

## Dental Space

644 N Sheridan Road  
Winthrop Harbor, IL

### FOR LEASE

Excellent second generation dental office for lease! Offering 5 operatories, a beautiful reception and waiting area, lab/sterilization room with sinks, storage room, and two private offices. This office located in the heart of Winthrop Harbor is true "Turn-Key"; start seeing patients tomorrow! The property has excellent visibility and accessibility at the intersection of well-known Northpoint Marina and Sheridan Road.



Lease Rate:  
\$30.00 SF/yr (NNN)

Available SF:  
2,800 SF

Parking Spaces:  
31

Building Size:  
8,242 SF

Lease Term:  
5-10 Years (Negotiable)

SCOTT FITZGERALD | 312.523.3176 | SFITZGERALD@JROSSIANDASSOCIATES.COM



REAL ESTATE &  
PRACTICE ADVISORY



# Dental Office

Winthrop Harbor, IL

## DEMOGRAPHICS MAP AND REPORT

### Population

3 MILES

82,852

TOTAL POPULATION

154,144 | 286,847  
5 MILES | 10 MILES

36

AVERAGE AGE

36 | 38  
5 MILES | 10 MILES

### Households and Income

3 MILES

27,419

TOTAL HOUSEHOLDS

49,461 | 98,949  
5 MILES | 10 MILES

3

# OF PERSONS PER HH

3.1 | 2.9  
5 MILES | 10 MILES

3 Miles

36

AVERAGE AGE (MALE)

35 | 38  
5 MILES | 10 MILES

37

AVERAGE AGE (FEMALE)

36 | 39  
5 MILES | 10 MILES

3 Miles

\$75,795

AVERAGE HH INCOME

\$90,583 | \$126,478  
5 MILES | 10 MILES

\$203,536

AVERAGE HOUSE VALUE

\$239,896 | \$366,650  
5 MILES | 10 MILES

\* Demographic data derived from 2020 ACS - US Census

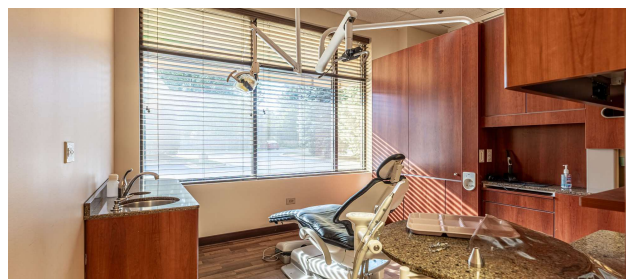
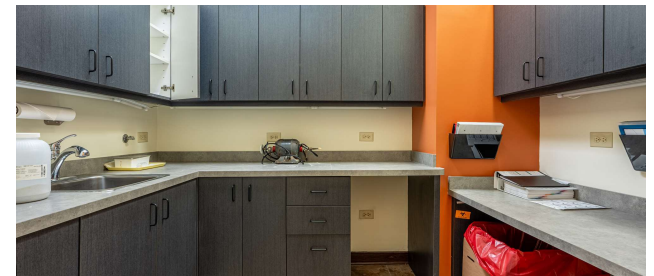
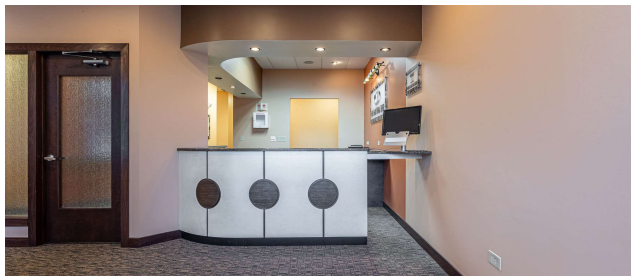
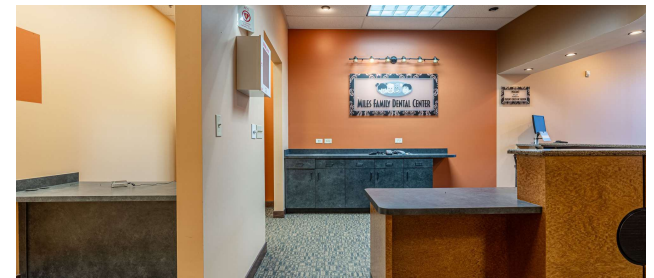
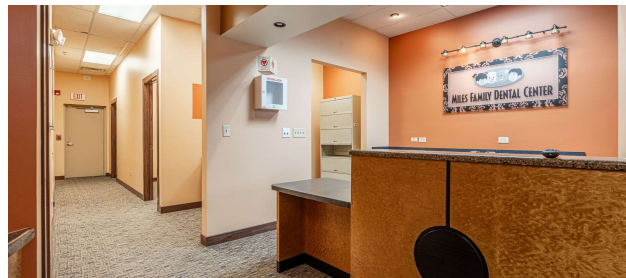




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## ADDITIONAL PHOTOS



# Dental Space

Winthrop Harbor, IL

## FLOOR PLANS

