



For Lease

The Edison Retail

5200 N Sheridan Rd, Chicago, IL 60640

\$24.00 SF/yr (NNN)

4,465 SF (Demisable) inline Retail | Office space in The Edison; Edgewater's exciting 130,000 SF apartment building. This concrete property sits on the corner of a signalized intersection, is directly across from Mariano's, and steps away from the lakefront and Foster Avenue Beach. The recently renovated space is in excellent warm-vanilla-box condition. It features high ceilings, new bathrooms, upgraded HVAC units, and abundant natural light with its massive floor-to-ceiling windowed storefront and wide sidewalks. The property is zoned C1-5, which allows for various uses "by right." It has a Walk Score of Walker's Paradise (92) & Transit Score of Excellent Transit (77). It is easily accessible from Lake Shore Drive and a 6-minute walk to the CTA Red Line. Elevate your business presence with this exceptional leasing opportunity's unparalleled prestige and convenience, and become an amenity for the 223 residents.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	\$24.00 SF/yr (NNN)
Tax CAM:	Approx. \$5 SF/yr
Available SF:	2,000 - 4,465 SF
Building Size:	130,000 SF
Number of Units:	223
Year Built:	1920s
Renovated:	2024
Zoning:	C1-5
Market:	Chicago
Submarket:	Edgewater Uptown

Property Overview

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Property Highlights

- High Ceilings
- Concrete Loft Building
- 223 Residents
- High Style Design
- C-Zoned Allows Various Uses By Right

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Demographics



19,500 +
VPD



891 Ft.
CTA Red Line Station



C1-5
Zoning



69K+
Pop (1 Mile)



92
Walk Score



39K+
Households (1 mile)



\$94K+
Household Income



Location Overview

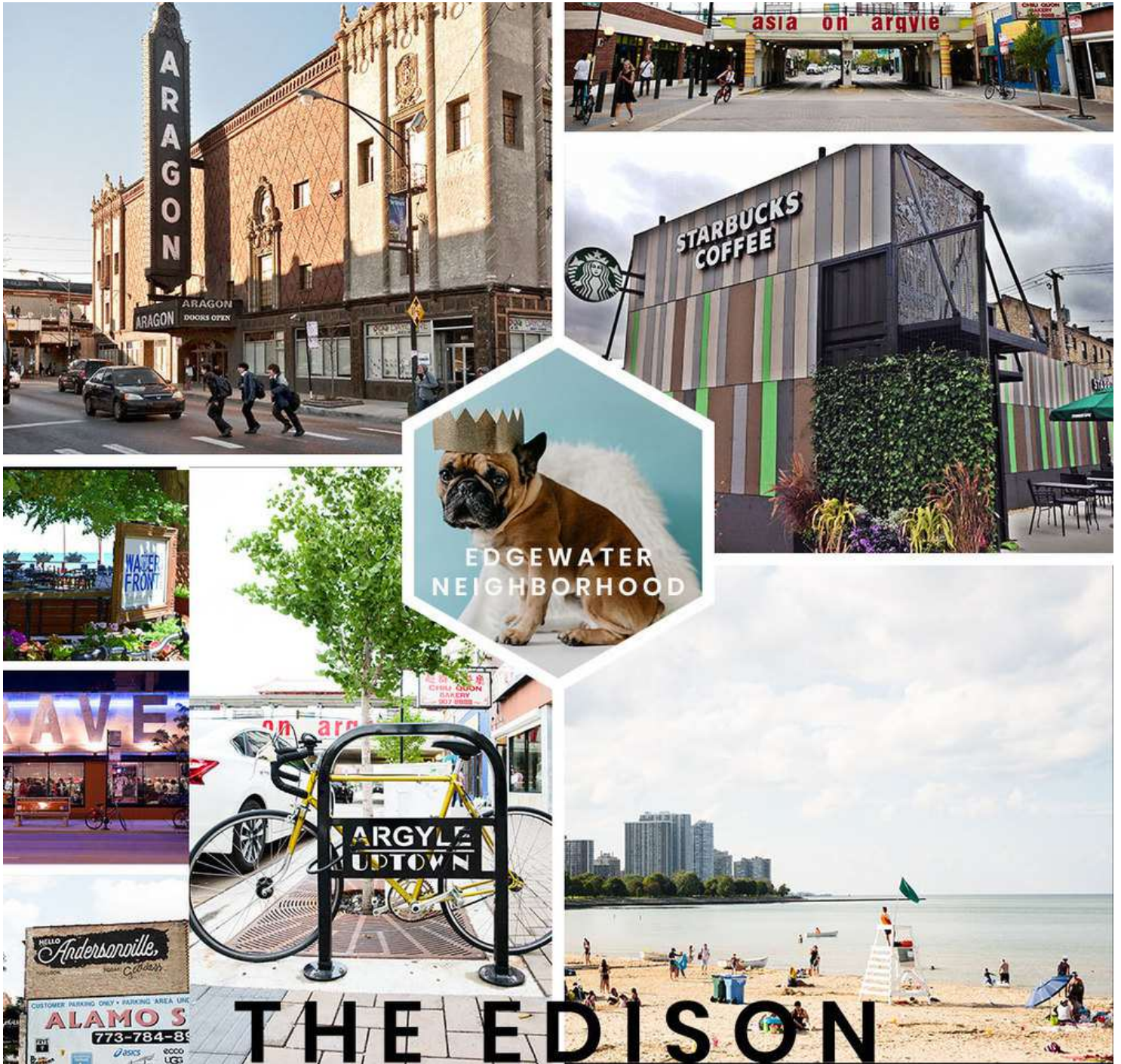
Nestled along the picturesque shores of Lake Michigan, the Edgewater neighborhood offers an unbeatable blend of urban energy and lakeside charm. Just steps from Foster Avenue Beach and the scenic lakefront, this bustling area attracts a diverse mix of residents, professionals, and visitors drawn to its historic allure and modern conveniences. Edgewater is a neighborhood on the rise, home to 223 residents in the redeveloped 5200 N Sheridan building alone, and surrounded by a thriving residential corridor. Across the street, Mariano's anchors a hub of daily activity, while the nearby Bryn Mawr Historic District and Andersonville's eclectic shops and eateries add character and foot traffic. From the Swedish American Museum to Loyola University's nearby campus, cultural and educational influences enrich the community. With its proximity to parks, beaches, and bike-friendly streets, Edgewater appeals to an active, engaged clientele—perfect for businesses like coffee shops, restaurants, or boutique retail.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	7,528	14,416	39,751
Total Population	11,629	24,073	69,596
Average HH Income	\$79,081	\$87,474	\$94,598

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Additional Photos



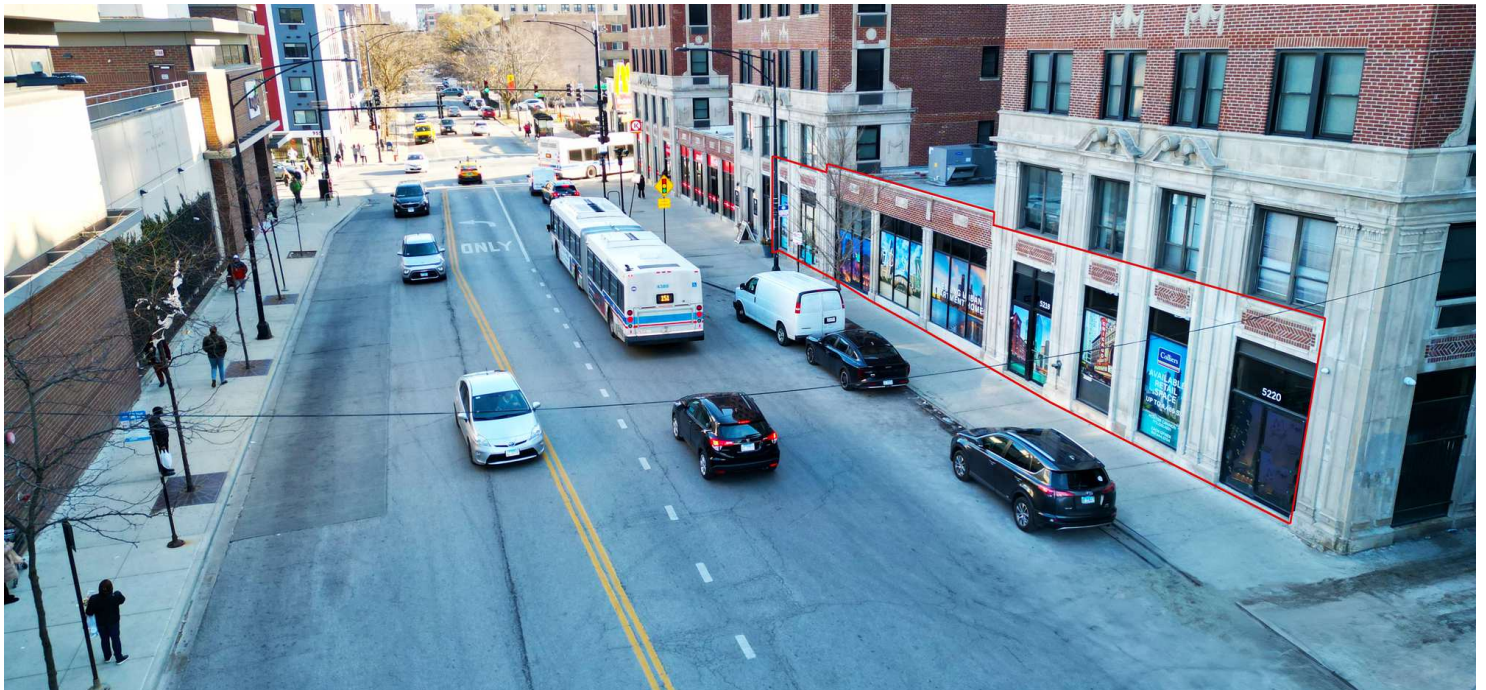
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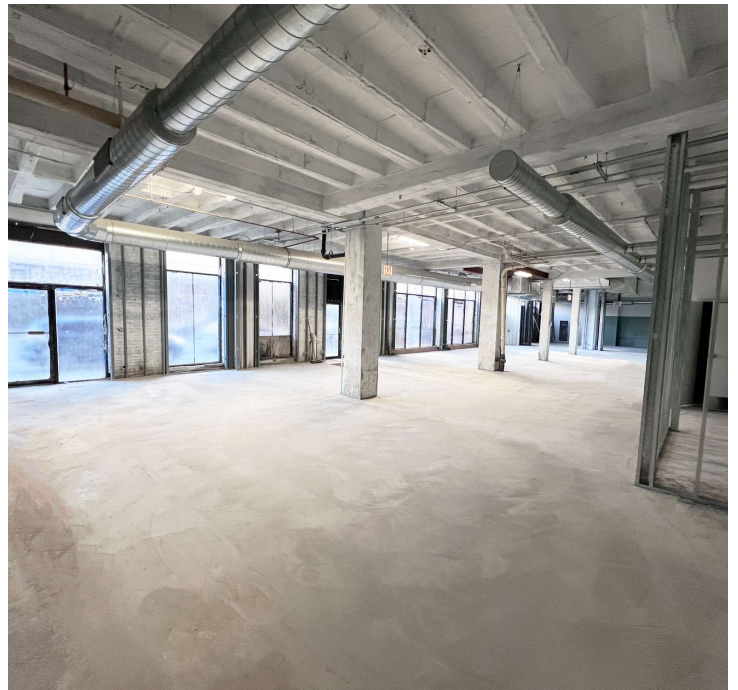
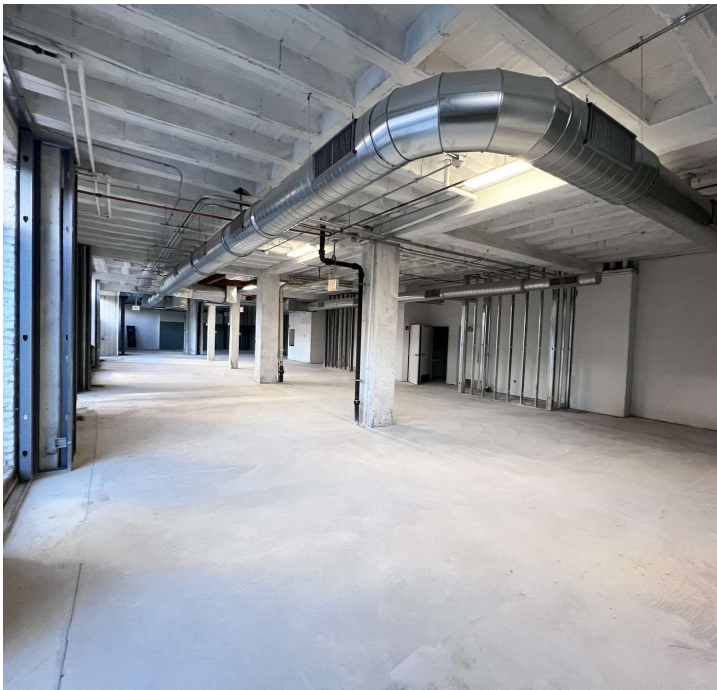
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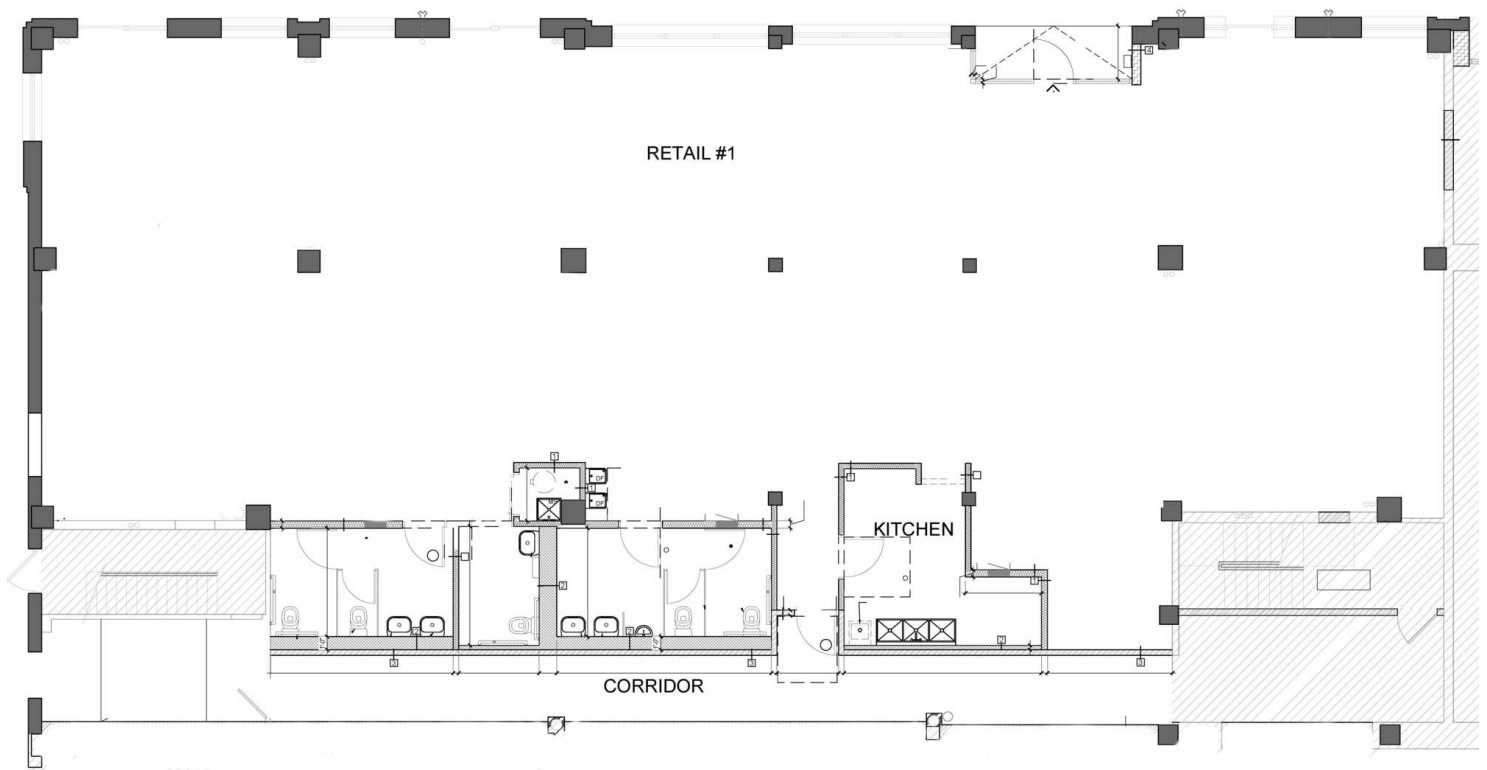
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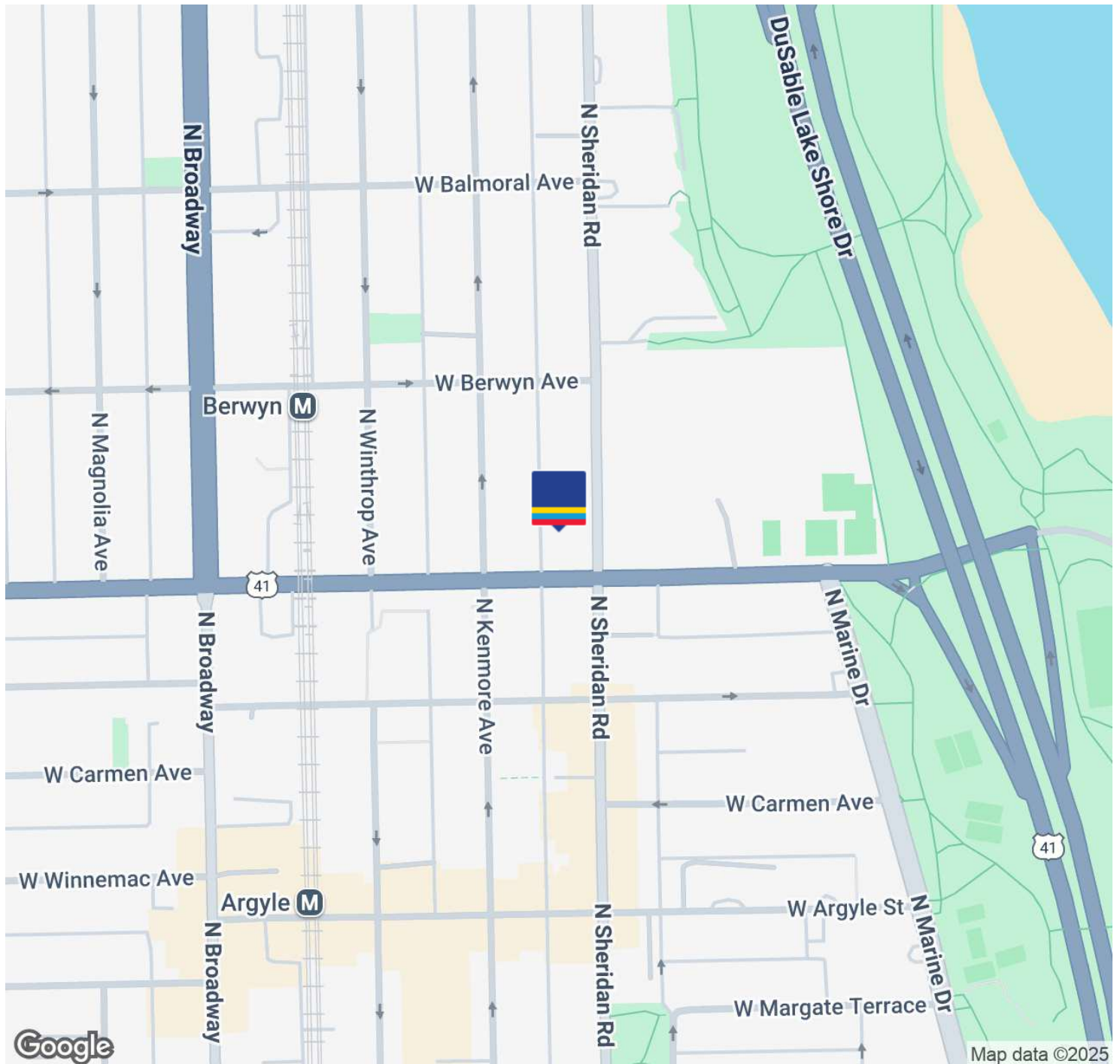
Floor Plans



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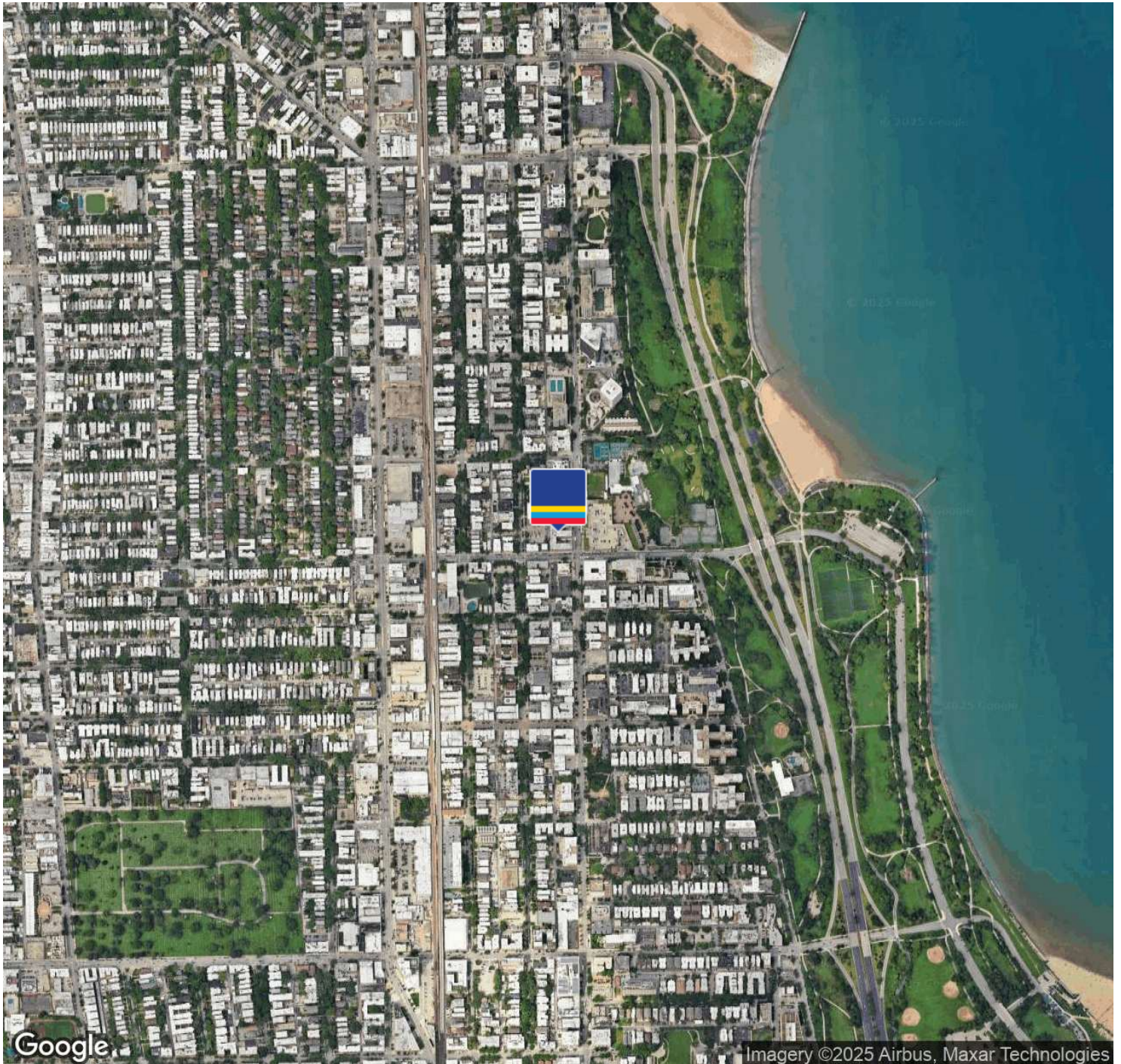
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Aerial Map



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