



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$22.36 PSF
Building Size:	160,008 SF
Available SF:	2,530 SF
Lot Size:	0.9 Acres
Year Built:	2009
Zoning:	PD-34
Market:	Chicago
Submarket:	Rodgers Park

Property Overview

2,530 SF storefront at the base of the Morgan at Loyola Station, a 152-unit apartment building located along Sheridan Road, across Loyola's Rogers Park campus. Co-tenants at the building including Potbelly, Taco Bell, Auntie Anne's, Insomnia Cookies, Tropical Smoothie Cafe, UPS, and Chi Tea. The Morgan at Loyola Stations sits adjacent to the Concord at Sheridan development featuring 111 apartment units and ground floor retail space anchored by Target. The available unit are is ideal for an array of retail, restaurant and service oriented uses. The building is well located steps from the Loyola Red Line "L" Station and within one (1) mile of both Lake Shore Drive and the Rogers Park Metra Station. Nearby retailers include CVS Pharmacy, Chase Bank, Starbucks, Dunkin', Chipotle, Wintrust Bank, and Raising Cane's.

Property Highlights

- Prime leasing opportunity at the base of a 152 unit apartment building across from Loyola's Roger Park campus
- Co-tenants include Potbelly, Taco Bell, Auntie Anne's, Insomnia Cookies, Tropical Smoothie Cafe, UPS, and Chi Tea
- Located steps from Target to the south and the Loyola Red Line "L" Station to the north.
- Nearby retailers include CVS Pharmacy, Chase Bank, Starbucks, Dunkin', Chipotle, Wintrust Bank, and Raising Cane's

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

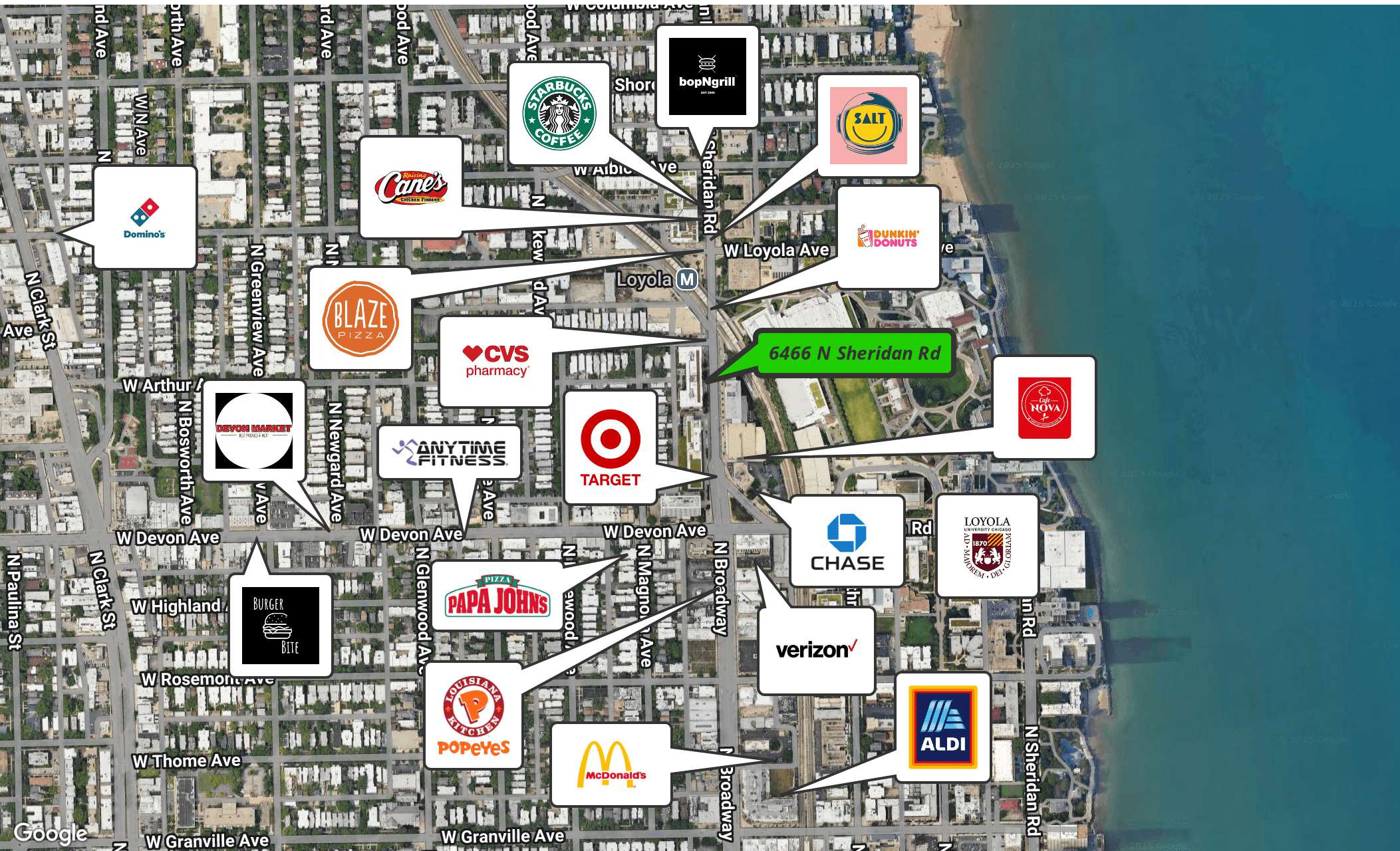
847.602.2005
apicchiatti@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

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Senior Vice President

847.275.6106
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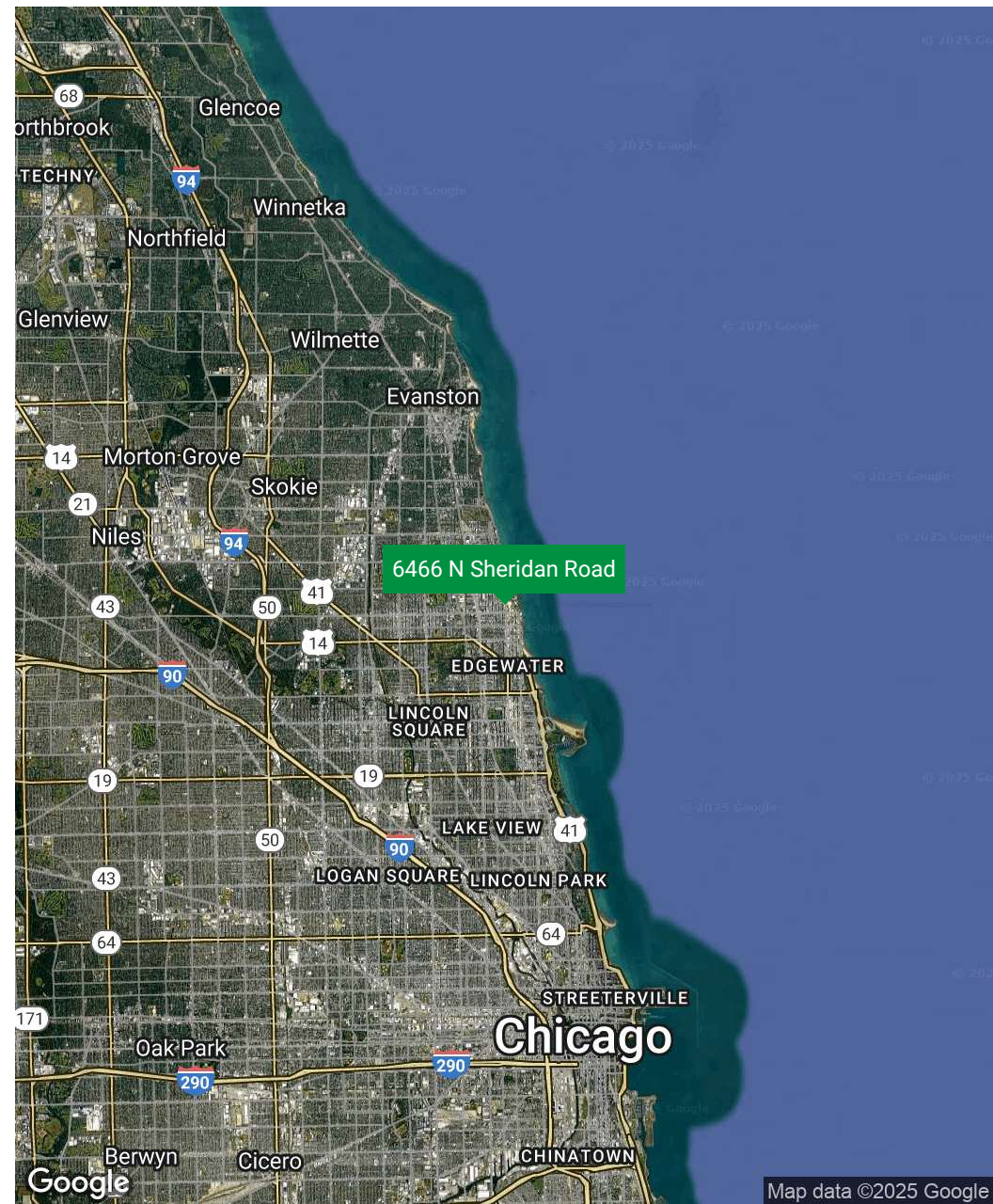
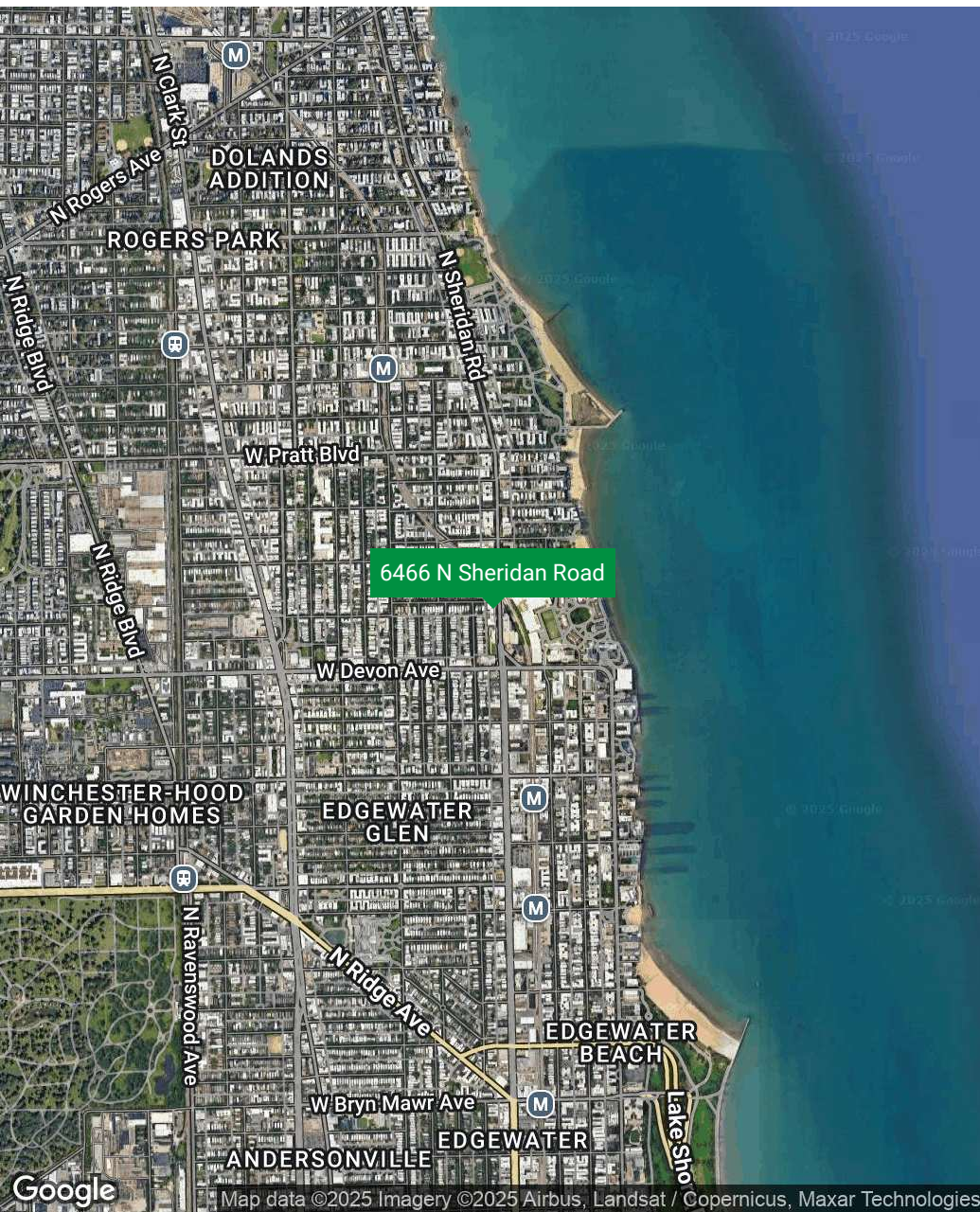
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

FOR LEASE | 6466 N SHERIDAN ROAD

LOCATION MAP



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

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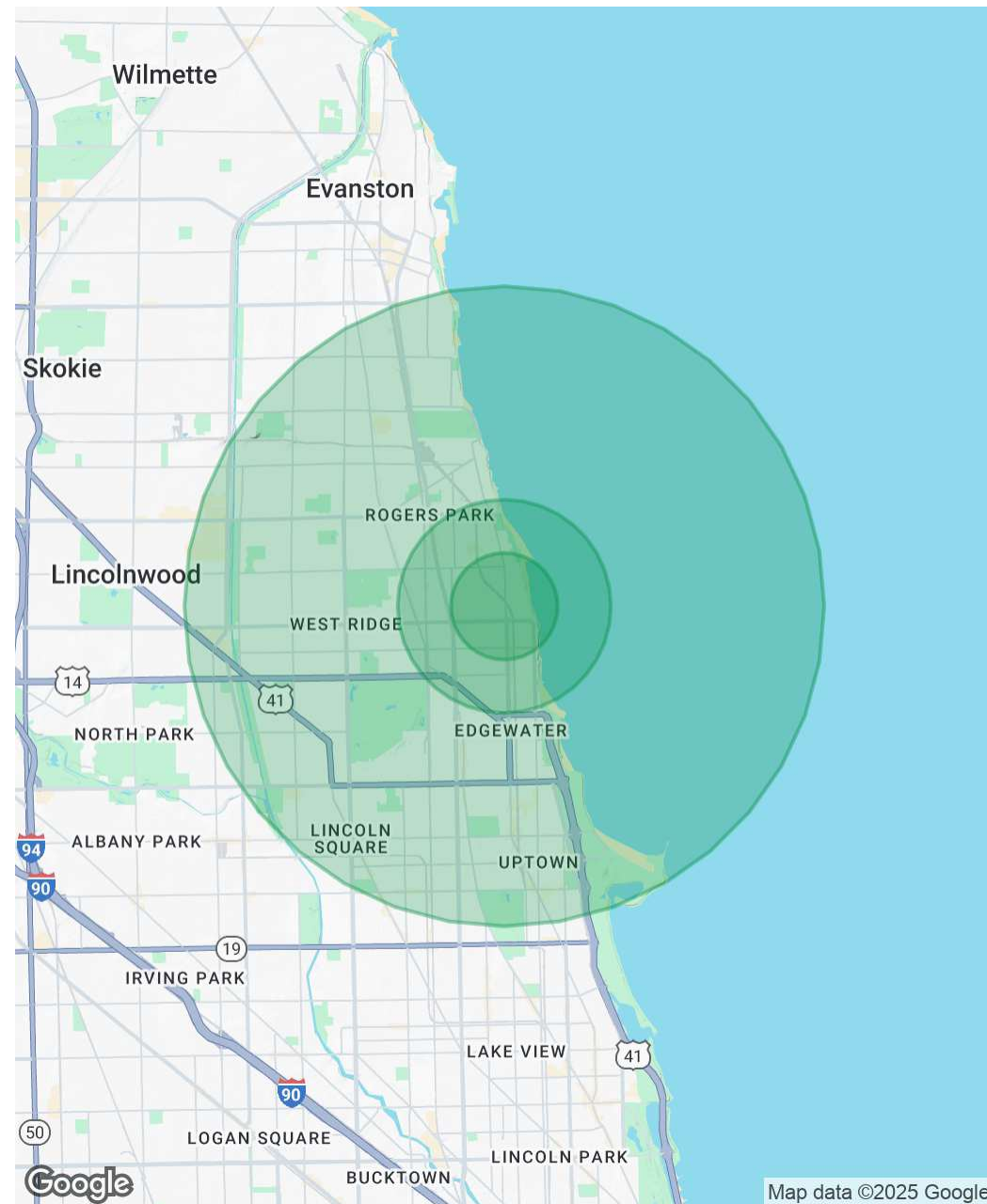
847.989.6020
aslovis@frontlinerepartners.com

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Population	0.5 Miles	1 Mile	3 Miles
Total Population	23,520	65,773	314,386
Average Age	38	40	40
Average Age (Male)	40	41	40
Average Age (Female)	37	40	41

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	10,990	33,311	146,534
# of Persons per HH	2.1	2	2.1
Average HH Income	\$81,701	\$85,894	\$102,596
Average House Value	\$433,119	\$400,360	\$459,773

Demographics data derived from AlphaMap



Map data ©2025 Google

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847.780.8063
mtarshis@frontlinerepartners.com

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Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiotti
Vice President
847.602.2005
apicchiotti@frontlinerepartners.com

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Executive Vice President
224.628.4005
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Senior Vice President

847.275.6106
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Andrew Picchiatti
Vice President

847.602.2005
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Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

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Associate Broker

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aslovis@frontlinerepartners.com