

4501 N Sheridan Rd

METRO
COMMERCIAL REAL ESTATE

FOR LEASE // 1,482 SF TURNKEY SALON SPACE AVAILABLE



4501 N Sheridan Rd

PROPERTY HIGHLIGHTS

- Recently constructed turnkey salon
- 12 stations in place
- Three (3) shampoo stations
- Dedicated laundry room with Washer/Dryer
- Base of a newly constructed 5 story, 59 unit residential building
- Two (2) blocks from the Wilson L Stop (Red/Purple)

DEMOGRAPHICS

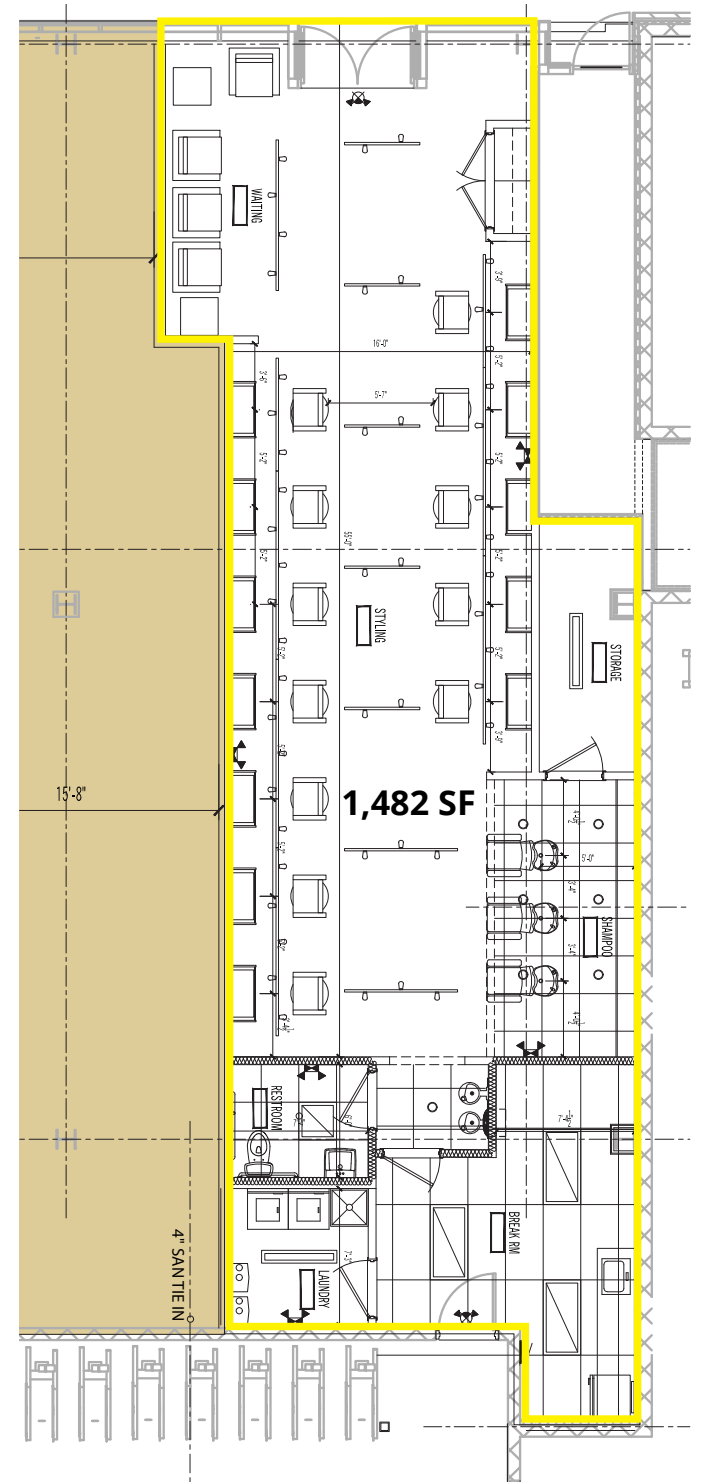
| | ½ MILE | 1 MILE | 2 MILES |
|--------------------|----------|-----------|-----------|
| TOTAL POPULATION | 31,064 | 78,761 | 229,791 |
| DAYTIME POPULATION | 15,438 | 36,133 | 105,558 |
| HOUSEHOLDS | 17,215 | 45,166 | 126,117 |
| AVG HH INCOME | \$93,929 | \$112,981 | \$145,734 |

TRAFFIC COUNTS

| | |
|----------------|------------|
| N SHERIDAN RD | 4,276 VPD |
| W MONTROSE AVE | 10,263 VPD |

WALK SCORE®

| | | |
|---------------|-----------|--|
| WALK SCORE | 93 | walker's paradise > daily errands do not require a car |
| TRANSIT SCORE | 79 | excellent transit > transit is convenient for most trips |
| BIKE SCORE | 93 | biker's paradise > daily errands can be accomplished on a bike |



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Leasing Contact

HANNAH PERL

HPERL@METROCRE.COM

847.840.4300

JONATHAN HYMAN

JHYMAN@METROCRE.COM

224.365.8144



WWW.METROCRE.COM