



4710 N Sheridan Rd

GROUND FLOOR · ±3,291 SF · CHICAGO, IL 60640

AVAILABLE ±3,291 SF · ground floor · Spring 2027

CLEAR HEIGHT ±15'

LOADING Rear overhead drive-in door

PARKING 4 private rear spaces + street parking

WASHROOMS 2

BASEMENT Full basement

ZONING B3-5 — Community Shopping District (FAR 5)

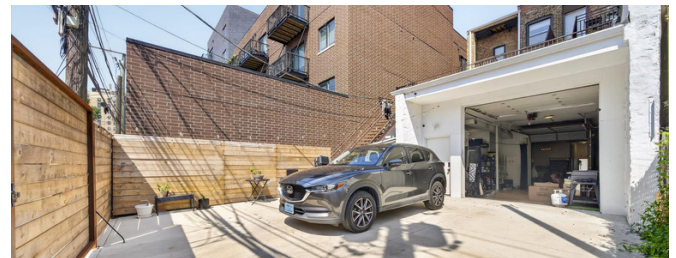
TRANSIT Lawrence Red Line — 0.3 mi

RATE **Call for rate**

A showroom that loads like a warehouse.

Glass frontage on Sheridan Road in front; a 15-foot clear ceiling, rear overhead drive-in door, and an exclusive private parking pad in back. That combination — display space and true vehicle access in one first-floor plate — is nearly absent from this submarket.

Suited to kitchen & bath, flooring, appliance, and furniture showrooms, or production and service users who need to get a van inside the building. The showroom sits on the west side of N Sheridan Road, just a short distance west of Lake Michigan, Montrose Beach, and local transit - Lawrence Red Line stop.



REAR DRIVE-IN & EXCLUSIVE PARKING PAD

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MANAGEMENT



±15' CLEAR HEIGHT

A rare drive-in warehouse behind a storefront

±3,291 SF ground floor — coming Spring 2027

Rare drive-in warehouse: ~15' ceilings, overhead drive-in loading dock in the rear

2 washrooms + full basement

4 private parking spaces, plus street parking

Zoning B3-5 — Community Shopping District, FAR of 5

IDEAL USERS

Flooring / tile showroom

Rugs & carpet

Appliance / furniture showroom

Motorcycle / scooter

Photo / video production stage

Kitchen / bath showroom

Commissary / shared kitchen

Wholesale Bakery



SHERIDAN RD GLASS LINE, FROM INSIDE



DRIVE-IN/WAREHOUSE BACK



REAR DRIVE-IN



TOTAL: 3291 sq. ft
Basement: 0 sq. ft, 1st floor: 3291 sq. ft
EXCLUDED AREAS: BASEMENT: 432 sq. ft

Floor Plans Are Highly Accurate But Dimensions Are Not Guaranteed.

DEMOGRAPHIC & LOCATION

Strong demographics, premier transit access, and a high-traffic corridor: steps from two Red Line stations, half a mile from Lake Shore Drive, with the lakefront to the east. Located in the heart of vibrant Uptown, this neighborhood is celebrated for its incredible cultural diversity and a thriving, world-class dining scene right outside your door.

POPULATION (1-MI RADIUS)	73,810 residents
AVG HOUSEHOLD INCOME (1-MI)	\$91,245
TRANSIT	CTA Red Line — Lawrence & Wilson, 3M+ combined annual riders
TRAFFIC	½ mi from Lake Shore Drive — 75,800 vehicles/day

Sources: U.S. Census Bureau / ACS estimates; CTA ridership; IDOT traffic counts.



AERIAL VIEW — 4710 N SHERIDAN RD