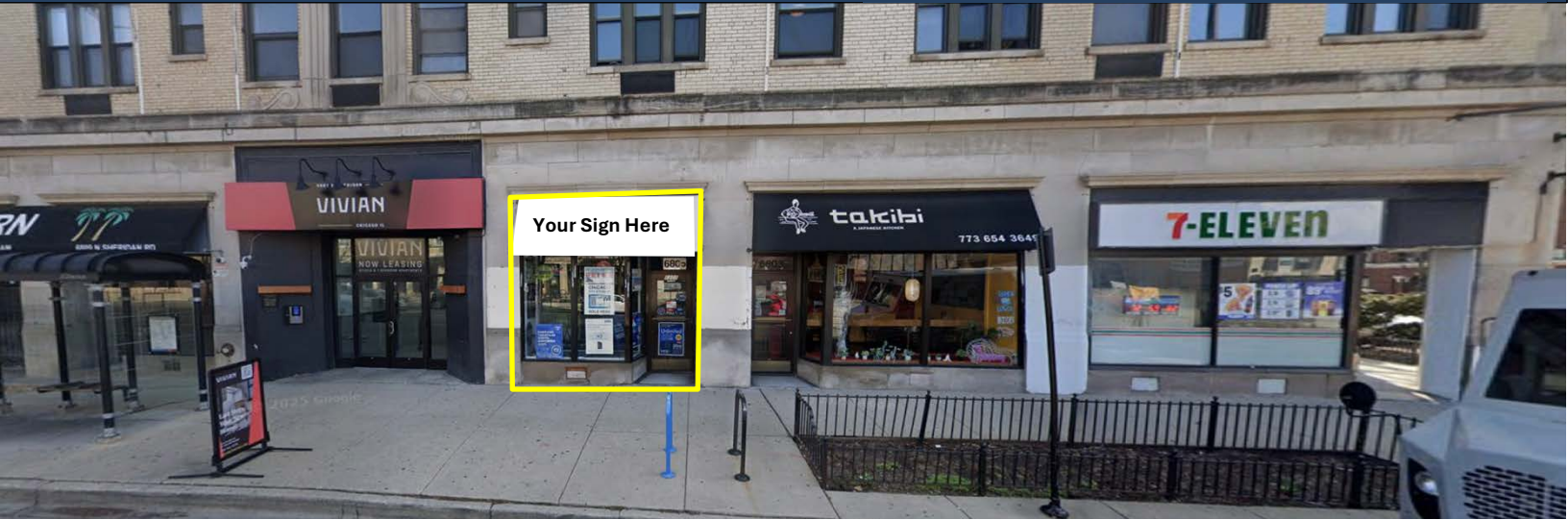


# PREMIERE ROGERS PARK RETAIL SITE FOR LEASE

6805 N. Sheridan Rd. – Rogers Park

718 SF

Chicago, IL 60626



## PROPERTY OVERVIEW

High-visibility retail space on Sheridan Road. in the historic 160-unit Vivian building. At the corner of Pratt Blvd. and Sheridan Road just north of Loyola University, this space is ideal for a restaurant, retail or office opportunity.

## LOCATION

The Sheridan Road corridor is one of the most popular destinations on Chicago's far north side for shopping, dining and entertainment. Anchored by Loyola University and surrounded by dense neighborhoods, this corridor has a wide range of national and local tenants such as: Target, Chipotle, Raising Caine's, CVS, Seven-Eleven, Hampton Inn Hotel, Starbucks, Khmai Cambodian Fine Dining, BobNGrill and more.

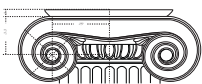
Located in the heart of Rogers Park's Sheridan Road Corridor, which has over 22,000 VPD, the property has convenient access to CTA train stations, bus stops and street parking. Chicago's Loyola Park and Lakefront Trail are just east of the property. The area boasts a dense population within 1 mile of 69,307 and a daytime population of 58,192.

## LEASE RATE

\$18.00 PSF NNN

\$1.20 PSF CAM

\$5.80 PSF Taxes



THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting

**GINA CARUSO**

312-802-9290

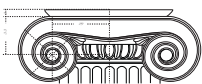
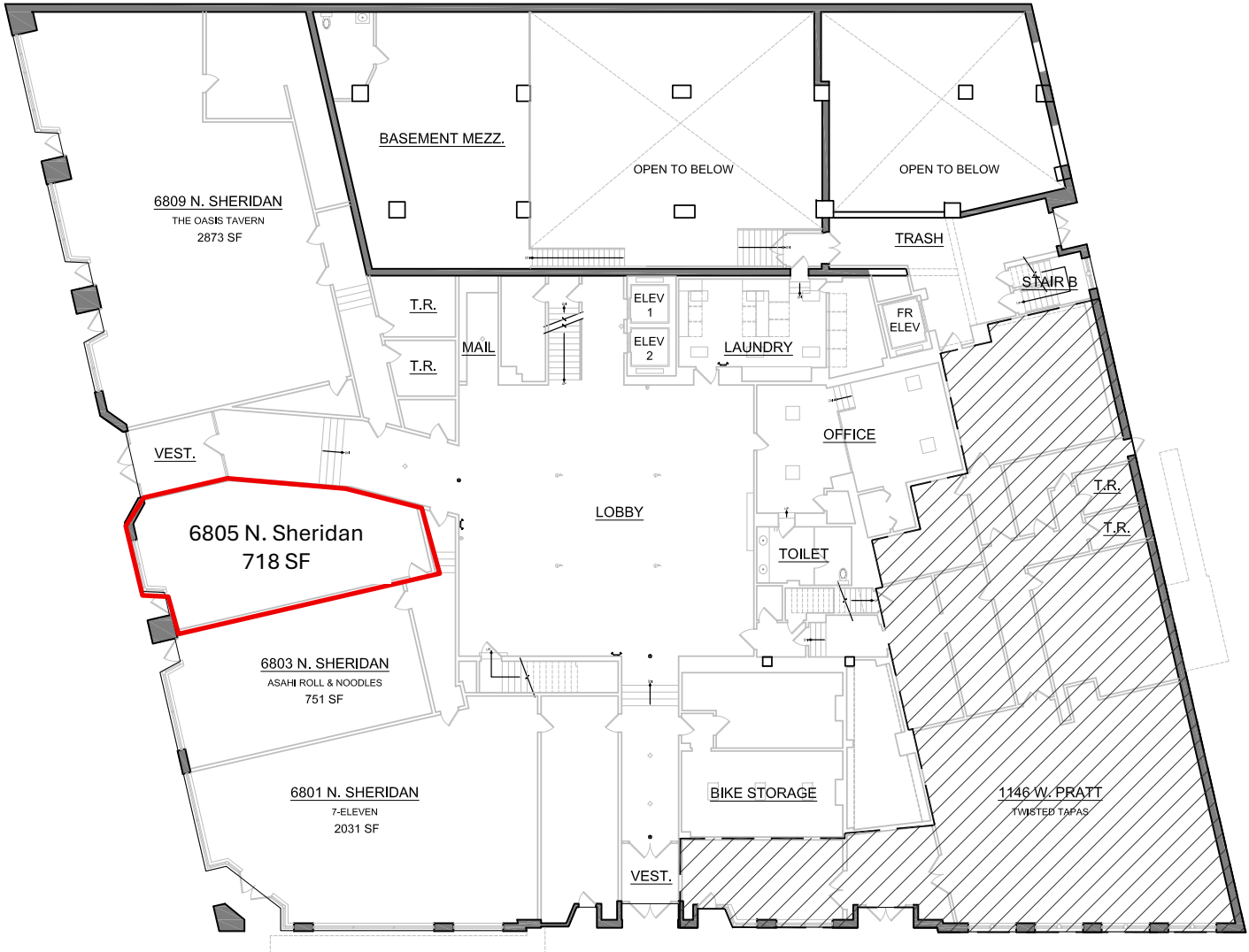
gina@lordcompanies.com

**KEITH LORD**

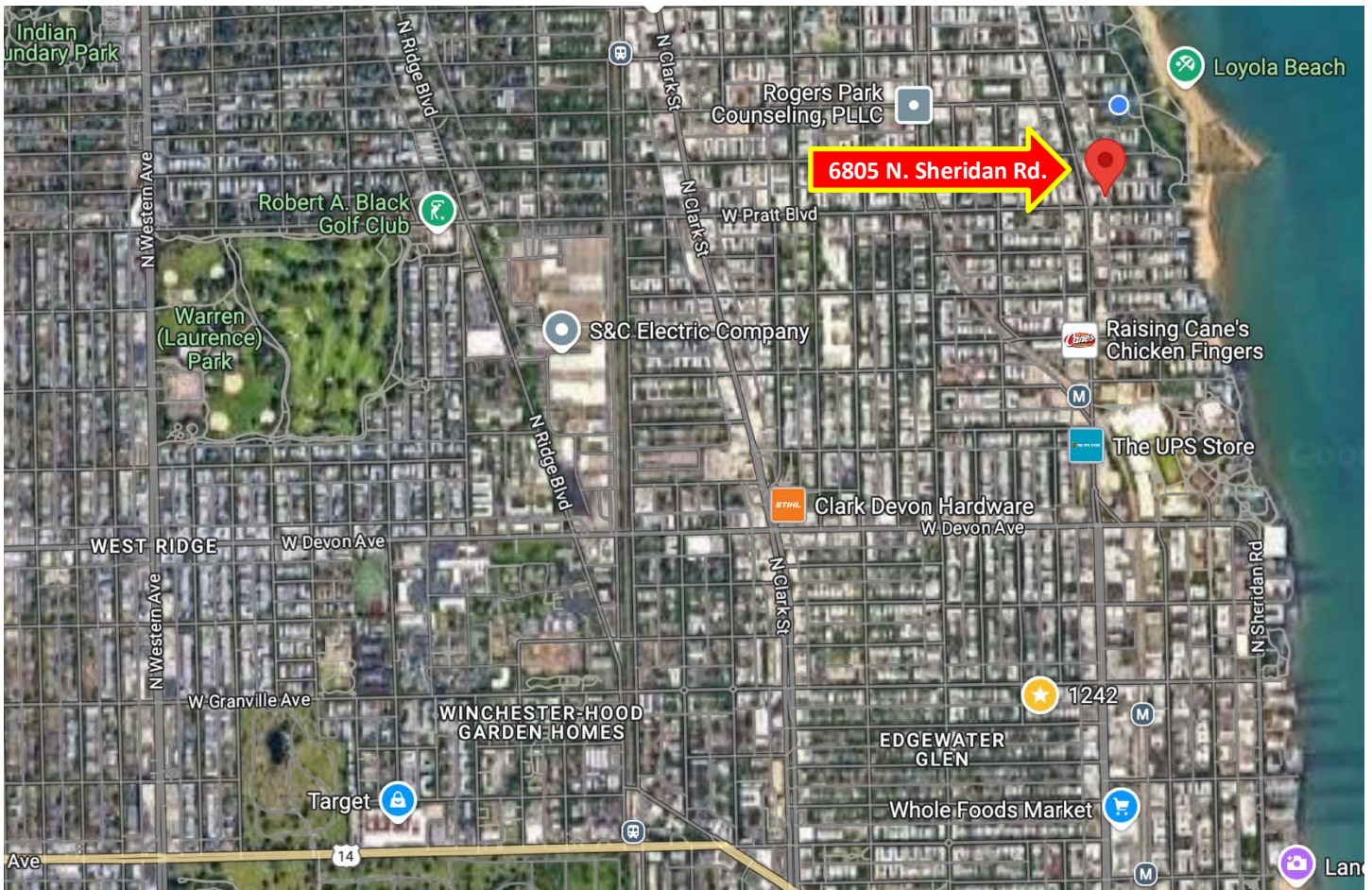
312-287-6066

keith@lordcompanies.com

# FLOOR PLAN



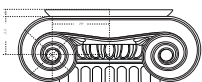
## MARKET AREA



## AREA NATIONAL RETAILERS



The area has over 65 local and regional tenants within blocks of the site.



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