



LEASE

2956 North Sheffield Avenue

2956 NORTH SHEFFIELD AVENUE

Chicago, IL 60657



PRESENTED BY:

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

MARCUS SULLIVAN
O: 312.756.7357
msullivan@svn.com



OFFERING SUMMARY



LEASE RATE	NEGOTIABLE
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OFFERING SUMMARY

BUILDING SIZE:	12,291 SF
AVAILABLE SF:	1,208 SF
WARD/ALDERMAN:	44/Bennet Lawson
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Lakeview

OFFERING SUMMARY

SVN Chicago Commercial is pleased to present an exceptional second-generation restaurant opportunity located at the highly visible corner of Sheffield and Wellington.

This prominent corner location features a fully equipped restaurant space including a 12' hood, 200-amp 3-phase electrical service, walk-in cooler, fryers, flat-top grill, and dining room furniture. An extra-wide sidewalk along the Wellington frontage provides excellent potential for outdoor dining. The space is fully ADA-compliant and includes two accessible restrooms.

The existing layout and infrastructure make the restaurant easily adaptable for a wide range of concepts, including QSR, fast-casual, and full-service dining.

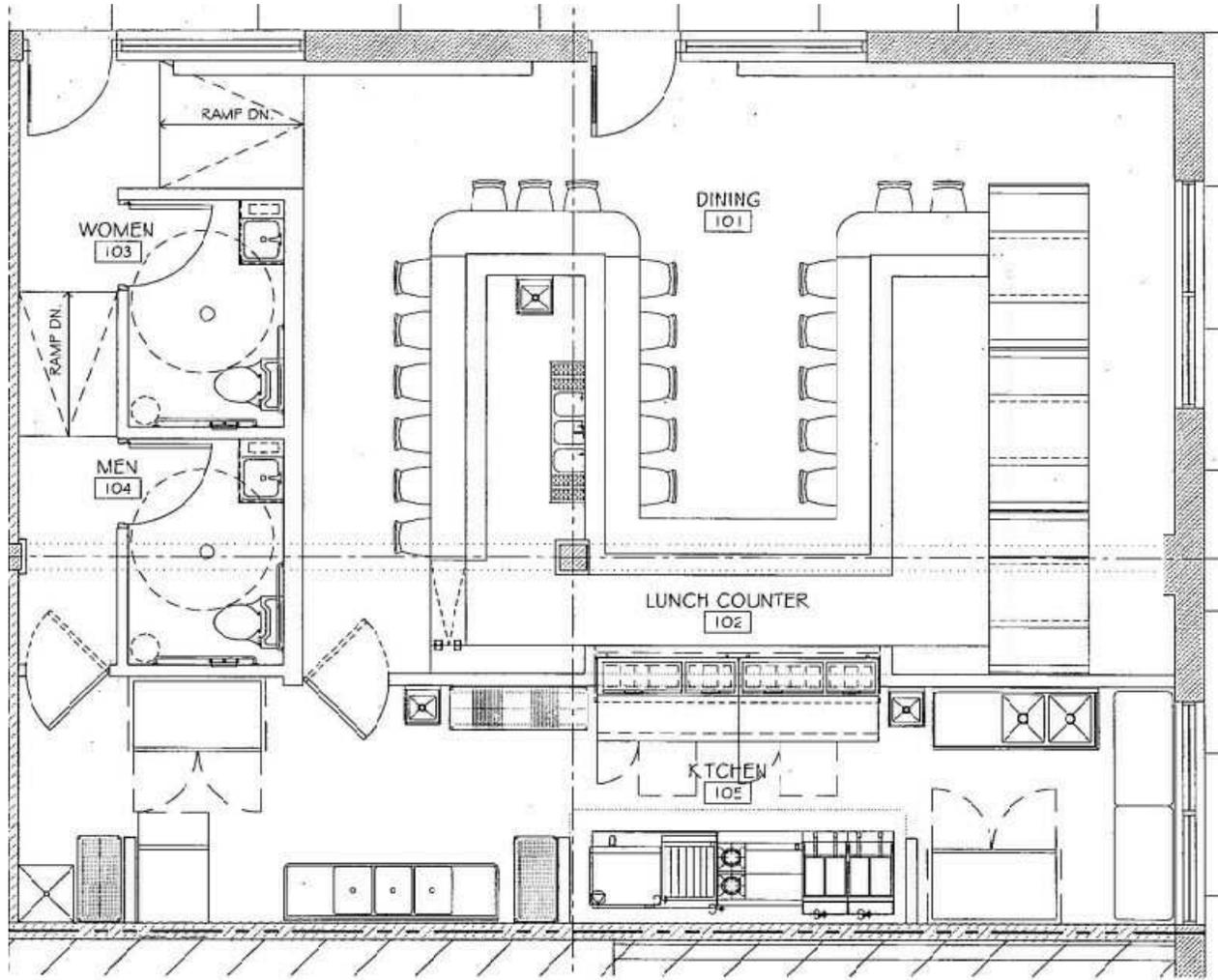
LOCATION OVERVIEW

Located at 2956 N Sheffield in the heart of Chicago's vibrant Lakeview neighborhood, this corner 2nd generation restaurant benefits from exceptional visibility and steady foot traffic. Positioned just steps from the Southport Corridor and a short walk to Chicago Cubs games at Wrigley Field, the location captures year-round activity from residents, visitors, and sports fans alike. Nearby demand generators include Advocate Illinois Masonic Medical Center, a major regional employer drawing thousands of employees, patients, and visitors daily, is directly across the street. Within a ½-mile radius, the area features a dense population base of 24,000 and household incomes above \$205,000. Proximity to DePaul University further supports steady daytime and evening traffic. Strong public transit access via the Wellington CTA Brown station and Red Lines enhances accessibility, making this an ideal high-exposure location for a thriving restaurant concept.

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FLOOR PLAN



1 FISHBAR FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,740	23,910	101,342
AVERAGE AGE	30.0	29.6	31.7
AVERAGE AGE (MALE)	30.2	30.6	32.4
AVERAGE AGE (FEMALE)	30.6	29.3	31.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,924	12,005	54,601
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$193,765	\$205,443	\$179,290
AVERAGE HOUSE VALUE	\$694,306	\$728,481	\$687,628

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