

Rare & Fantastic Retail Opportunity

For Lease 4,000 SF + 1,500 SF Outdoor Seating

6606 N. Sheridan Road, Chicago, IL 60626



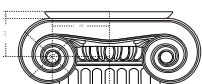
PROPERTY OVERVIEW

Rarely available retail opportunity directly across from Loyola University in Rogers Park with proximity to CTA train stations and bus stops. The property is a fully operational restaurant, retail or hybrid opportunity. The space includes a 1,500 SF private outdoor seating for 50+ seats. TI (Tenant Improvement) is included, no key money. Prominent building and pylon signage highly visible to 22,500+ VPD on Sheridan Road. Zoned B3-5.

INTERIOR

The interior seats 150-175 and is loaded with features, including:

- Floor to ceiling glass garage door windows with 34' of frontage
- Two multi-stall ADA bathrooms
- Full kitchen with 20' hood, fire suppression, center prep, Blodgett ovens, three walk-in freezers/coolers
- 30' center bar with service area
- Tables, chairs, booths, reception stand
- Sound system, 12+ TV's/monitors
- Barrel vault 12'-14' ceilings



THE LORD COMPANIES L.L.C.

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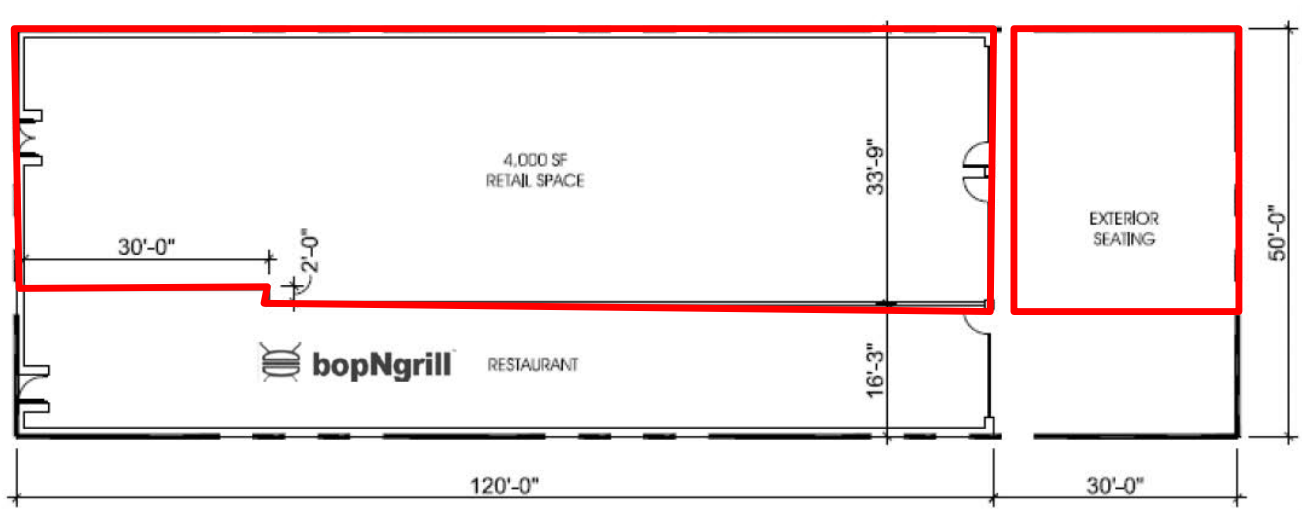
LOCATION

- 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
- **Adjacent to** bopNgrill and Chipotle. **Area tenants:** Target, CVS, Dunkin' Donuts, Raising Cane's, Taco Bell, 7-Eleven, Starbucks, Giordano's, Hampton Inn Hotel, Khumi Cambodian Fine Dining, Chase Bank

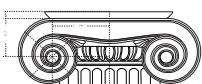
LEASE RATE

- \$46.50 PSF NNN
- CAM/Taxes/Insurance \$11.74 PSF

SPACE PLAN (RETAIL SPACE + EXTERIOR SEATING)



EXTERIOR



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INTERIOR

30' center bar with service area, TVs, chairs, booths, 12'-14' barrel vault ceiling



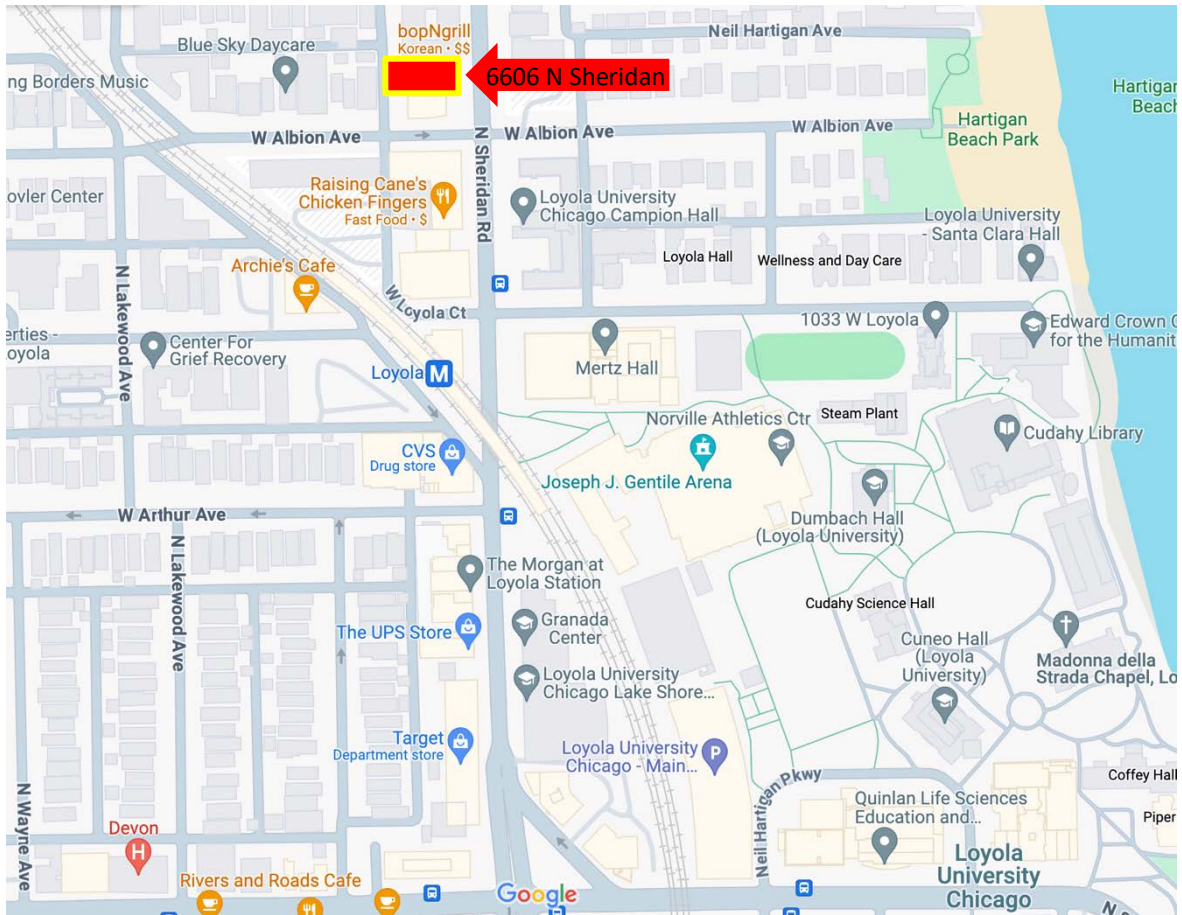
20' hood with fire suppression, prep area, kitchen equipment, and walk-in freezers/coolers



2 multi-stall ADA bathrooms

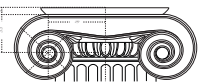


MARKET AREA



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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