



COMMERCIAL SPACE FOR LEASE

BAIRD & WARNER

REAL ESTATE | MORTGAGE | TITLE | INSURANCE

7100 North Sheridan Road

CHICAGO, IL 60626



Street Retail/Office Space Across From Loyola Park

OFFERING SUMMARY

- AVAILABLE SPACE: 725 SF
- LEASE RATE: \$18.00/SF Modified Gross (MG)
- ZONING: B2-3
- RENOVATED: 2006
- SUBMARKET: Rogers Park
- TRAFFIC COUNT: 28,500 VPD

SPACE HIGHLIGHTS

- 725 SF Commercial Space Available
- Full Glass Storefront
- Can Accommodate a Variety of Uses Including Retail, Office, Medical, Services, and More
- Situated on the High Traffic Sheridan Road (28,500 VPD) at a Signalized Intersection
- Across from Loyola Park With Access to Lake Michigan

AVAILABLE SPACE: 725 SF LEASE RATE: \$18.00/SFMG OCCUPANCY: IMMEDIATE

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PROPERTY DESCRIPTION

This property, also known as The Maynard at 7100 North Sheridan, features commercial retail spaces as well as 61 residential units. It is situated on the high traffic Sheridan Road (28,500 VPD) at a signalized intersection and across from Loyola Park with access to Lake Michigan.



SITE PLAN

This site plan shows the entire ground level of the 7100 North Sheridan Road building. The available space (highlighted in yellow below) will have the address of 7110 North Sheridan Road and it occupies the northern portion of this retail space. The southern portion of the retail space is already leased.



LOCATION DESCRIPTION

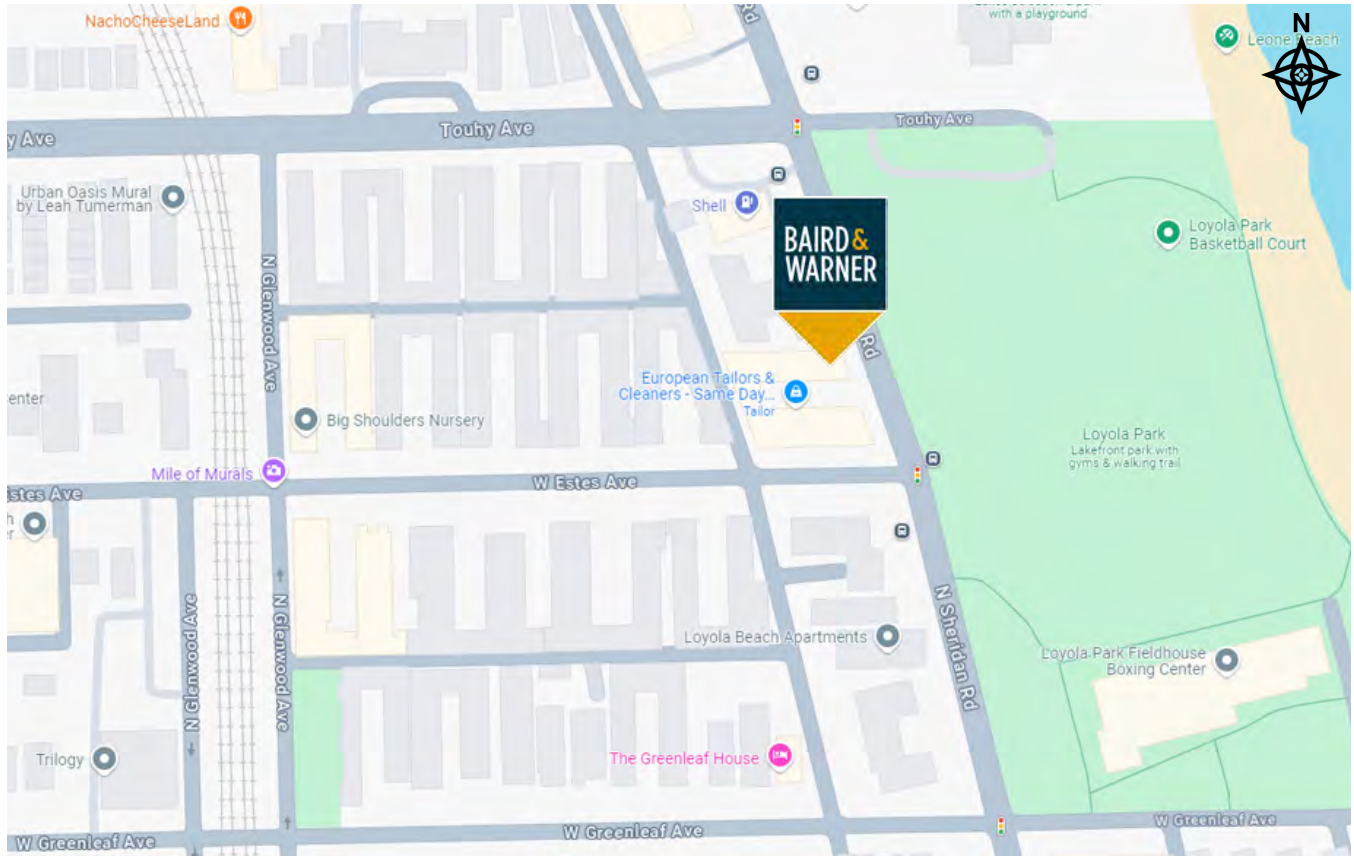
Rogers Park is a diverse neighborhood located on the far north side of Chicago and bordered by Evanston, IL. The area is serviced by CTA Red Line trains and several CTA and Pace bus routes. There is a mix of local and national retailers in the area including Jewel-Osco, Marshalls, and Target. The neighborhood has a varied culinary scene with options ranging from casual cafes to upscale restaurants. Loyola Park, located across the street, is a popular destination for residents and visitors alike, offering beach access, a playground, and a field house with indoor and outdoor sports facilities.

Loyola University is a short distance south of the property. It is a private Jesuit Catholic university with over 17,000 students and offers undergraduate, graduate, and professional programs. Loyola's campus includes several notable buildings, including the historic Cudahy Library, Madonna della Strada Chapel, and the Institute of Environmental Sustainability. The university also hosts a variety of events and performances throughout the year including concerts, lectures, and sports competitions.



LOCATION MAPS

7100 North Sheridan Road is located on the hard northwest corner of Sheridan Road and Estes Avenue, which is a signalized intersection.





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