



## LONG STANDING WRIGLEYVILLE BAR/RESTAURANT AVAILABLE

### PROPERTY INFORMATION :

- Historic 2,500 SF bar/restaurant, located on the hard corner of Sheffield and Roscoe
- Walking distance to Wrigley Field and just steps from a busy strip of Wrigleyville bars/restaurants on Clark
- Surrounded by new development, heavy pedestrian traffic and strong household incomes
- Former location of Redmonds, with a previously licensed 700 SF sidewalk café (72 seats) located on Roscoe
- Large front windows w/ 50' of frontage on Sheffield and exterior signage available on both sides of the building
- Full Kitchen w/ 16' hood and all remaining kitchen equipment
- Full basement on each side w/ separate walk ins for the food (cooler and freezer), beer cooler located conveniently near a delivery door and tons of storage

- First level has two ADA bathrooms and two larger bathrooms located on the basement level; Fully equipped security system and cameras;
- 0.3 Miles to the Belmont Brown/Purple Line Train Station, easy access to the Lake Shore Drive, multiple bus stops and Divvy stations
- Area tenants include: Sheffield's Wine & Beer Garden, Jennivee's Bakery, Penny's Noodle Shop, Houndstooth, Happy Camper, Dimo's Pizza, Country Club, Old Crow Smokehouse, Merkle's Bar & Grill, Sunnyside Dispensary, Wrigley Field and much, much more.

#### ALDERMAN

Thomas Tunney / 44th Ward

#### ZONING

B3-2

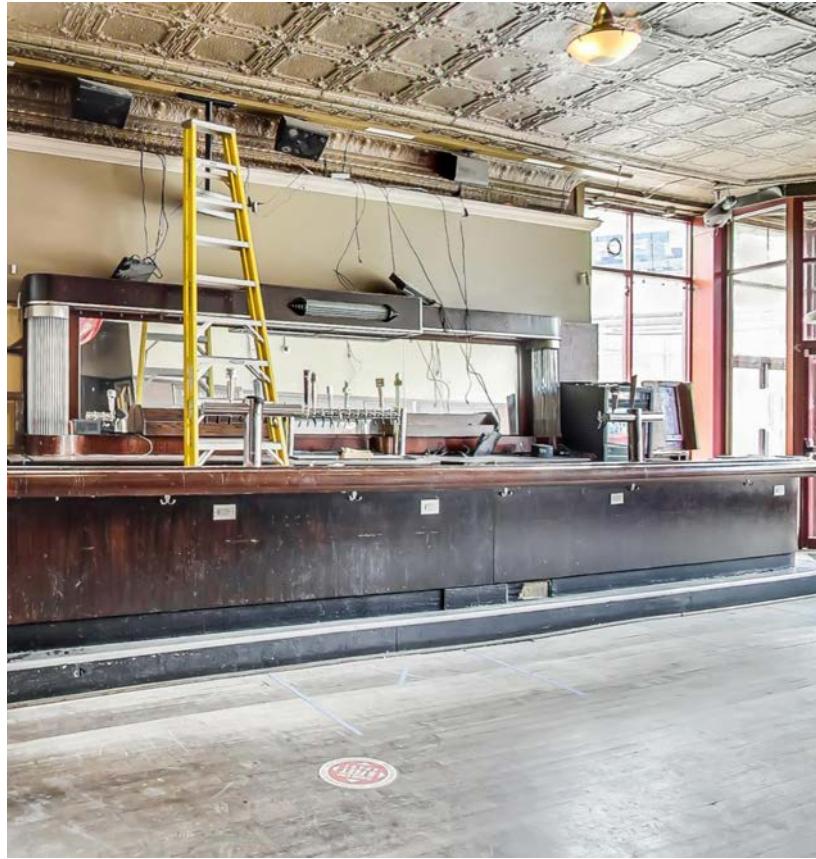
#### LEASE TYPE

NNN

### DYLAN CARRIGAN

847.507.7353

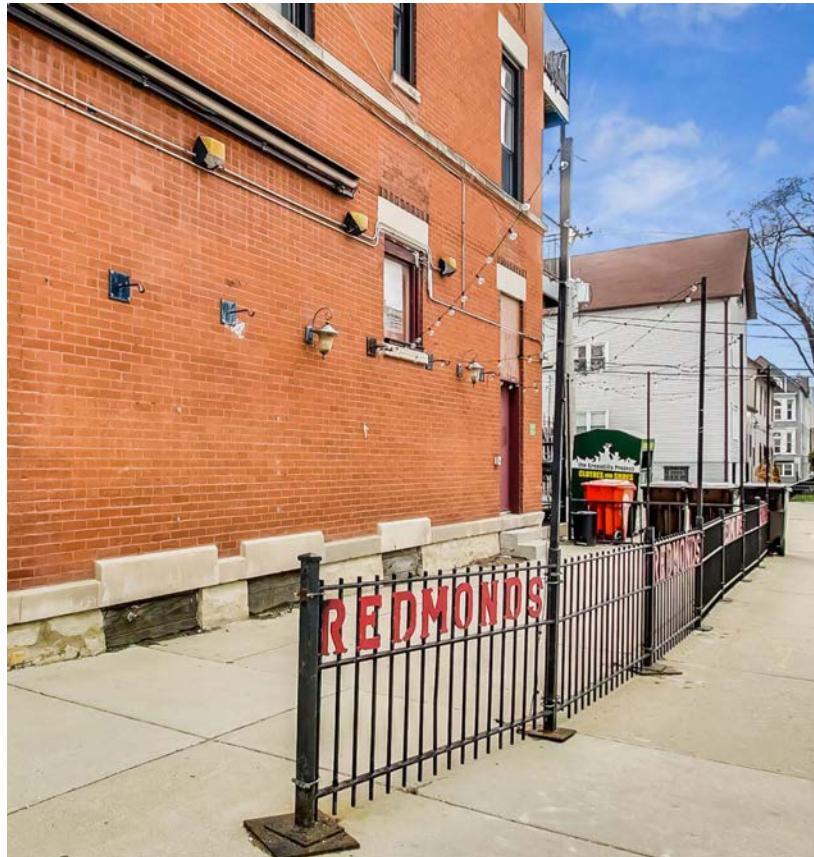
dylancarrigan@atproperties.com

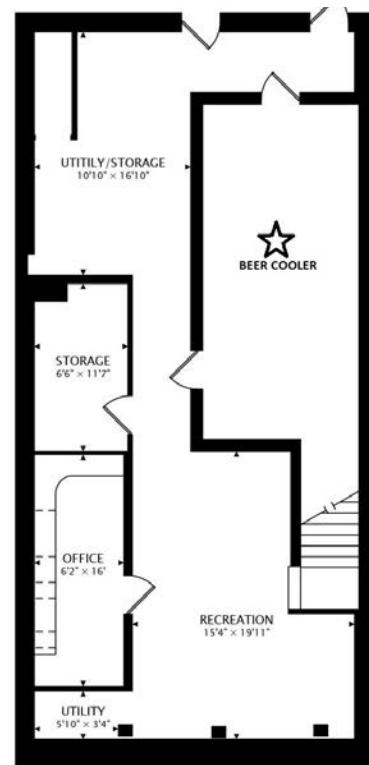
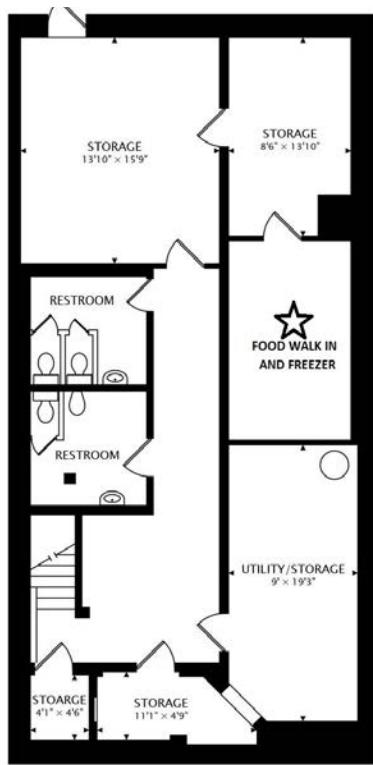
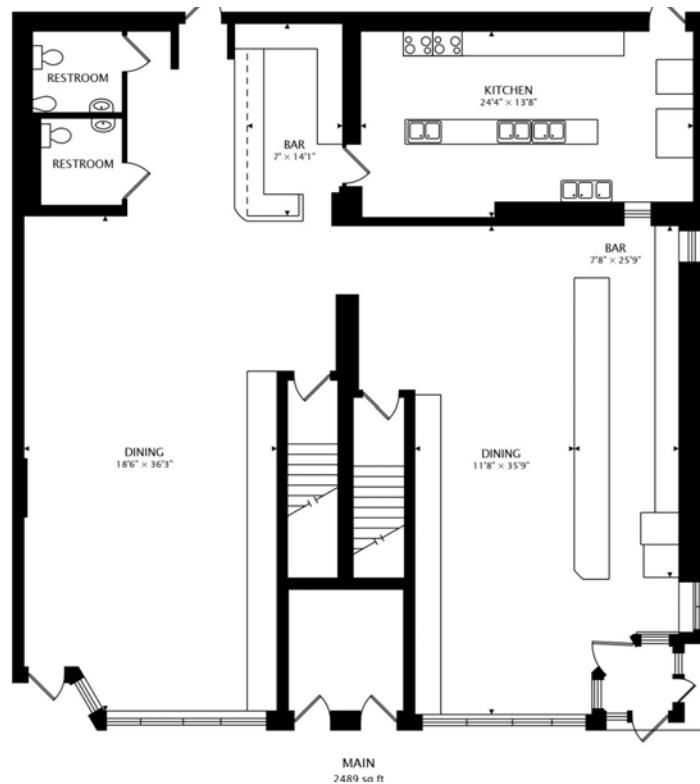






3356-58 N Sheffield Ave / Chicago, IL







## LAKEVIEW

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

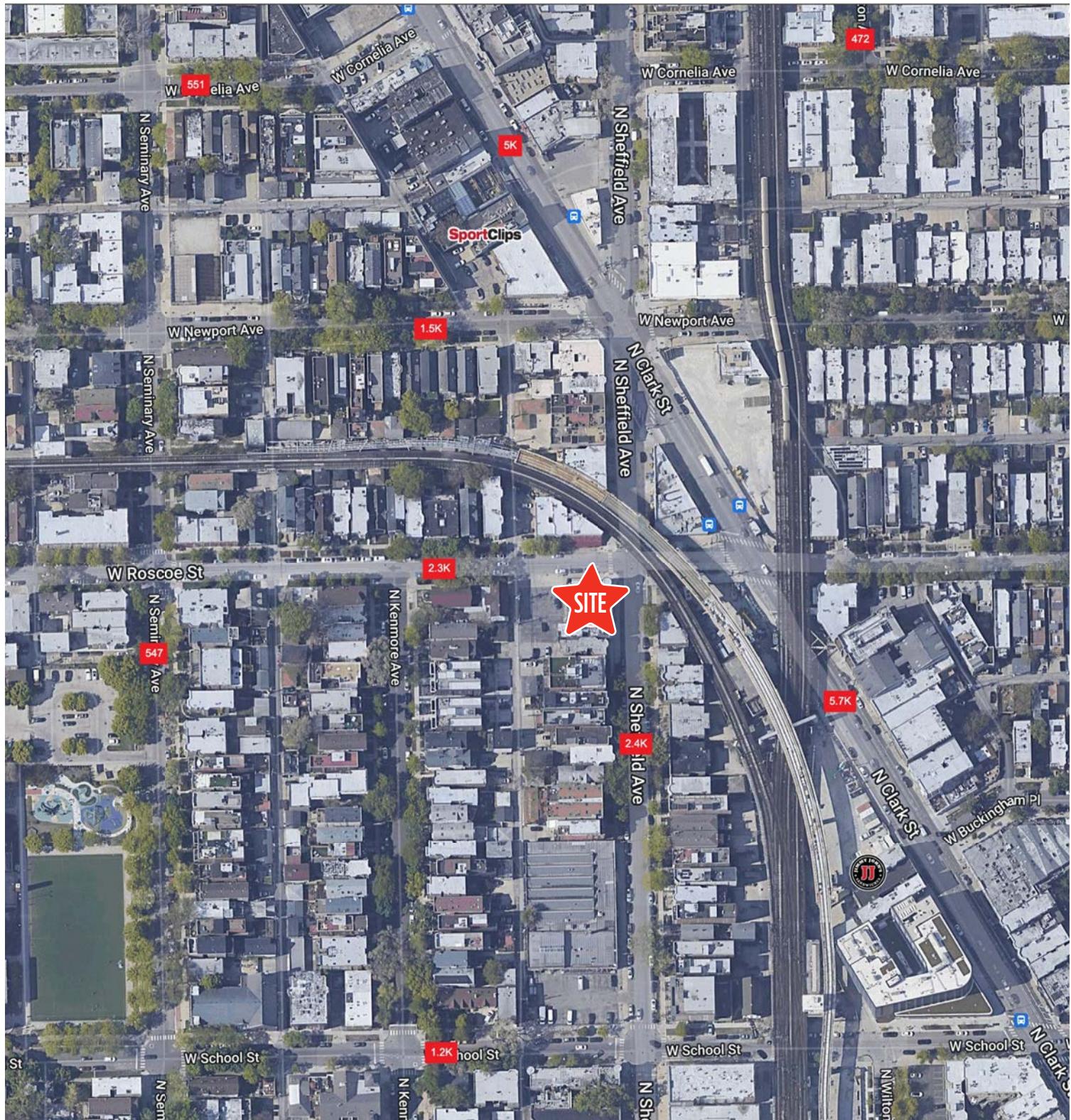
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

97,820

3 MILE

435,307

5 MILE

1,038,727

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$141,336

3 MILE

\$139,345

5 MILE

\$124,695