

3211-3215 N. Sheffield Ave.

CHICAGO, ILLINOIS

Space Available

East block of Sheffield between School and Belmont

FOR MORE INFORMATION, PLEASE CONTACT

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DEMOGRAPHICS



109k+

Total Population
1 Mile

26.1k+ 6.75k+
0.5 Miles 0.25 Miles



\$160k+

Average HH Income
1 Mile

\$177k+ \$181k+
0.5 Miles 0.25 Miles



75.3k+

Daytime Population
1 Mile

21.9k+ 5.89k+
0.5 Miles 0.25 Miles



FEATURES/HIGHLIGHTS:

- Fully built out restaurant space with ability to demise
- Located just off the busy corner of Belmont & Sheffield in highly sought after Lakeview neighborhood
- Well positioned in extremely dense sub-market less than one block away from CTA Brown/Purple/Red Line Station
- Walking distance to Wrigley Field

NEIGHBORING TENANTS

Walgreens, Chipotle, Giordanos, Amazon Fresh, Chipotle, Giordanos, Cheesie's, Blaze Pizza, The Vic Theater, Dentologie, Chicago Bagel Authority, Potbelly, Lost Reef Lounge.

CANVAS

FLOOR PLAN

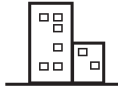
SPACE AVAILABLE



6,321 sqft

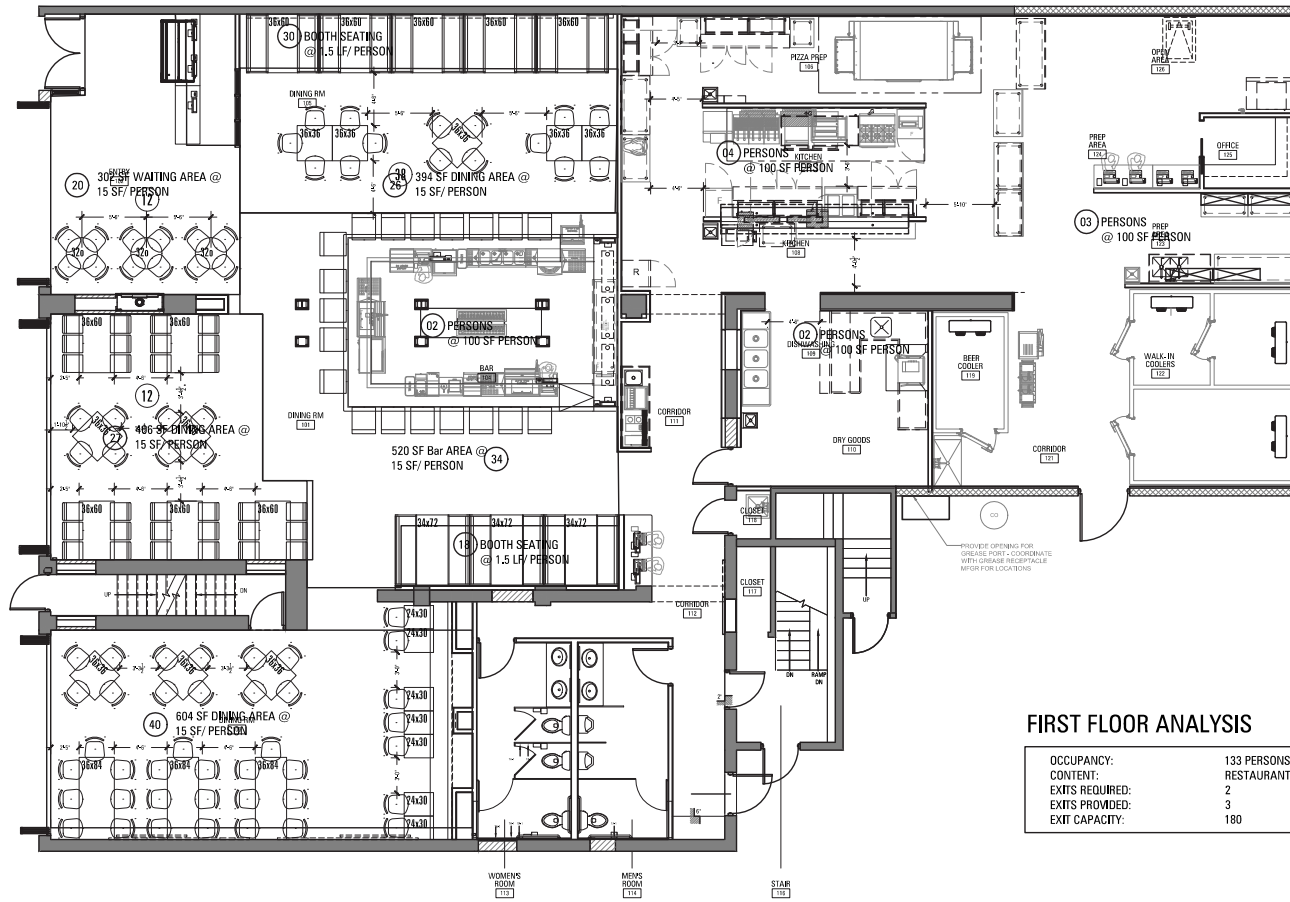
First Floor

FRONTAGE



75 ft

on N. Sheffield Avenue



FIRST FLOOR ANALYSIS

OCCUPANCY:	133 PERSONS
CONTENT:	RESTAURANT
EXITS REQUIRED:	2
EXITS PROVIDED:	3
EXIT CAPACITY:	180

CANVAS



DEMISING PLAN

SPACE AVAILABLE



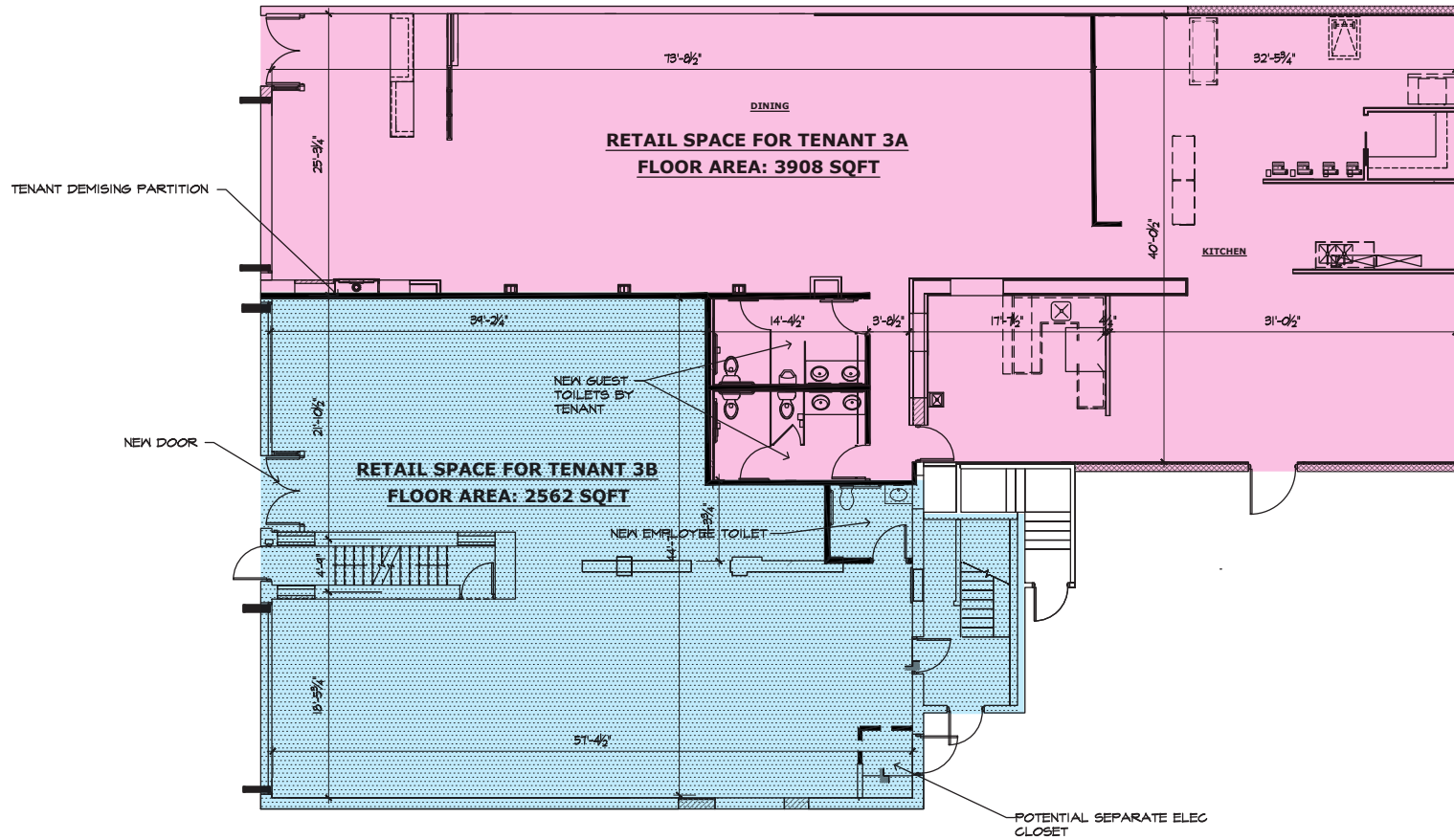
3,908 sqft

Tenant 3A



2,562 sqft

Tenant 3B



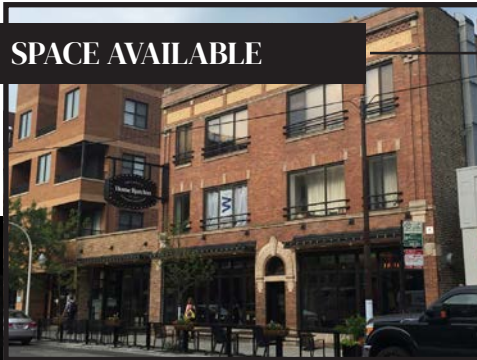
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STREET MAP

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