



**2,900 SQ FT BUILDING ON 0.38 ACRE LAND SITE AVAILABLE**

**FREESTANDING BUILDING**  
1500 SHERIDAN RD, NORTH CHICAGO, IL  
**FOR SALE OR LEASE**



**CONTACT: HANNAH PERL** [hperl@metrocre.com](mailto:hperl@metrocre.com) 847.849.1026 // **REUBEN RISCHALL** [rrischall@metrocre.com](mailto:rrischall@metrocre.com) 312.560.2224

## PROPERTY HIGHLIGHTS

- 2,900 sf (Divisible) Available on 0.38 AC Land Site
- Located on busy Sheridan Rd
- Adjacent to the US Post Office and across from Abbvie Pharmaceuticals & Abbott Laboratories lakefront campuses
- Just North of Sheridan Crossing (New Development)
- Zoned (B-2) with 30 Parking Stalls

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,156	80,281	141,373
DAYTIME POPULATION	6,649	50,525	104,952
HOUSEHOLDS	4,072	21,792	44,901
AVG HH INCOME	\$52,066	\$47,151	\$86,402

## TRAFFIC COUNTS

	COUNT
SHERIDAN RD	8K VPD
14 <sup>TH</sup> ST	4K VPD
JACKSON ST	3K VPD

## NEARBY MAJOR EMPLOYERS

ABBVIE PHARMACEUTICALS*	9,300 EMPLOYEES
ABBOTT LABORATORIES*	8,000 EMPLOYEES
GREAT LAKES NAVAL STATION	6,700 EMPLOYEES
LAKE COUNTY	1,718 EMPLOYEES
ROSALIND FRANKLIN UNIVERSITY	702 EMPLOYEES
AMAZON	100 EMPLOYEES

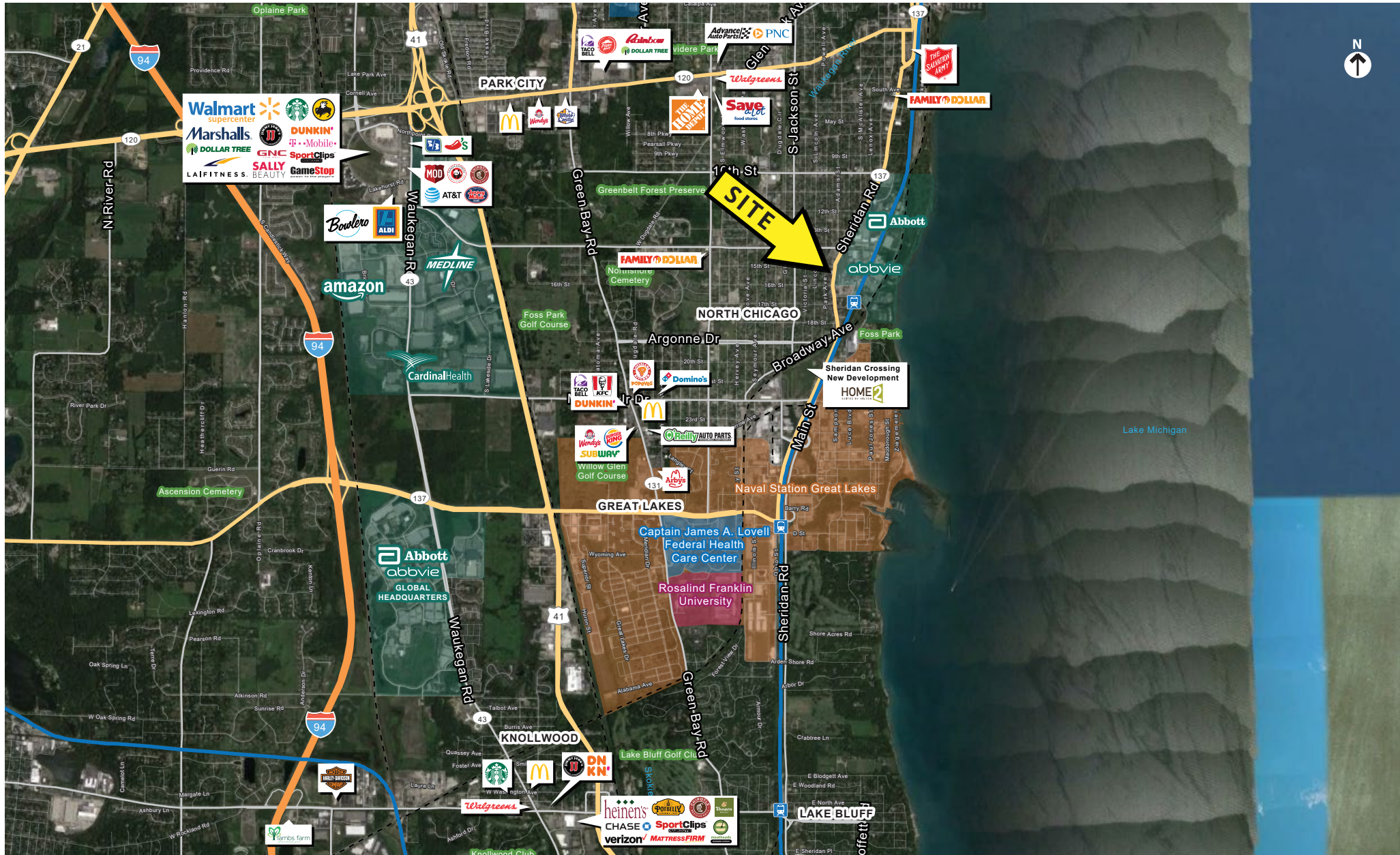
\*indicates employment numbers across multiple nearby locations



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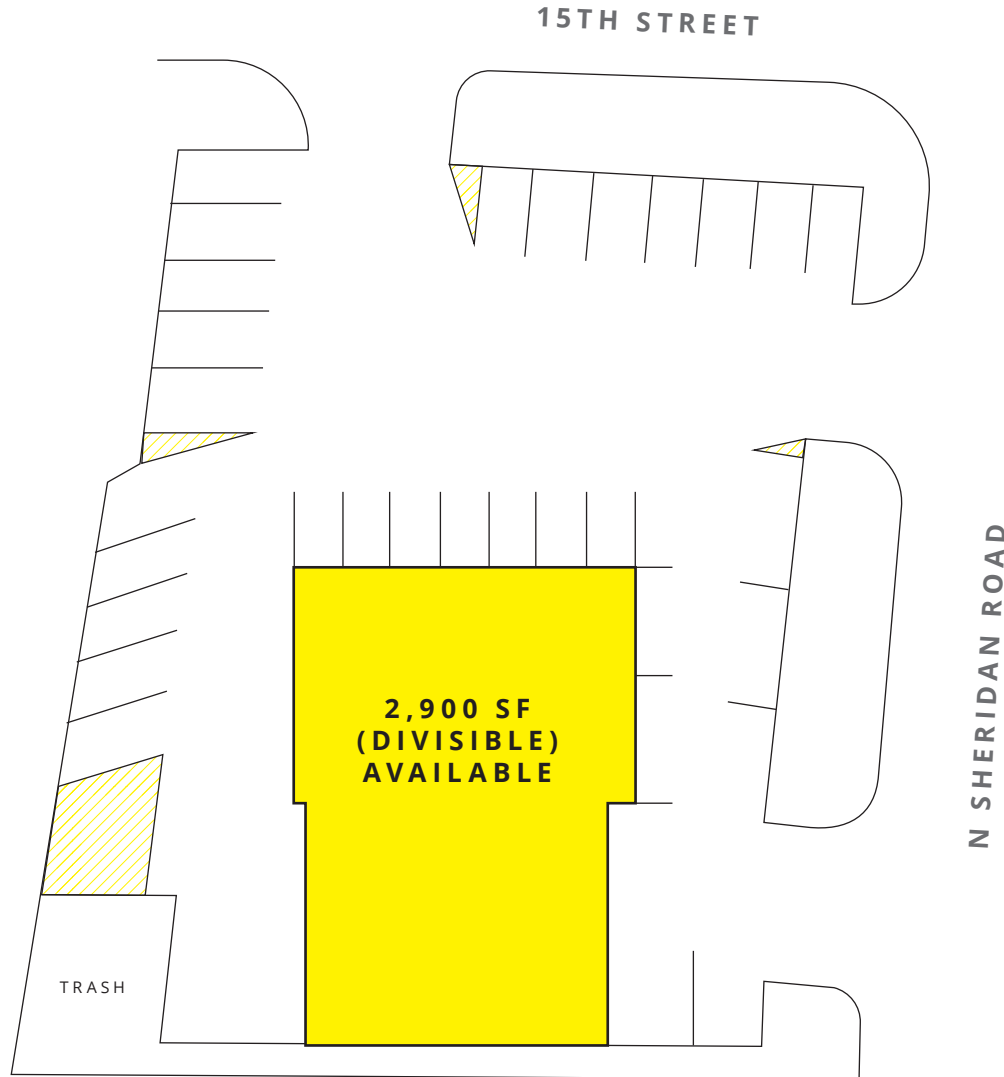


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LAND: 0.38 AC  
BUILDING: 2,900 SF



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