

DEMOS

3.2 MM

Wrigley Field attendance
in 2017

83,700

residential population
within one mile

\$437,000

average home value
within one mile

25,000+

cars per day at the
intersection of Irving Park Rd
& Sheridan Rd

CONTACTS

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3916

N SHERIDAN RD



3916 N SHERIDAN ROAD



SITE PLAN



3,348 SF retail/office space at the base of a 33-unit residential building in Lakeview, two blocks from Wrigley Field, with potential for outdoor patio seating



Steps from the Sheridan CTA Red Line station with **3.5MM annual riders** and the Sheridan CTA #151 bus stop with **5.8MM annual riders**



Directly across the street and adjacent to two transit-oriented mixed-use developments with **170+ residential units and 11,000+ SF of ground floor retail**



Five dedicated parking spaces for staff/employees

3916