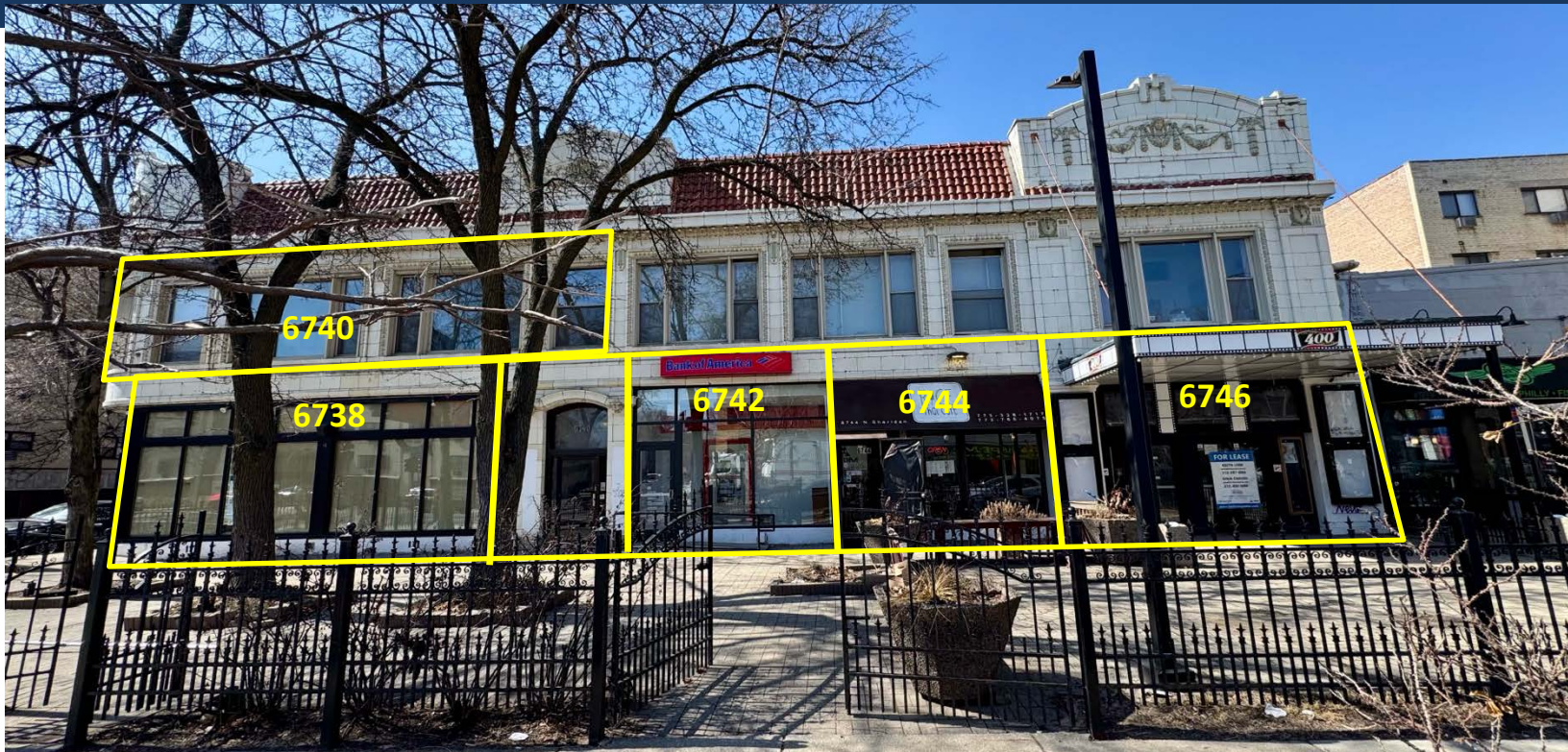


# The 400 Theater Building

For Lease 8,125 SF Theater, 3,300 SF Retail, 1,400 SF Office, Private Patio  
6738 - 6746 N. Sheridan Road, Chicago, IL 60626



## PROPERTY OVERVIEW

The **400 Theater Building** offers unique retail sites in an iconic terra cotta trimmed building at the signaled intersection of Sheridan and Columbia. Directly across from Loyola University in Rogers Park with proximity to CTA train stations and bus stops, the property includes a fully operational movie theater, which potential to be re-purposed for live events, indoor sports, or other creative uses. Also available are three storefronts at 1,100 SF each plus a second floor 1,400 SF fully built out office space. The retail spaces include access to a large private patio. Tenants benefit from huge exposure from the marquee and pylon signage highly visible to 22,500+ VPD on Sheridan Road. Zoned B3-2.

### 6746 N. Sheridan

- 8,125 SF; 4 theaters totaling 450 seats
- Concession with potential for full bar
- 2 multi-stall bathrooms
- Christy 2210 Projectors & Digital Dolby Sound

### 6744 N. Sheridan

- 1,100 SF
- Fully built out restaurant with black iron
- Singles stall bathroom
- Current tenant M2M

### 6742 N. Sheridan

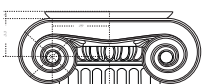
- 1,100 SF
- Fully built out restaurant with black iron
- Singles staff bathroom

### 6738 N. Sheridan

- 1,100 SF corner location
- Basement suitable for dry storage
- Single stall bathroom

### 6740 N. Sheridan

- 1,400 SF 2<sup>nd</sup> fl. Space (office, medical, retail)
- Wooden floors, natural light, kitchenette
- Single stall bathroom



THE LORD COMPANIES L.L.C.  
Brokerage • Development • Investment • Consulting

KEITH LORD  
312-287-6066  
keith@lordcompanies.com

GINA CARUSO  
312-802-9290  
gina@lordcompanies.com

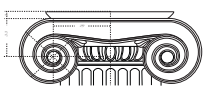
## LOCATION

- 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 tenants:** Roger's Wing, Great Wall, Arepa Pa Los Pana
- **Area tenants:** Target, CVS, Dunkin' Donuts, Raising Cane's, Taco Bell, 7-Eleven, Starbucks, bobNgrill, Giordano's, Hampton Inn Hotel, Khmai Cambodian Fine Dining, Chase Bank

## LEASE RATE

- 6746 N Sheridan - \$18,000/mo gross
- 6744 N Sheridan - \$4,500/mo gross
- 6742 N Sheridan - \$5,000/mo gross
- 6740 N Sheridan - \$3,000/mo gross
- 6738 N Sheridan - \$5,700/mo gross

## MARQUEE / PYLON SIGNAGE OPPORTUNITY



THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting

KEITH LORD

312-287-6066

keith@lordcompanies.com

GINA CARUSO

312-802-9290

gina@lordcompanies.com

## 6746 N Sheridan

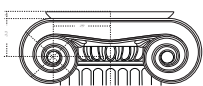
Four movie theaters with 20+ ft. tall ceilings



Two multi-stall bathrooms



Concession area full bar potential



THE LORD COMPANIES L.L.C.  
Brokerage • Development • Investment • Consulting

KEITH LORD  
312-287-6066  
keith@lordcompanies.com

GINA CARUSO  
312-802-9290  
gina@lordcompanies.com

## 6738 N Sheridan

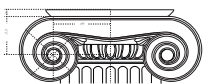
Corner location with an open floor plan with two side of wrap-around windows



Kitchen area with wall air conditioning unit and 3-compartment sink



Full basement suitable for dry storage

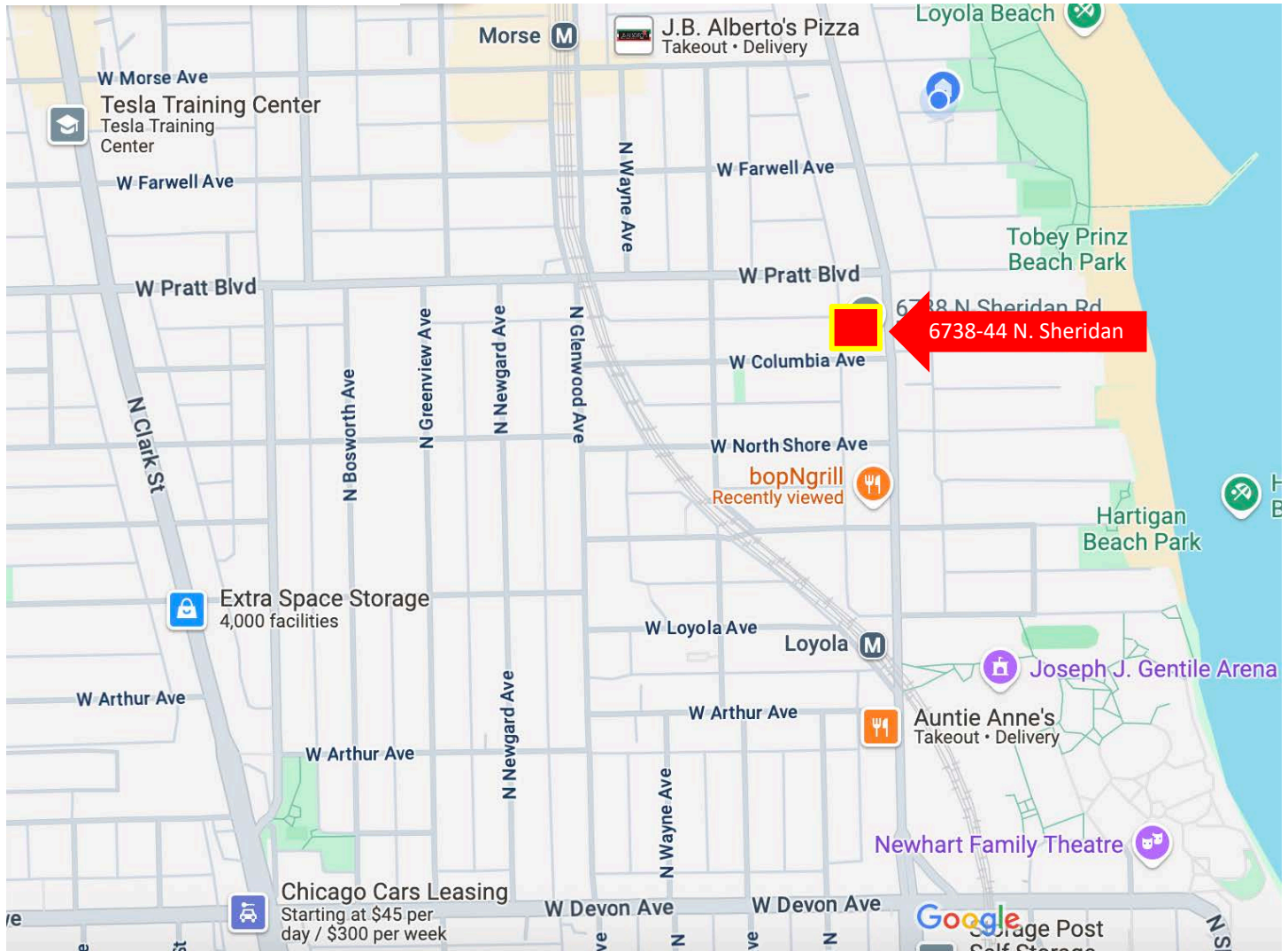


THE LORD COMPANIES L.L.C.  
Brokerage • Development • Investment • Consulting

**KEITH LORD**  
312-287-6066  
keith@lordcompanies.com

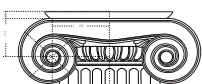
**GINA CARUSO**  
312-802-9290  
gina@lordcompanies.com

## 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



THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting

**KEITH LORD**

312-287-6066

keith@lordcompanies.com

**GINA CARUSO**

312-802-9290

gina@lordcompanies.com