

# The 400 Theater Building

For Lease 3,300 SF Retail, 1,400 SF Office, Private Patio  
6738 - 6746 N. Sheridan Road, Chicago, IL 60626



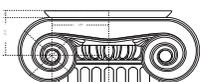
## PROPERTY OVERVIEW

The **400 Theater Building** offers unique mixed-use sites in an iconic terra cotta trimmed building at the signaled intersection of Sheridan and Columbia. The site is directly across from Loyola University in the heart of the bustling Sheridan Road commercial corridor in Rogers Park.

The property features a fully operational movie theater, most recently operated as the New 400 Theater, that is being re-opened as a cinema. Adjacent first floor retail spaces are 1,100 SF each, one with an active restaurant with black iron. The second floor features a corner office space and a 2-bedroom apartment. The building features a rarely found large, private patio for use by tenants. Tenants benefit from huge exposure from the marquee and pylon signage highly visible to 22,500+ VPD on Sheridan Road.

## LOCATION

- Rogers Park directly across from the Loyola University campus with 18,000+ students and faculty
- Two blocks from the CTA Loyola Station (5,000 passengers/day; 1.8 Million passengers/year) and close to Sheridan, Broadway, and Devon CTA Bus Stops
- **Co-Tenants:** Rice Thai Café, 400 Theater and **Adjacent Tenants:** Roger's Wing, Great Wall, Arepa Pa Los Pana
- **Area Tenants:** Target, CVS, Dunkin' Donuts, Raising Cane's, Taco Bell, 7-Eleven, Starbucks, bopNgrill, Giordano's, Hampton Inn Hotel, Khmai Cambodian Fine Dining, Chase Bank



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## LEASING OPPORTUNITIES

Available for lease are three storefronts at 1,100 SF each plus a second floor 1,400 SF fully built out office space. The theater and retail spaces include use of the large private patio. Tenants benefit from huge exposure from the marquee and pylon signage highly visible to 22,500+ VPD on Sheridan Road. Zoned B3-2.

### 6738 N. Sheridan

- 1,100 SF corner location
- Basement suitable for dry storage
- Single stall bathroom
- *\$5,700/mo. Gross*

### 6742 N. Sheridan

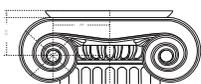
- 1,100 SF
- Single stall bathroom
- *\$5,000/mo. Gross*

### 6740 N. Sheridan

- 1,400 SF 2<sup>nd</sup> fl. Space (office, medical, retail)
- Wooden floors, natural light, kitchenette
- Single stall bathroom
- *\$3,000/mo. Gross*

### 6744 N. Sheridan

- 1,100 SF
- Fully built out restaurant with black iron
- Single stall bathroom
- Current tenant M2M
- *\$4,500/mo. Gross*



## MARQUEE / PYLON SIGNAGE OPPORTUNITY



### 6738 N Sheridan

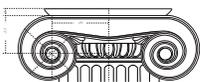
Corner location with an open floor plan with two side of wrap-around windows



Kitchen area with wall air conditioning unit and 3-compartment sink



Full basement suitable for dry storage

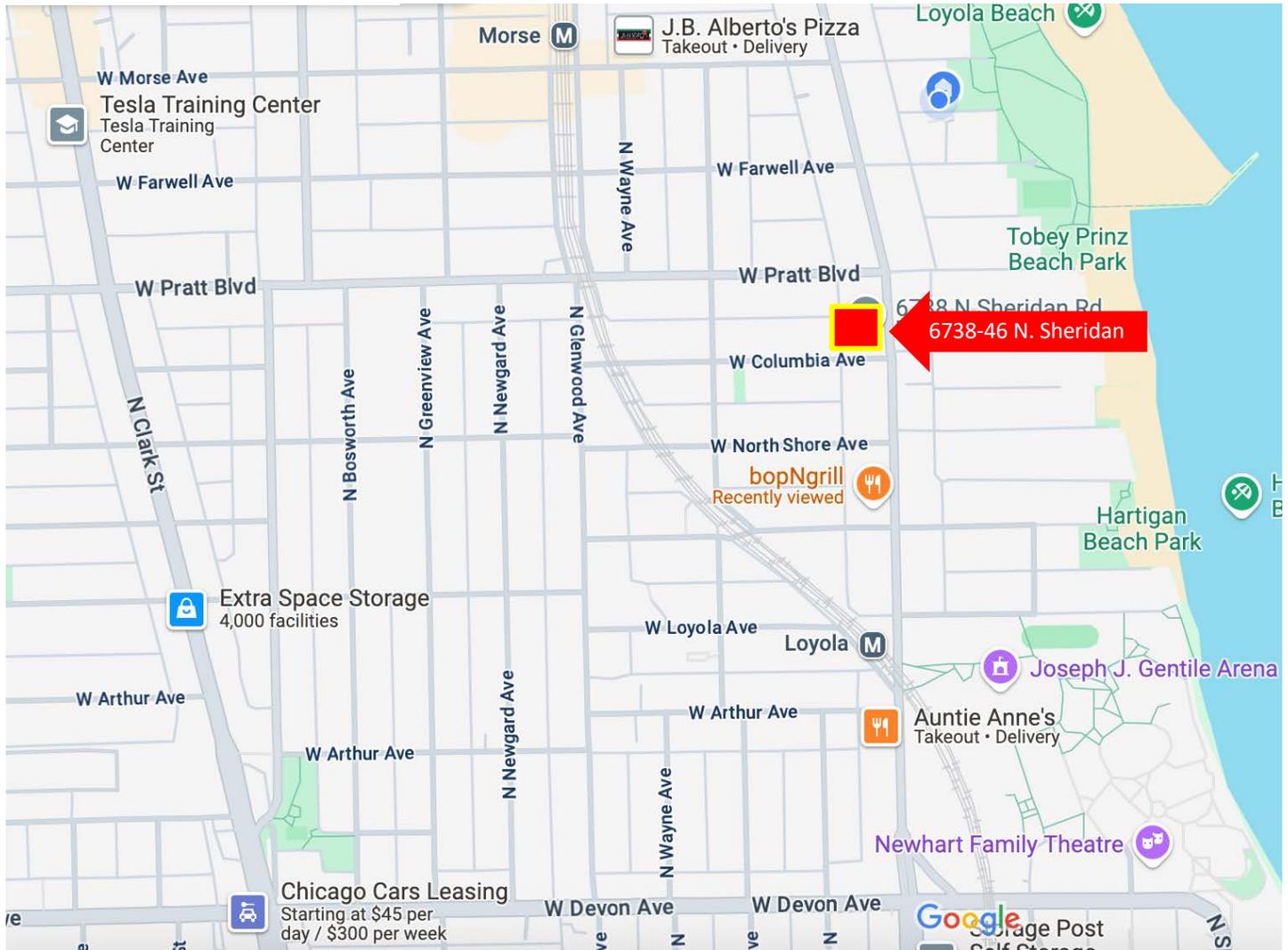


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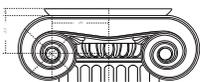
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## MARKET AREA



### AREA DEMOGRAPHICS

	1 Mile	3 Miles
Population	65,113	309,929
Households	29,266	133,411
Daytime Employees	13,130	83,486
Median Age	37.90	39.80
Median HH Income	\$50,715	\$61,767



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