



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 Picchietti

Vice President

847.602.2005

apicchietti@frontlinerepartners.com

Andrew Rubin

Executive Vice President

224.628.4005

arubin@frontlinerepartners.com

Andrew Slovis

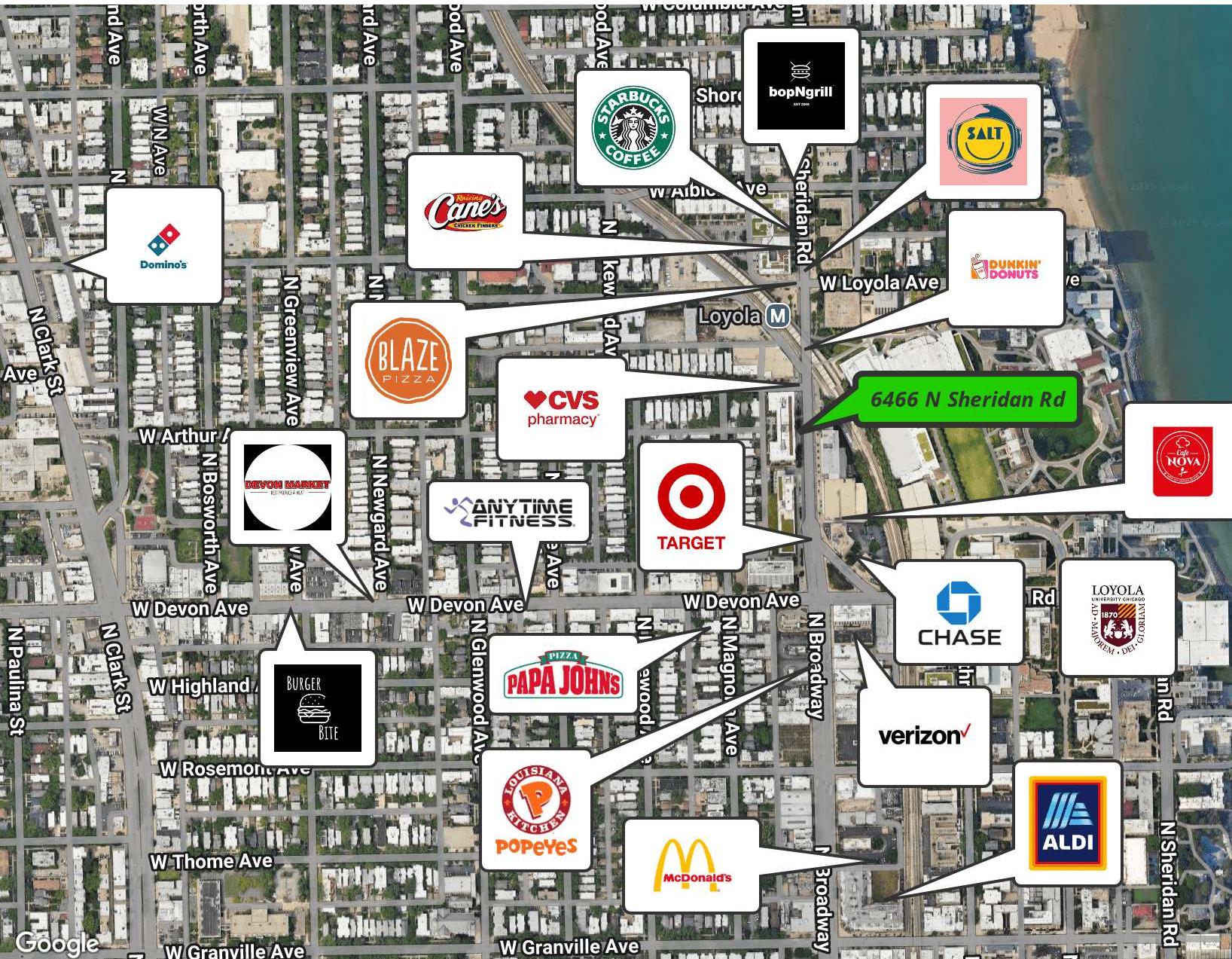
Associate Broker

847.989.6020

aslovis@frontlinerepartners.com

FOR LEASE | 6466 N SHERIDAN ROAD

RETAILER MAP



Matthew Tarshis

Principal

847.780.8063

mtarshis@frontlinerepartners.com

Zack Pearlstein

Senior Vice President

847.275.6106

Andrew Picchietti

Vice President

847.602.2005

Andrew Rubin

Executive Vice President

224.628.4005

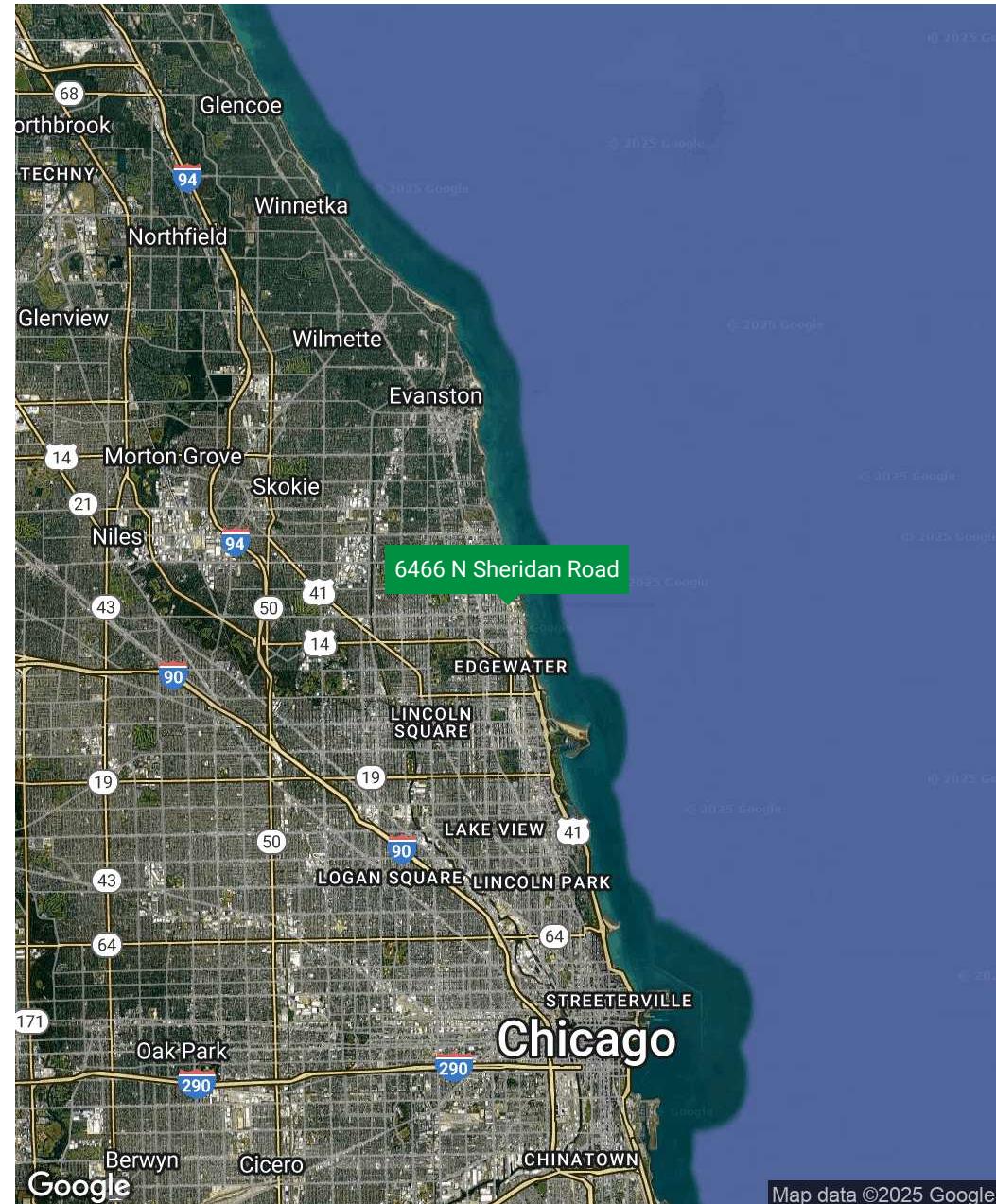
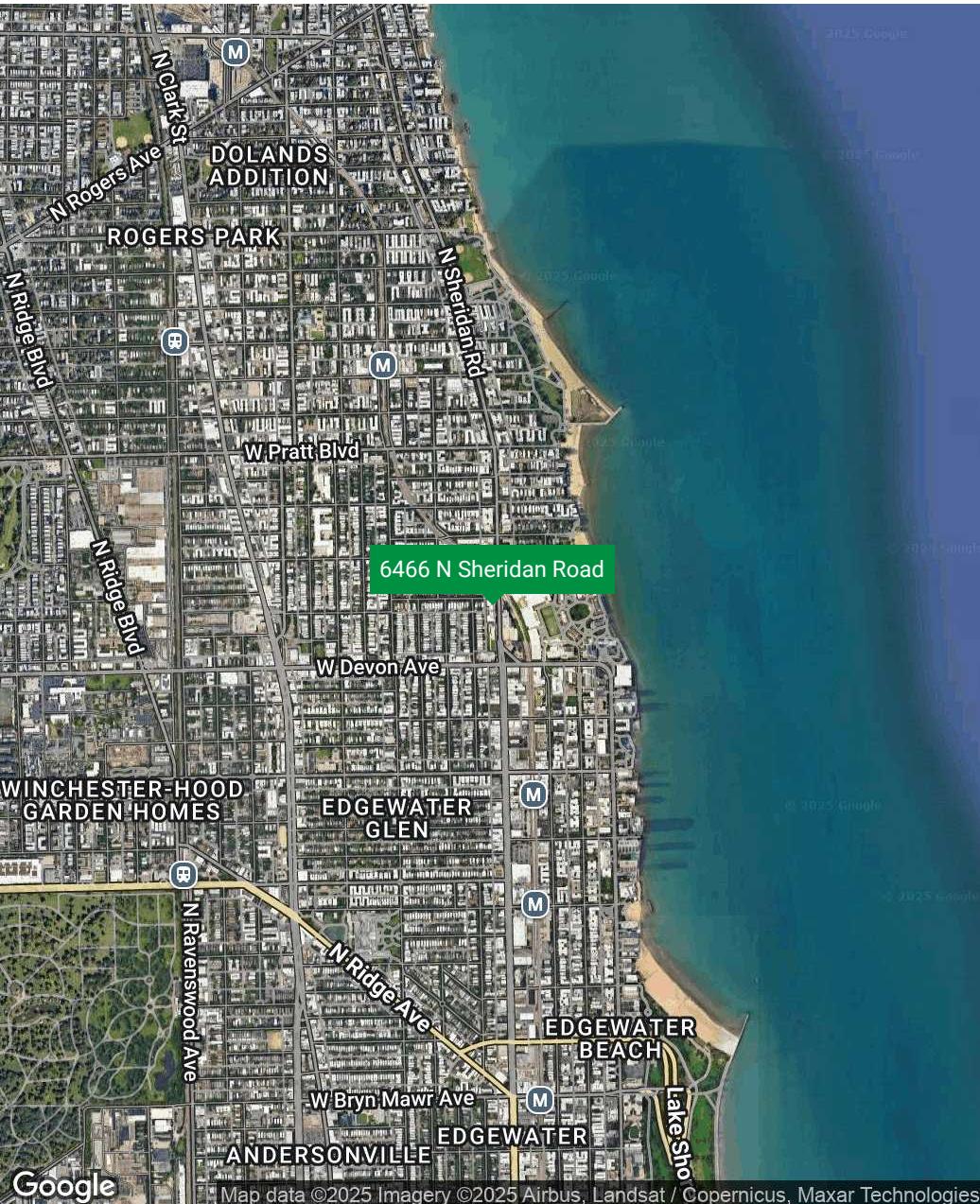
Andrew Slovi

Associate Broker

847.989.6020

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

Andrew Rubin

Executive Vice President

224.628.4005

arubin@frontlinerepartners.com

Andrew Slovis

Associate Broker

847.989.6020

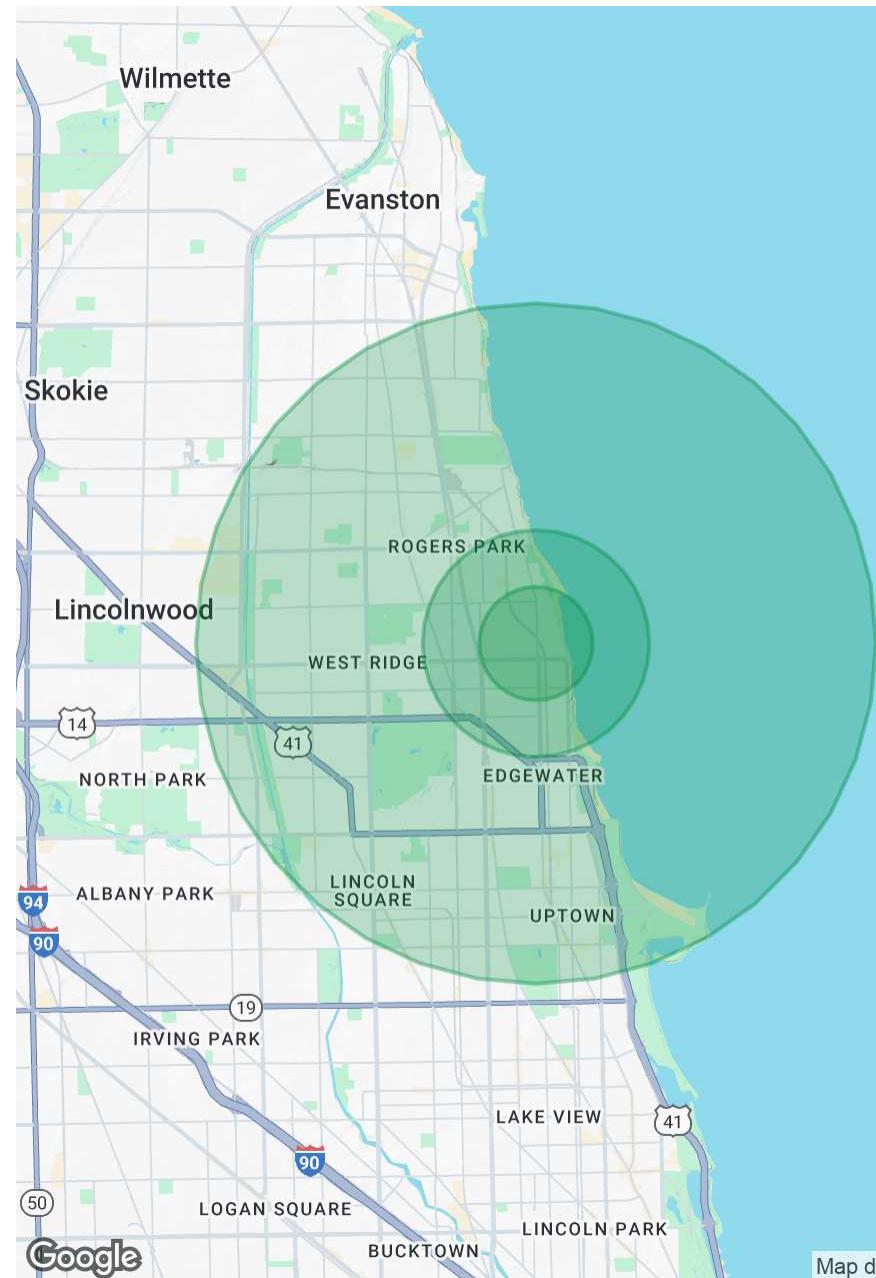
aslovis@frontlinerepartners.com

Frontline Real Estate Partners | 3

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

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

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

FOR LEASE | 6466 N SHERIDAN ROAD

ADDITIONAL PHOTOS



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

Andrew Rubin

Executive Vice President

224.628.4005

arubin@frontlinerepartners.com

Andrew Slovis

Associate Broker

847.989.6020

aslovis@frontlinerepartners.com