

# NWC Yale & Sheridan

ZION, IL 60099

## For Lease

RETAIL / RESTAURANT SPACE



- ▶ **Join Chipotle at a new development opportunity** with excellent visibility along Sheridan Road
- ▶ Multiple development scenarios available, including drive-thru potential
- ▶ Close proximity to City of Hope Cancer Center (1,245 employees) and Zion-Benton & Zion-Benton East High Schools (2,500 students)
- ▶ Surrounding retailers include Wendy's, Culver's, McDonald's and Piggly Wiggly

### DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	9,690	42,385	99,218
Adj. Daytime Population	8,645	31,713	72,090
Estimated Households	3,575	15,146	35,858
Estimated Average Household Income	\$69,555	\$90,300	\$92,801

#### NICOLE CARDOT

nicole@baumrealty.com  
312.275.0371

#### DAN MOLNAR

dan@baumrealty.com  
312.275.3138



© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

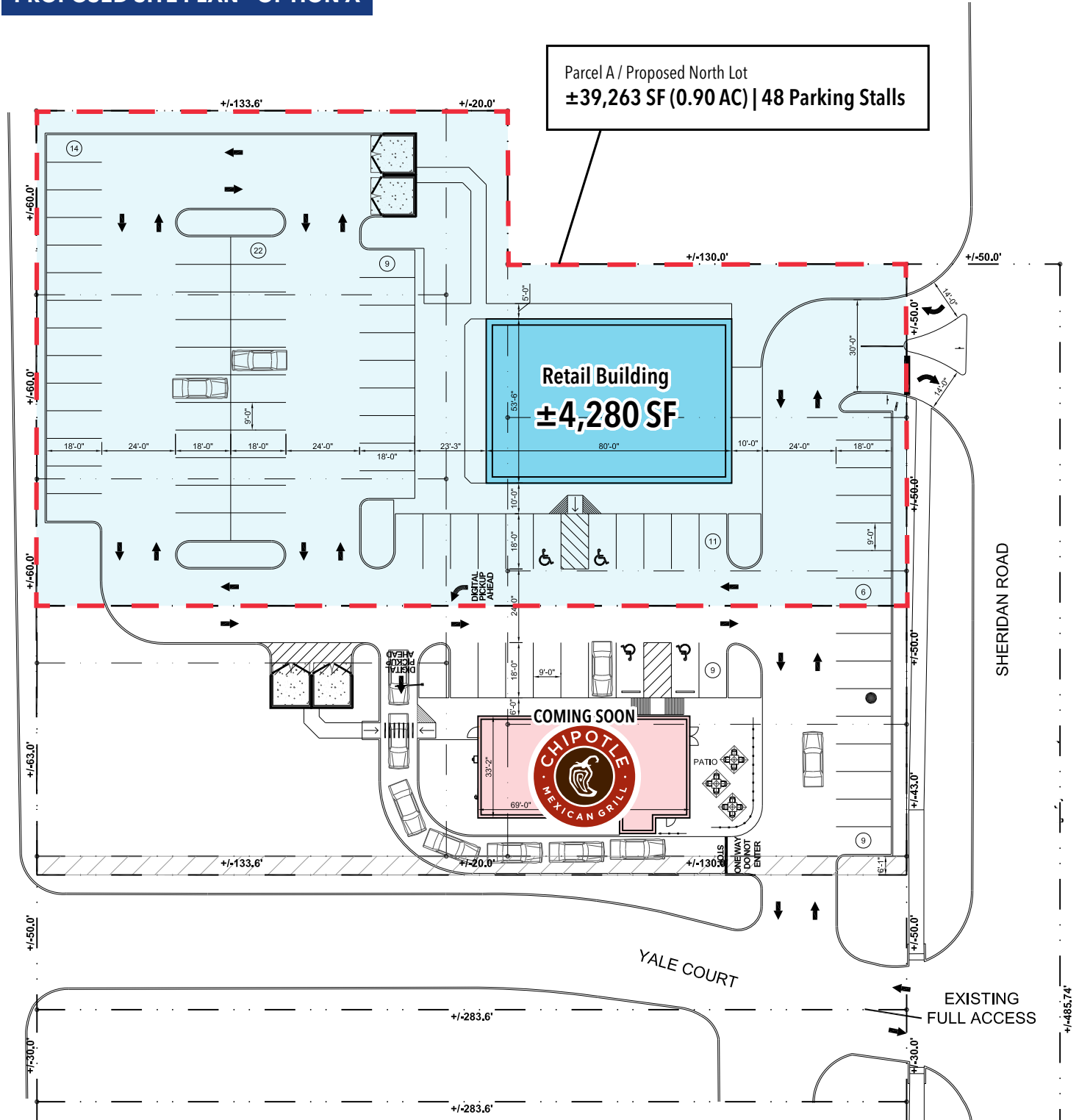
# NWC Yale & Sheridan

ZION, IL 60099

# For Lease

RETAIL / RESTAURANT SPACE

## PROPOSED SITE PLAN - OPTION A



**NICOLE CARDOT**

nicole@baumrealty.com

312.275.0371

**DAN MOLNAR**

dan@baumrealty.com

312.275.3138



© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

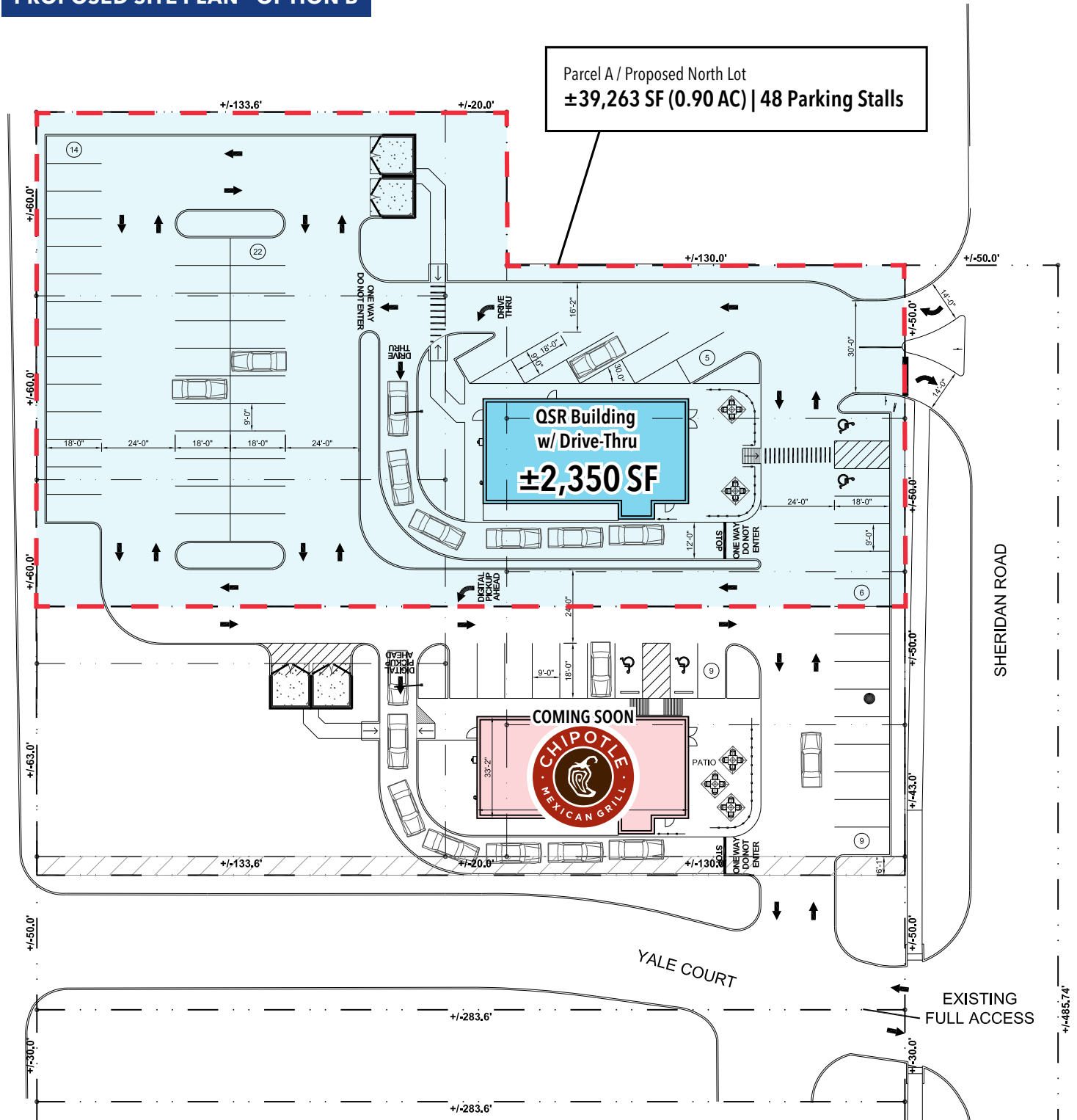
# NWC Yale & Sheridan

ZION, IL 60099

# For Lease

RETAIL / RESTAURANT SPACE

## PROPOSED SITE PLAN - OPTION B



**NICOLE CARDOT**

nicole@baumrealty.com

312.275.0371

**DAN MOLNAR**

dan@baumrealty.com

312.275.3138



© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM



# NWC Yale & Sheridan

Zion, IL

