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N SHEFFIELD



FOR LEASE

Newly Renovated Corner Retail Space



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LEASING OVERVIEW

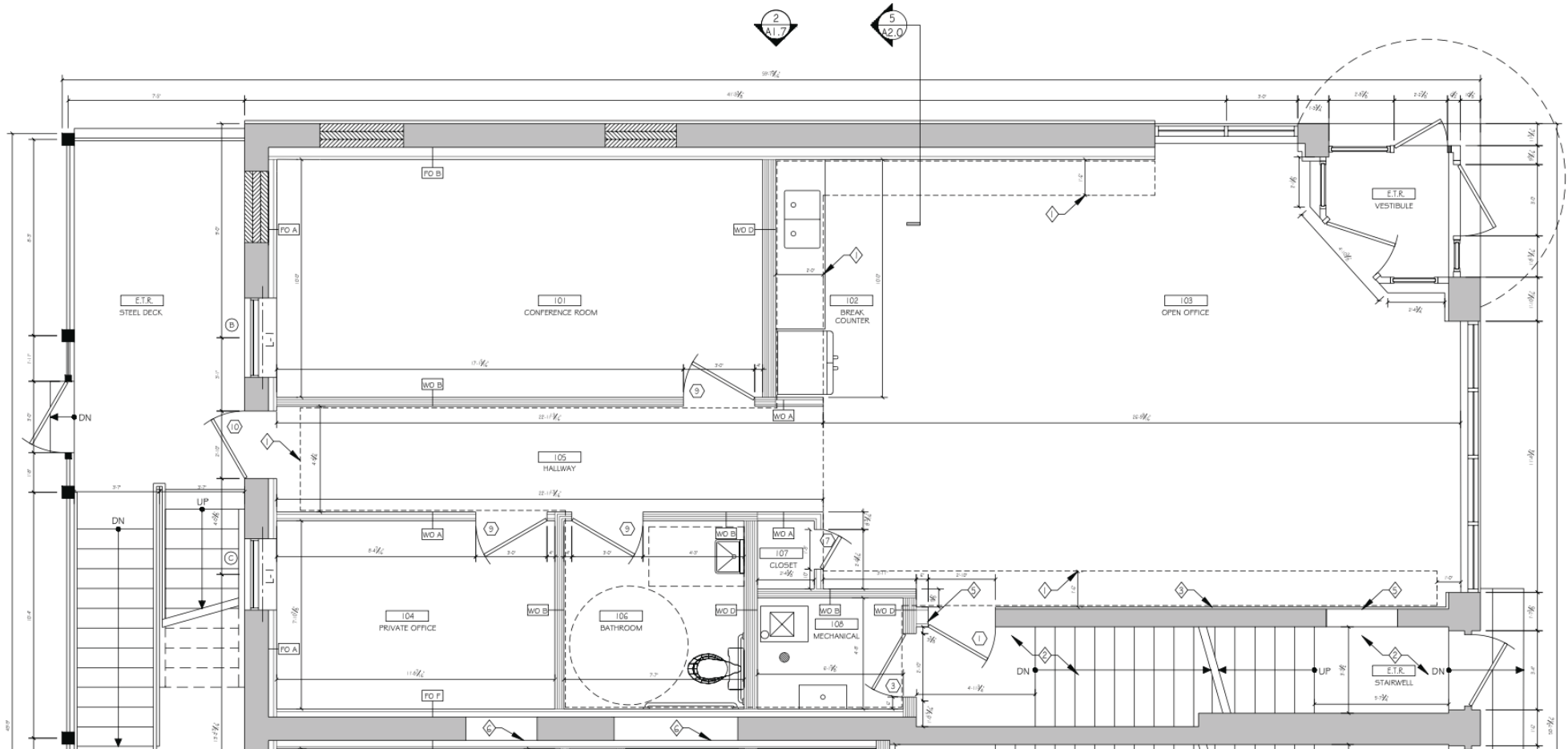
Asking Rent	\$58/PSF Gross
Space Available	~1,260 SF
LL Space (Add'l)	~1,072 SF
Frontage	~50'
Ceiling Heights	~13' & ~8'
Zoning	B2-3
Date Available	Now
Condition	Newly Renovated
Sub-Market	Lakeview
Aldermanic Ward	44th



LEASING HIGHLIGHTS

- ~1,260 SF newly renovated retail space on the hard corner of Sheffield & Roscoe, steps from Wrigley Field and Wrigleyville's busiest bars and restaurants.
- Previously licensed 700 SF sidewalk cafe on Roscoe Street.
- ~1,072 SF lower-level included. Total space is ~2,332 SF.
- 50' of frontage on Sheffield with signage opportunities on both sides of the building.
- Heavy pedestrian traffic, high household incomes, and surrounded by ongoing new development.
- Easily accessible location, just two blocks from Belmont CTA Stop (Red, Brown, Purple).
- Surrounded by top Wrigleyville businesses: Sheffield's Wine & Beer Garden, Happy Camper, Country Club, Dimo's Pizza, Merkle's Bar & Grill, and Wrigley Field.





1st Floor Plans Shown. ~1,072 SF of add'l lower level space included.

NOTABLE RETAILERS

RESTAURANTS & BARS



RETAIL



ENTERTAINMENT



LAKEVIEW DESCRIPTION

Lakeview is a high-demand trade area on Chicago’s North Side, offering strong fundamentals for retail and restaurant leasing. With a dense residential population, consistent foot traffic, and easy access via multiple CTA lines, Lakeview provides exceptional exposure and a stable customer base. Anchored by Wrigley Field and stretching east to the lakefront, the neighborhood captures year-round activity, driven by a mix of long-time residents, young professionals, and visitors. Strong demographics and household incomes support a wide variety of retail and food and beverage uses, from quick-service concepts to upscale dining and experiential retail.

Retail corridors such as Southport, Broadway, Clark, and Belmont continue to attract a healthy mix of national tenants and local operators. The area’s walkability, transit connectivity, and vibrant streetscape make it an ideal location for brands seeking visibility in an established urban setting. Lakeview’s evolving retail landscape—particularly in Wrigleyville and along key intersections—offers leasing agents and property owners opportunities to reposition assets, attract best-in-class tenants, and capitalize on long-term neighborhood growth. It’s a proven, high-performing market with upside for the right retail strategy.



AREA
OVERVIEW

AREA DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,974	26,148	110,441
Average Age	30.6	30.6	33.0
Total Households	3,626	13,844	63,299
People Per Household	1.6	1.5	1.4
Average Household Income	\$200,434	\$207,070	\$186,360
Average Home Value	\$585,170	\$579,899	\$503,987

Demographic Source: Applied Geographic Solutions via Sites USA.

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