

39161 N. Sheridan Road

BEACH PARK, IL 60099

Sublease

RETAIL SPACE



- ▶ ±13,225 SF available
- ▶ Freestanding building with parking located at the northeast corner of Sheridan & Wadsworth
- ▶ Great visibility with plenty of parking available
- ▶ Area retailers include McDonald's, Wendy's, Dollar Tree, Culver's, Piggly Wiggly and many more
- ▶ Lease expires 12/31/2034

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	8,532	43,187	106,265
Adj. Daytime Demographics	6,179	32,145	81,499
Estimated Households	3,204	15,263	37,634
Estimated Average Household Income	\$65,434	\$84,139	\$85,294

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

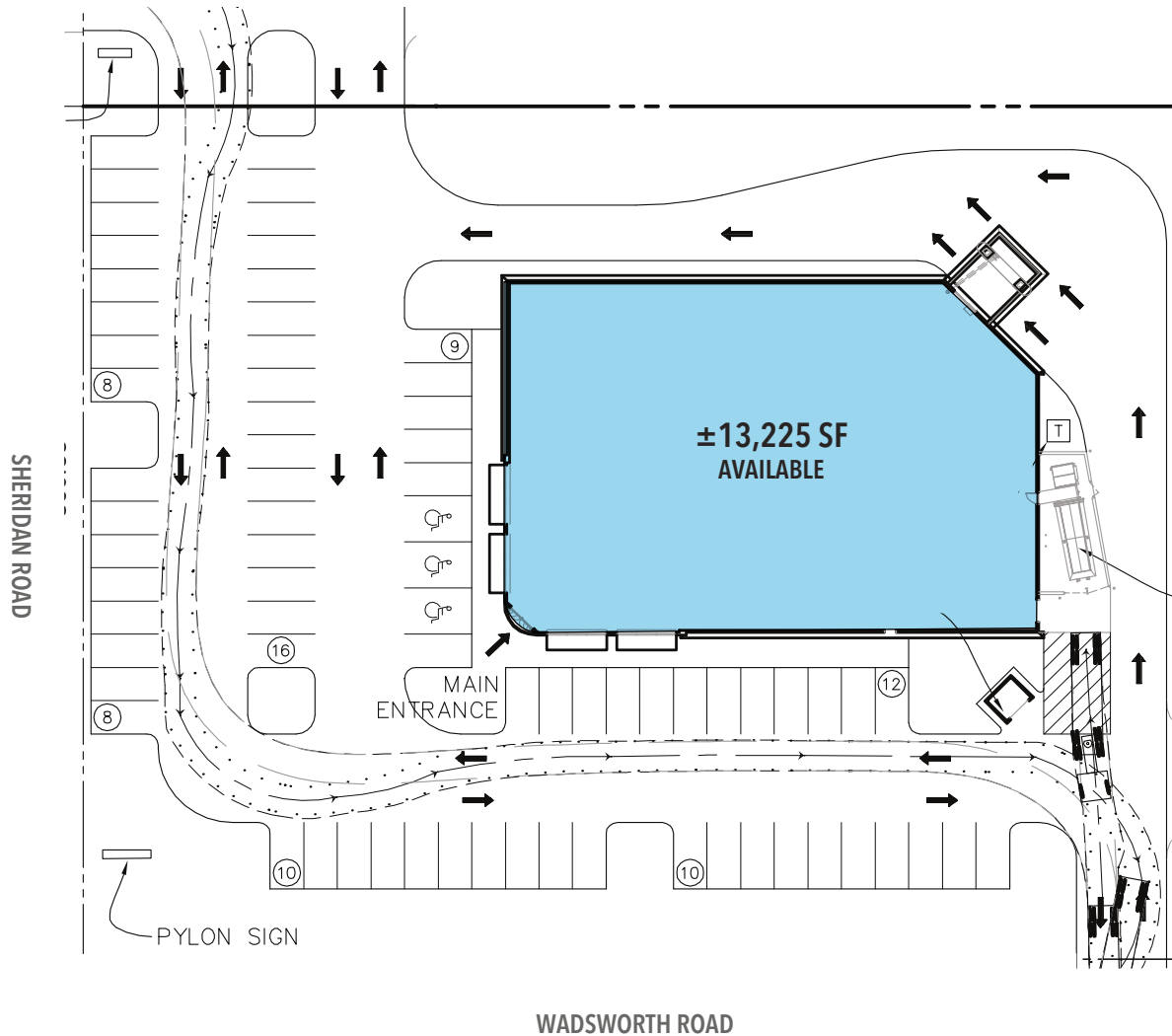
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SITE PLAN



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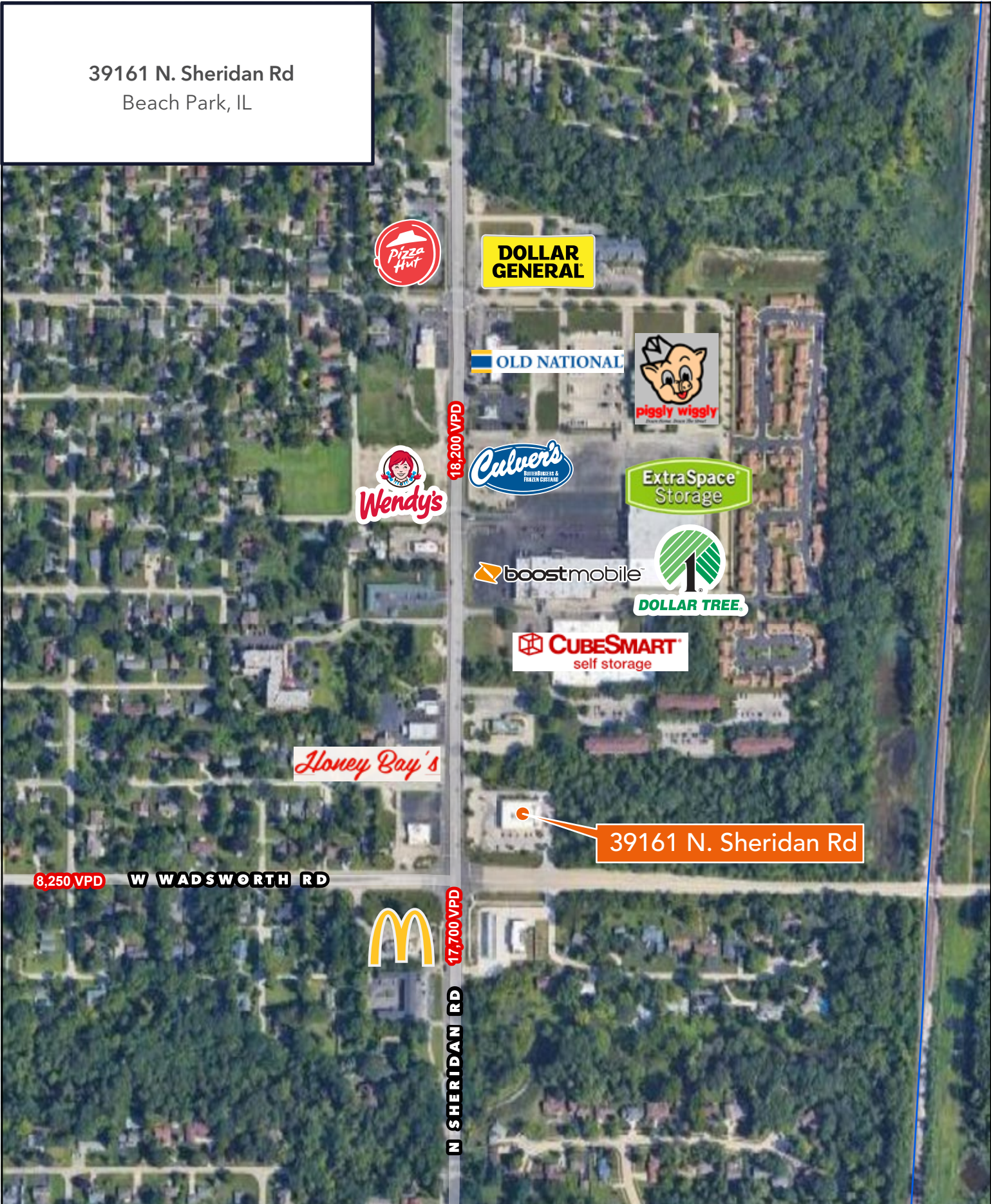
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8,250 VPD W WADSWORTH RD

18,200 VPD

17,700 VPD

N SHERIDAN RD