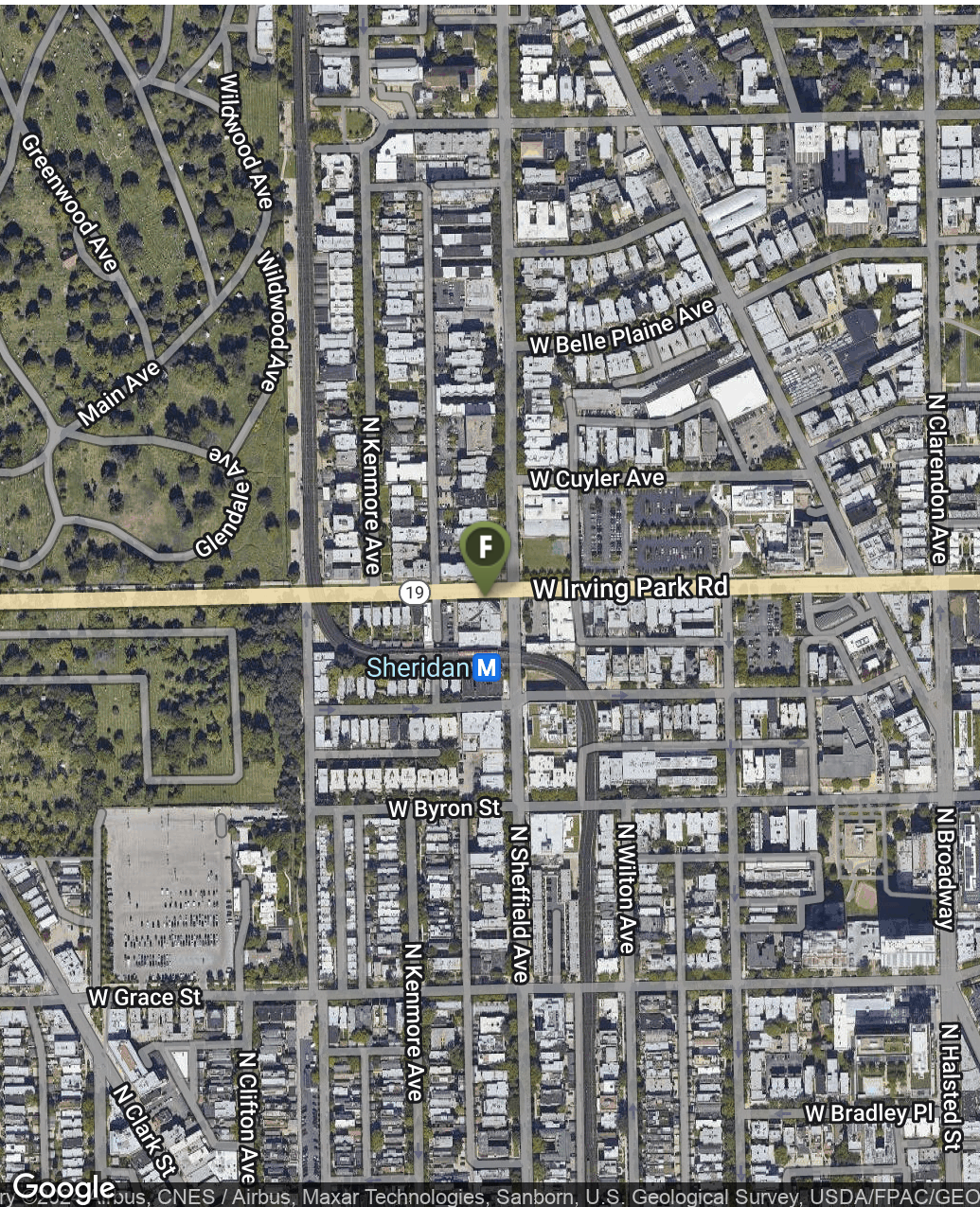
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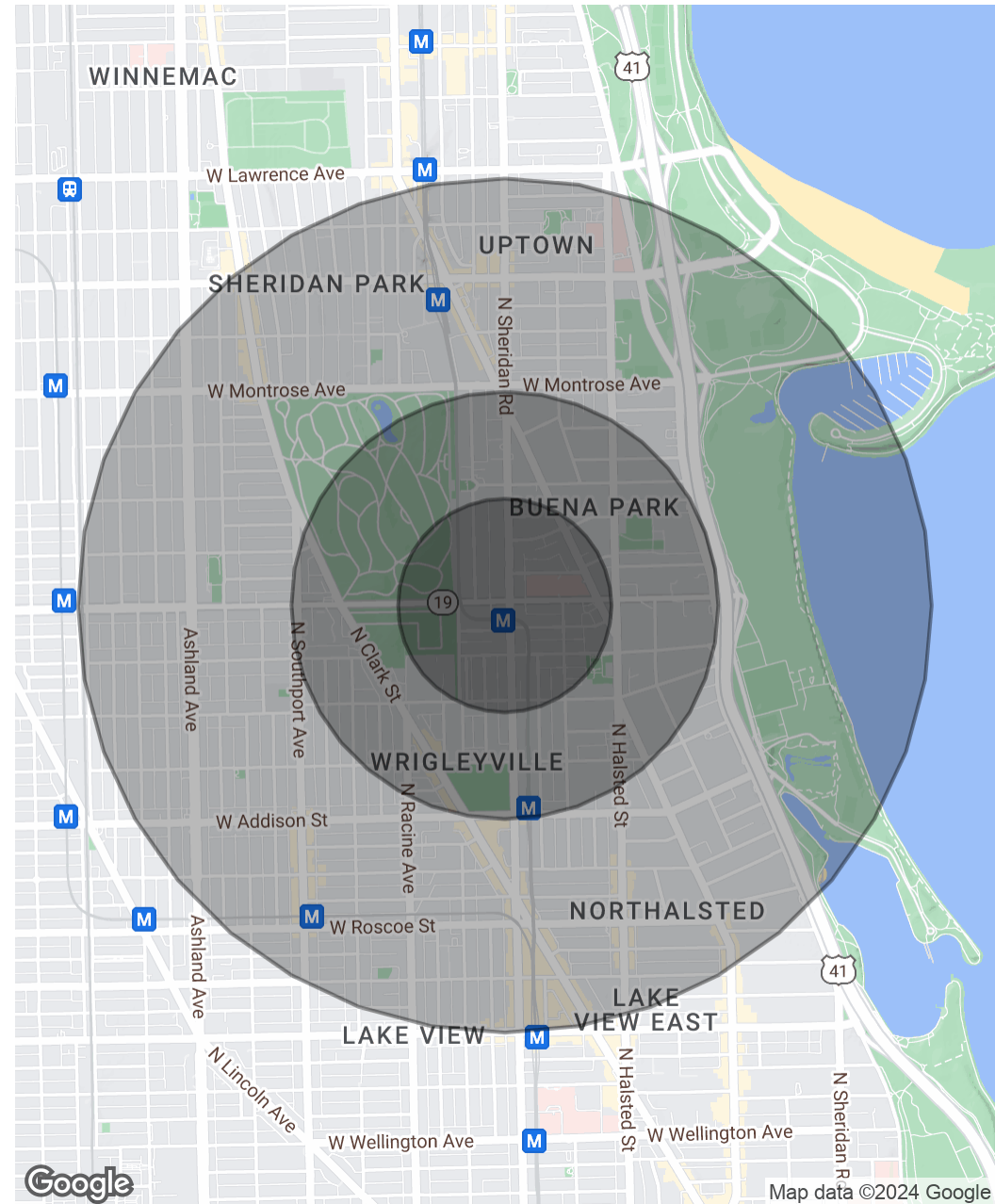
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,840	25,539	84,437
Average Age	32.1	33.7	33.3
Average Age (Male)	34.5	34.4	33.7
Average Age (Female)	31.4	33.9	33.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,358	15,929	47,287
# of Persons per HH	1.7	1.6	1.8
Average HH Income	\$95,057	\$93,654	\$105,166
Average House Value	\$380,464	\$336,942	\$382,777

\* Demographic data derived from 2020 ACS - US Census



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