

# Rare & Fantastic Retail Opportunity

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

### 6606 N. Sheridan Road, Chicago, IL 60626



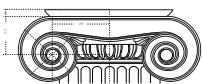
## PROPERTY OVERVIEW

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.  
Brokerage • Development • Investment • Consulting

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

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

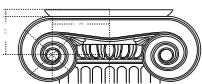
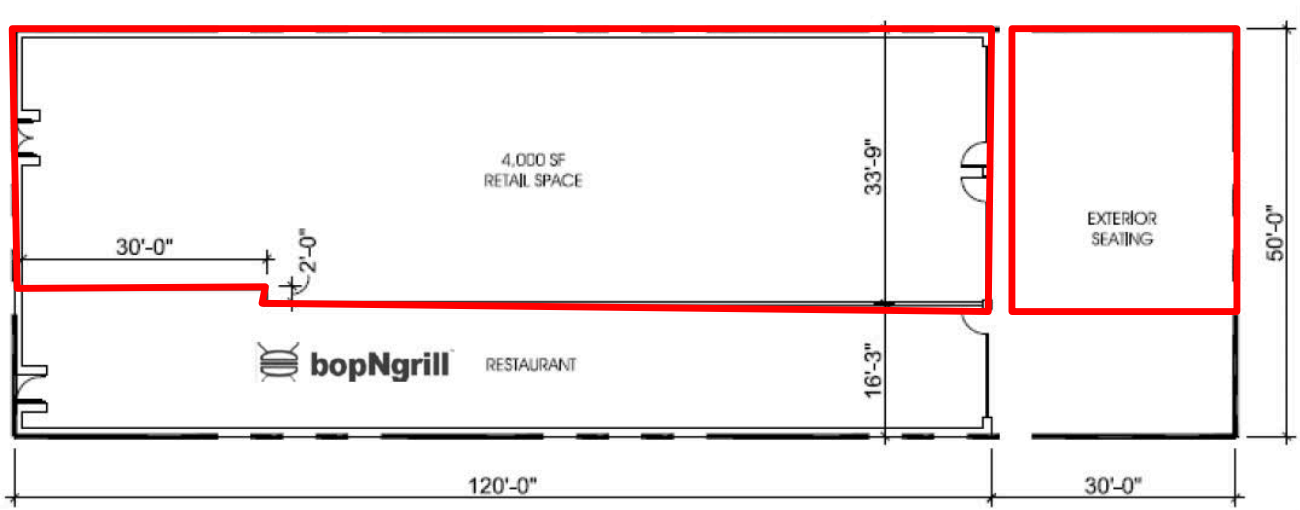
## LOCATION

- 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 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

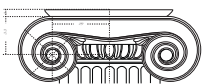
## LEASE RATE

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

## SPACE PLAN (RETAIL SPACE + EXTERIOR SEATING)



**EXTERIOR**



**INTERIOR**

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

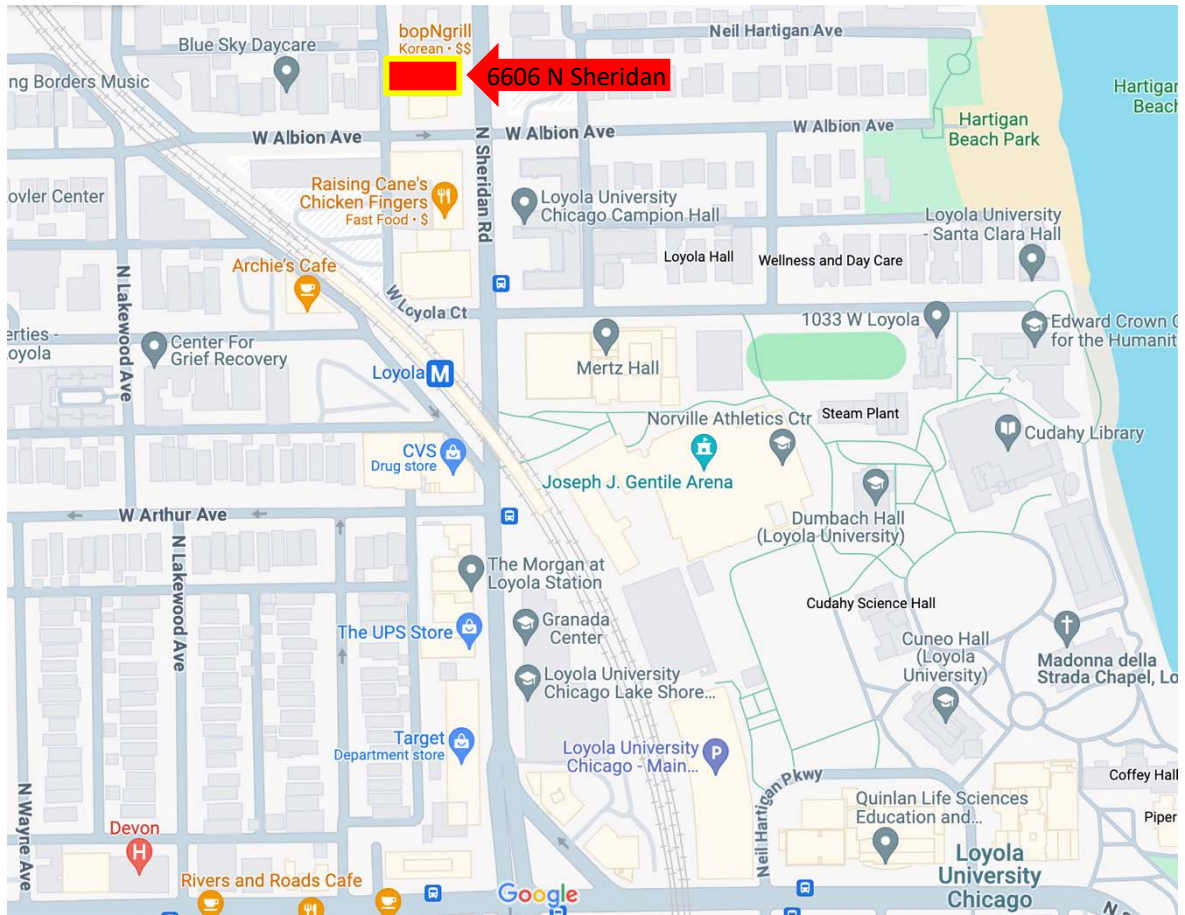


20' hood with fire suppression, prep area, kitchen equipment, and walk-in freezers/coolers

2 multi-stall ADA bathrooms

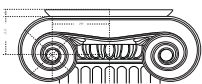


## MARKET AREA



### 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



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