



# FOR LEASE UPTOWN RETAIL

4555 N Sheridan Road  
Chicago, IL 60640



## HIGHLIGHTS

**Property Type:** Retail / Office  
**Lease Type:** NNN  
**Size:** 5,339 Sq Ft  
**Zoning:** PD-1389  
**Alderman:** Cappleman

## SNAPSHOT



- 5,339 Sq Ft of divisible retail space available for lease on the first floor of new construction Upshore Chapter Apartments, a 149-unit apartment complex
- Space features high ceilings, windows providing ample natural light, and over 155' of frontage on W Wilson Avenue
- Ideal location for boutique, cafe / coffee shop, spa / salon services, pet-related service, office, retail, or any resident amenity use
- High-visibility location with traffic of 18,343 vehicles per day and a Walk Score of 94

## TRANSIT



On CTA #151  
Sheridan Bus  
Route



On CTA #78  
Montrose Bus Route



0.2 miles to CTA  
Wilson Red  
Line Station



**DEMOGRAPHICS**



**Population**

1 Mile 71,230



**Households**

1 Mile 37,649



**Avg Household Income**

1 Mile \$78,211



**Consumer Spending (000s)**

1 Mile \$776,245

**AREA MAP**



**TRAFFIC COUNT**

N Sheridan Rd	9,637
W Wilson Ave	8,706



# FLOOR PLAN

