



## PREMIER RETAIL SPACES FOR LEASE IN WRIGLEYVILLE LOFTS BUILDING

Four premier retail spaces available for lease in a new construction 7-story residential building with 120 units in Wrigleyville. Great location just across the street from the Sheridan Red Line station, and only 2-1/2 blocks north of Wrigley Field. Landlord willing to contribute TI to qualified prospects. Possible uses for this location include:

- Retail—Ace Hardware is already a tenant of this location!
- Restaurant—Large sidewalk available for outdoor patio dining/sidewalk seating.
- Pet Service Business—Pet Friendly building with over 100 pets.

<b>Lease Rate:</b>	<del>\$36 PSF</del> \$30 PSF	<b>951 W. Dakin</b>	1,387 SF
<b>Lease Type:</b>	NNN	<b>3911 N. Sheridan</b>	2,517 SF
<b>Zoning:</b>	B-3	<b>3913 N. Sheridan</b>	1,836 SF
<b>Year Built:</b>	2021	<b>3915 N. Sheridan</b>	2,124 SF



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PHONE: 773-736-3600

### PREMIER RETAIL SPACES FOR LEASE IN WRIGLEYVILLE LOFTS



#### AREA COLOR LEGEND

- = RETAIL AREA
- = ANCILLARY AREA
- = COMMON AREA (RETAIL ONLY)
- = MIXED-USE COMMON AREA (SHARED)
- = EXTERIOR MIXED-USE COMMON AREA (SHARED)



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### Location Photos



### Demographics

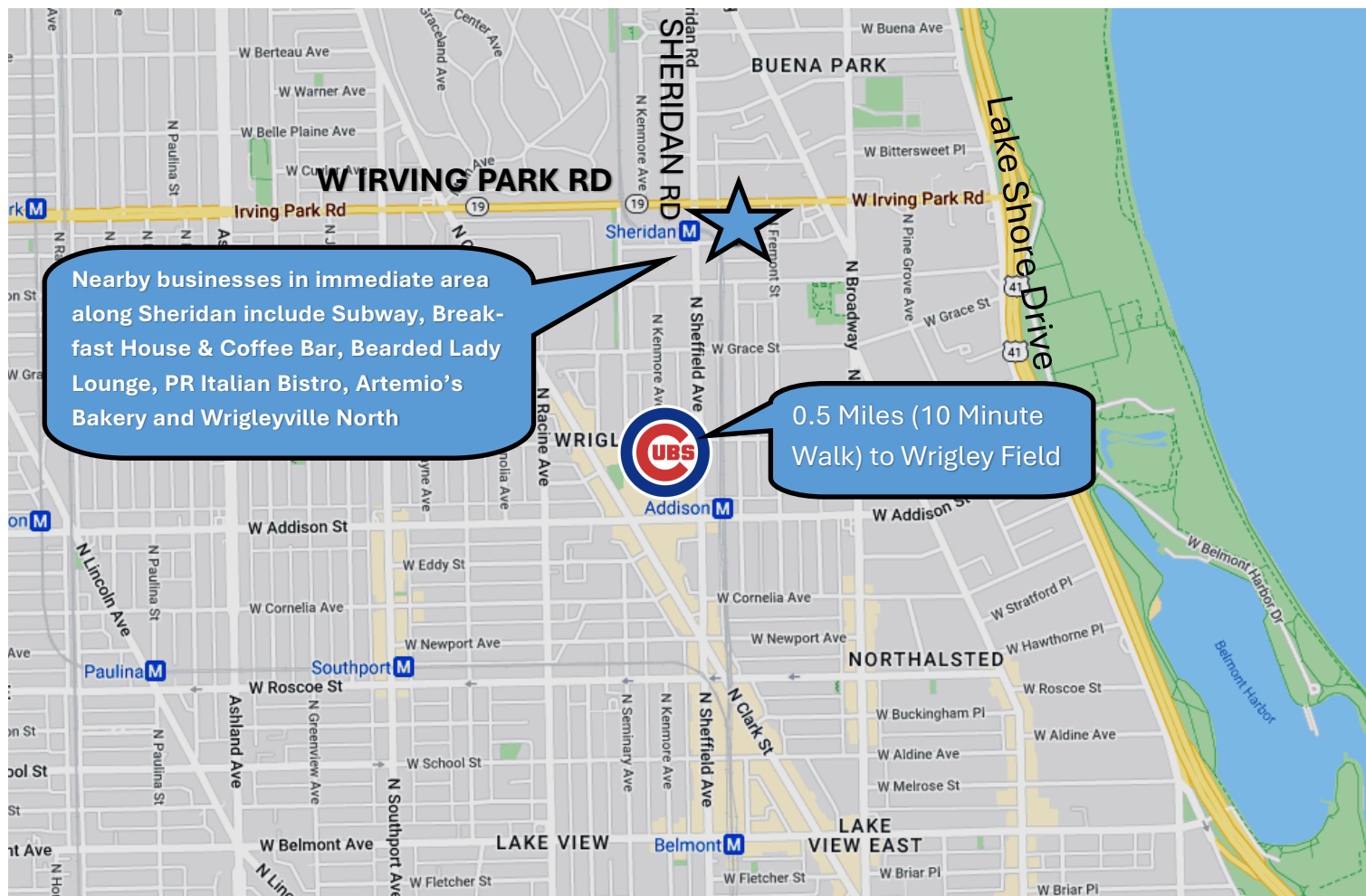
Year 2020	0.5 Miles	1 Mile	1.5 Miles
Total Population:	26,715	80,463	154,212
Total Households:	16,021	45,385	85,706
Average Household Size:	1.66	1.73	1.76
Average Household Income:	\$108,784	\$118,272	\$120,345
Median Household Income:	\$78,111	\$81,823	\$81,132
Total Housing Units:	17,030	48,556	92,406



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## Map



## WRIGLEYVILLE NEIGHBORHOOD

“Wrigleyville is home to the historic Wrigley Field, the 2nd oldest ballpark in the country. The area around the stadium is known as Wrigleyville, and it’s bursting at the seams with sports bars, souvenir stalls, and die-hard Cubs fans. Walk up and down Clark Street to stop into the area’s many bars and restaurants that are usually filled with locals, even when it’s not baseball season. Right outside the stadium, you’ll find the open-air Gallagher Way. It’s a popular gathering spot for neighbors, fans, and visitors all year long. A slew of events go on here, including farmers markets, an outdoor concert series, film screenings, and a holiday winter wonderland.” - **Source: ChooseChicago.com**



In 2021, the average regular season home attendance of the Chicago Cubs was **24,431**



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