



For Lease

# The Edison Retail

5200 N Sheridan Rd, Chicago, IL 60640

**\$24.00 SF/yr (NNN)**

4,465 SF (Demisable) inline Retail | Office space in The Edison Edgewater's exciting 250,000 SF apartment building redevelopment. This concrete loft property sits on the corner of a signalized intersection and is directly across from Mariano's, steps away from the lakefront and Foster Avenue Beach. The recently renovated space is in excellent warm-vanilla-box condition. It features high ceilings, new bathrooms, upgraded HVAC units, and abundant natural light with its massive floor-to-ceiling windowed storefront and wide sidewalks. The property is zoned C1-5, which allows for various uses "by right." It has a Walk Score of Very Walkable (89) & Transit Score of Excellent. It is easily accessible from Lake Shore Drive and a 6-minute walk to the CTA Red Line. Elevate your business presence with this exceptional leasing opportunity's unparalleled prestige and convenience and become an amenity for the 250+ residents.

## Contact us:

### Hunter Cannon

Senior Vice President | Chicago -  
Downtown  
312 612 5950  
[hunter.cannon@colliers.com](mailto:hunter.cannon@colliers.com)

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# Executive Summary



## Offering Summary

<b>Lease Rate:</b>	\$24.00 SF/yr (NNN)
<b>Tax   CAM:</b>	\$5 SF/yr
<b>Available SF:</b>	2,000 - 4,465 SF
<b>Building Size:</b>	34,001 SF
<b>Number of Units:</b>	250+
<b>Year Built:</b>	1926
<b>Renovated:</b>	2024
<b>Zoning:</b>	C1-5
<b>Market:</b>	Chicago
<b>Submarket:</b>	Edgewater   Uptown

## Property Overview

4,465 SF (Demisable) inline Retail | Office space in The Edison Edgewater's exciting 250,000 SF apartment building redevelopment. This concrete loft property sits on the corner of a signalized intersection and is directly across from Mariano's, steps away from the lakefront and Foster Avenue Beach. The recently renovated space is in excellent warm-vanilla-box condition. It features high ceilings, new bathrooms, upgraded HVAC units, and abundant natural light with its massive floor-to-ceiling windowed storefront and wide sidewalks. The property is zoned C1-5, which allows for various uses "by right." It has a Walk Score of Very Walkable (89) & Transit Score of Excellent. It is easily accessible from Lake Shore Drive and a 6-minute walk to the CTA Red Line. Elevate your business presence with this exceptional leasing opportunity's unparalleled prestige and convenience and become an amenity for the 250+ residents.

## Property Highlights

- High Ceilings
- Concrete Loft Building
- 250+ Residents
- High Style Design
- C-Zoned Allows Various Uses By Right

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hunter.cannon@colliers.com

# Demographics



**19,500 +**  
VPD



**891 Ft.**  
CTA Red Line Station



**C1-5**  
Zoning



**69K+**  
Pop (1 Mile)



**89**  
Walk Score



**39K+**  
Households (1 mile)



**\$94K+**  
Household Income



## Location Overview

Nestled along the picturesque shores of Lake Michigan, the Edgewater neighborhood offers an unbeatable blend of urban energy and lakeside charm. Just steps from Foster Avenue Beach and the scenic lakefront, this bustling area attracts a diverse mix of residents, professionals, and visitors drawn to its historic allure and modern conveniences. Edgewater is a neighborhood on the rise, home to over 250 residents in the redeveloped 5200 N Sheridan building alone, and surrounded by a thriving residential corridor. Across the street, Mariano's anchors a hub of daily activity, while the nearby Bryn Mawr Historic District and Andersonville's eclectic shops and eateries add character and foot traffic. From the Swedish American Museum to Loyola University's nearby campus, cultural and educational influences enrich the community. With its proximity to parks, beaches, and bike-friendly streets, Edgewater appeals to an active, engaged clientele—perfect for businesses like coffee shops, restaurants, or boutique retail.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	7,528	14,416	39,751
Total Population	11,629	24,073	69,596
Average HH Income	\$79,081	\$87,474	\$94,598

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Senior Vice President | Chicago - Downtown  
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# Additional Photos



**Hunter Cannon**

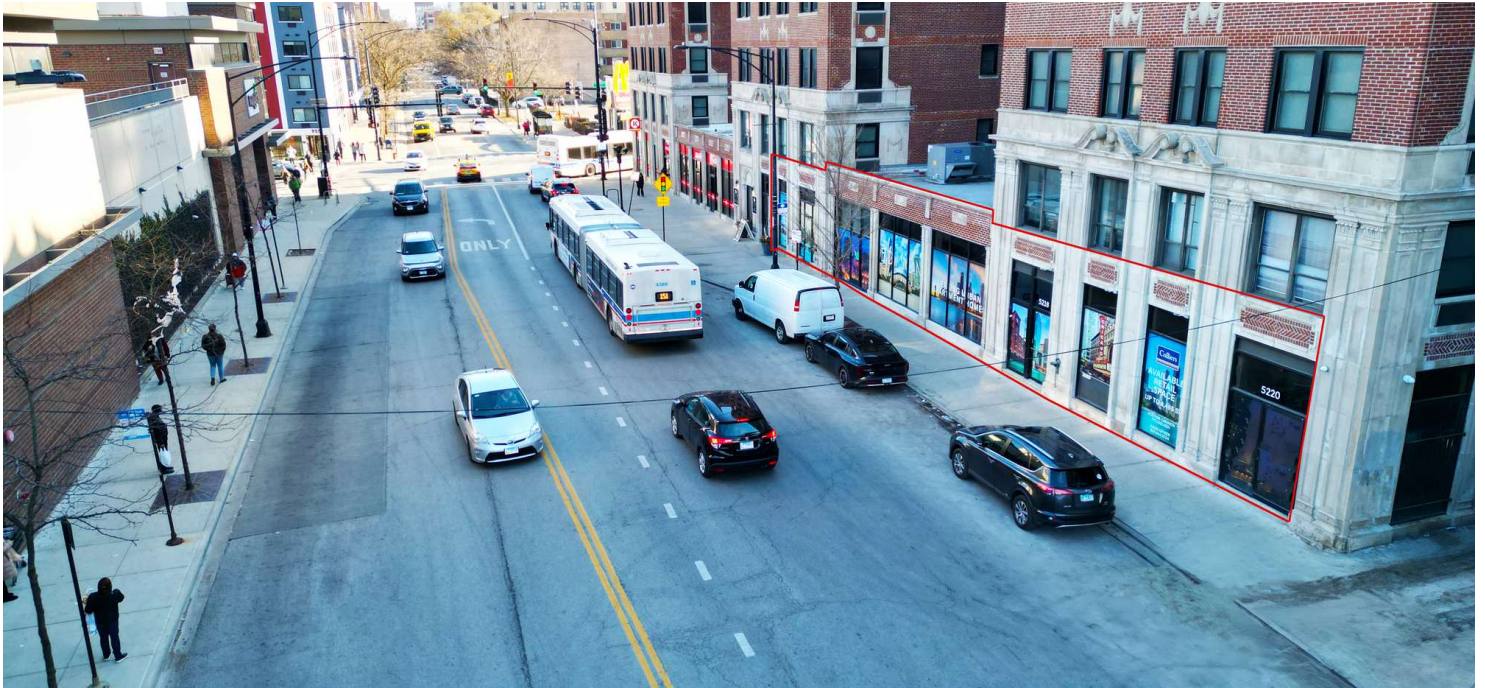
Senior Vice President | Chicago - Downtown

312 612 5950

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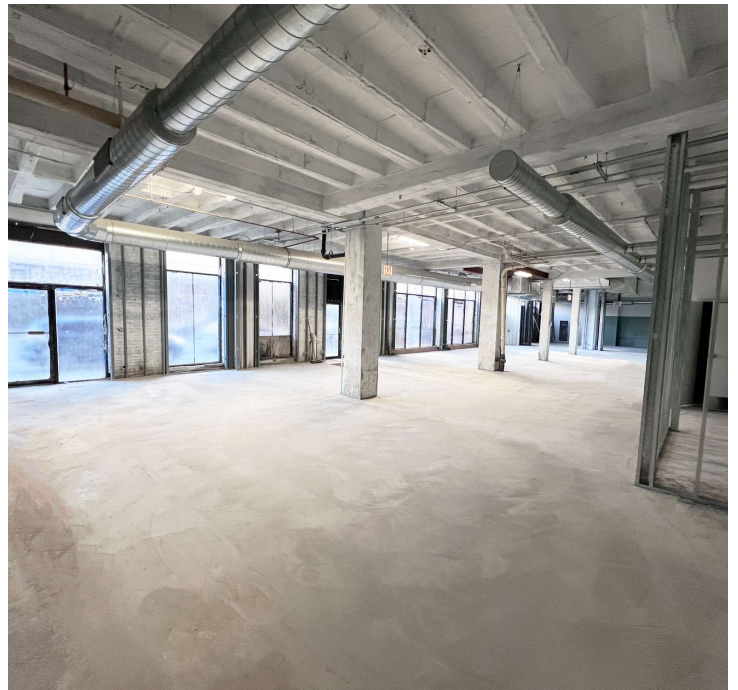
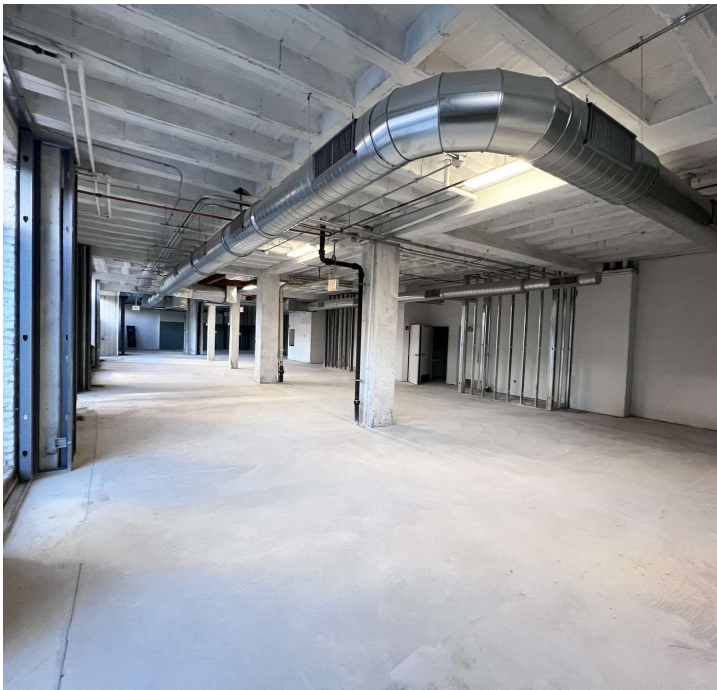
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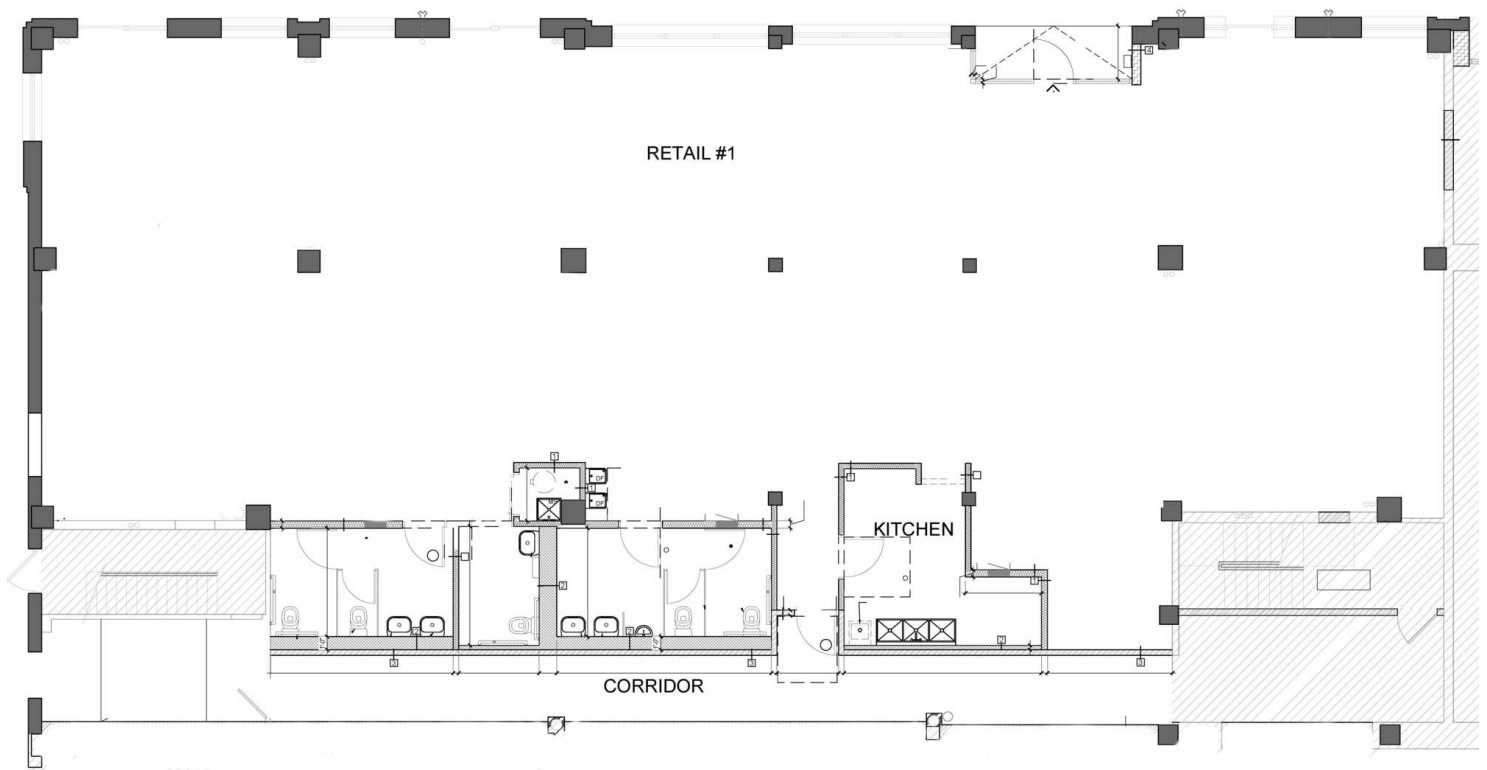
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# Floor Plans



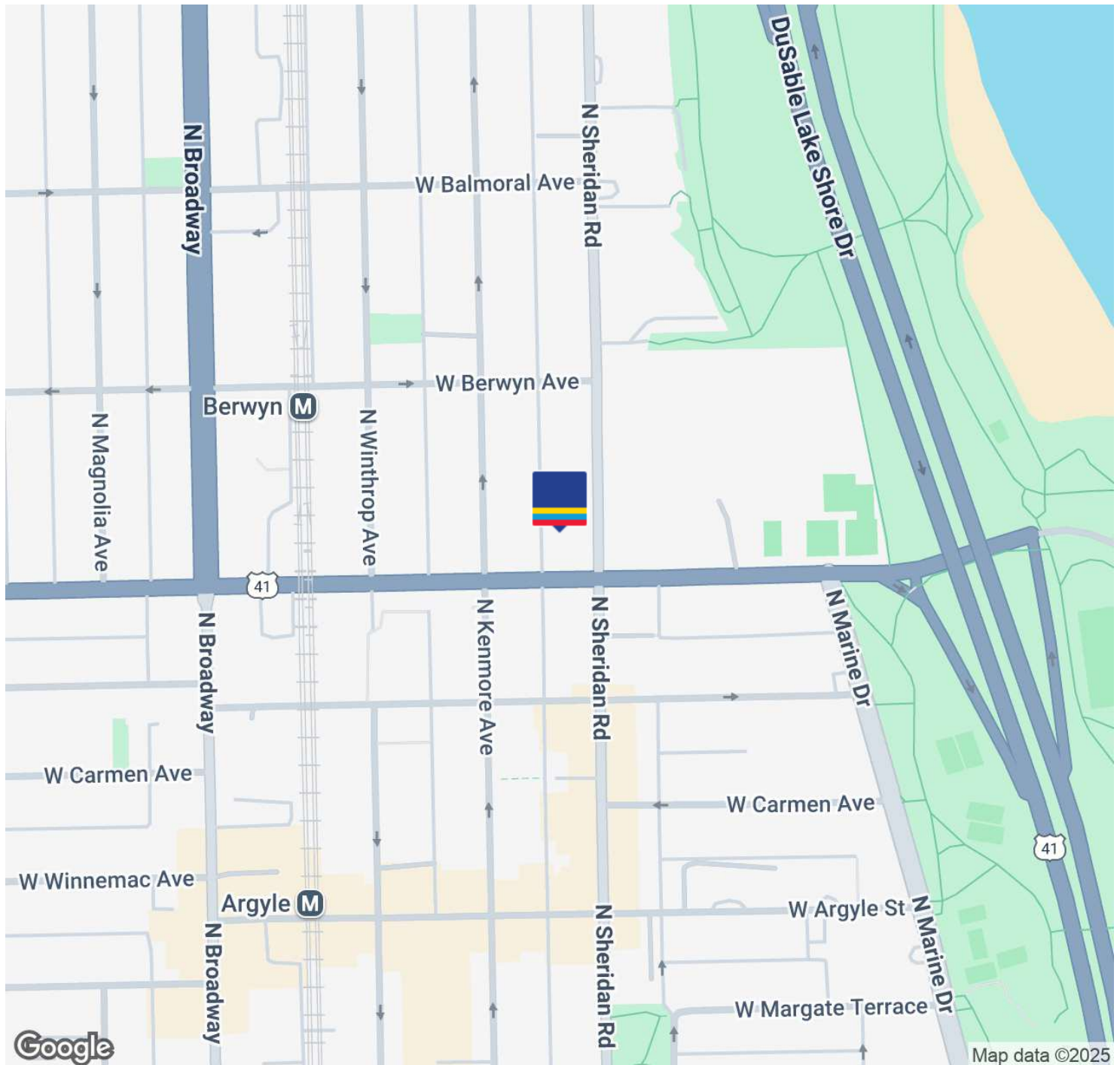
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# Location Map

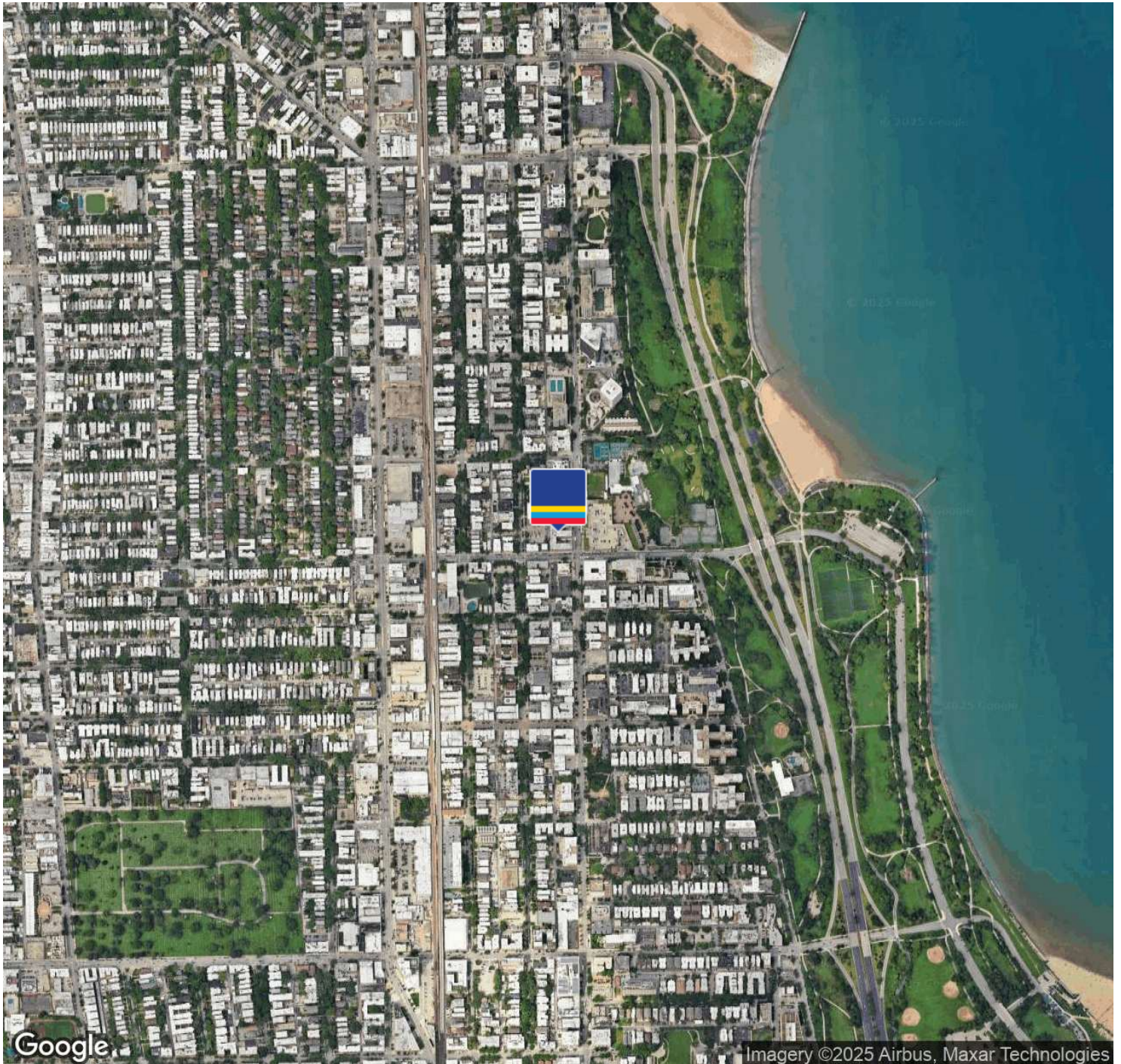


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# Aerial Map



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