

Property Summary Report

4015-4017 N Sheridan Rd

Chicago, IL 60613 - Northwest City Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1928
GLA:	7,150 SF
Floors:	1
Typical Floor:	7,150 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.16 AC
Zoning:	B2-4, Chicago
Parcel:	14-17-417-002-0000

EXPENSES PER SF

Taxes:	\$4.50 (2011)
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LEASING

Available Spaces: 7,150 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Retail	Relet	7,150	7,150	7,150	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Aug 16, 2013 for \$2,700,000 (\$377.62/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 4,300 on N Sheridan Rd & W Cuyler Ave (2014)

48,400 on W Irving Park Rd & Alley (2014)

Frontage: 39' on N Sheridan Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Transit/Subway: 2 minute walk to Sheridan Station (Red Line)

Commuter Rail: 7 minute drive to Ravenswood Station Commuter Rail (Union Pacific North Line)

Airport: 27 minute drive to Chicago O'Hare International Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Excellent Transit (84)



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PROPERTY CONTACTS

True Owner: **Thorek Memorial Hospital**

Recorded Owner: **Thorek Memorial Hospital**

Prior True Owner: **William D Andrews**

