

# 4652 N. Sheridan Road

UPTOWN | CHICAGO, IL 60640

**For Lease**  
COMMISSARY / RETAIL



- ▶ 8,000 SF one-of-a-kind commissary space available in Uptown
- ▶ Over \$500,000 worth of improvements done in 2023
- ▶ 14 foot hood with over sized walk in cooler
- ▶ Additional equipment available (*Full list available upon request*)
- ▶ Large drive up door off the alley
- ▶ Two ADA restrooms
- ▶ No parking, but spots are available for lease within one block of the location
- ▶ Excellent access to Lake Shore Drive (½ mile / two minute drive)
- ▶ 15 minute drive to the Loop, 12 minute drive to River North
- ▶ **Rental Rate: \$16 PSF Modified Gross**

## DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	11,465	28,037	71,129
Adj. Daytime Population	9,291	22,567	50,908
Estimated Households	5,760	15,858	41,679
Estimated Average Household Income	\$76,761	\$86,550	\$103,824

### CHUCK WHITLOCK

312.275.3133

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

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## INTERIOR PHOTOS



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4652 N. Sheridan Rd  
Chicago, IL

**SAINT AUGUSTINE COLLEGE**  
901 Students

14,100 VPD

5,950 VPD

4,100 VPD

73,800 VPD

**N LAKE SHORE DR**

41

**4652 N. Sheridan Road**

15,000 VPD

2,650 VPD

2,200 VPD

**UPLIFT COMMUNITY HIGH SCHOOL**  
221 Students

**WEISS MEMORIAL HOSPITAL**  
236 Beds

**HARRY S TRUMAN COLLEGE**  
5,186 Students

1.8M Riders/Year

9,500 VPD

12,000 VPD

