

SECOND GEN DENTAL OFFICE AVAILABLE

644 SHERIDAN ROAD

NWC Sherian Road & 7th Street | Winthrop Harbor, Illinois 60096

2,800 SF
2ND GEN DENTAL
AVAILABLE

1,493 SF
INSURANCE OFFICE
AVAILABLE



SPACE AVAILABLE**Suite 1 — 2,800 SF**

- Second gen dental office
- Existing plumbing and electrical infrastructure suited for medical/dental use
- Multiple exam/treatment rooms already built out
- Great fit for healthcare, dental, or other clinical practices

Suite 2 — 1,493 SF

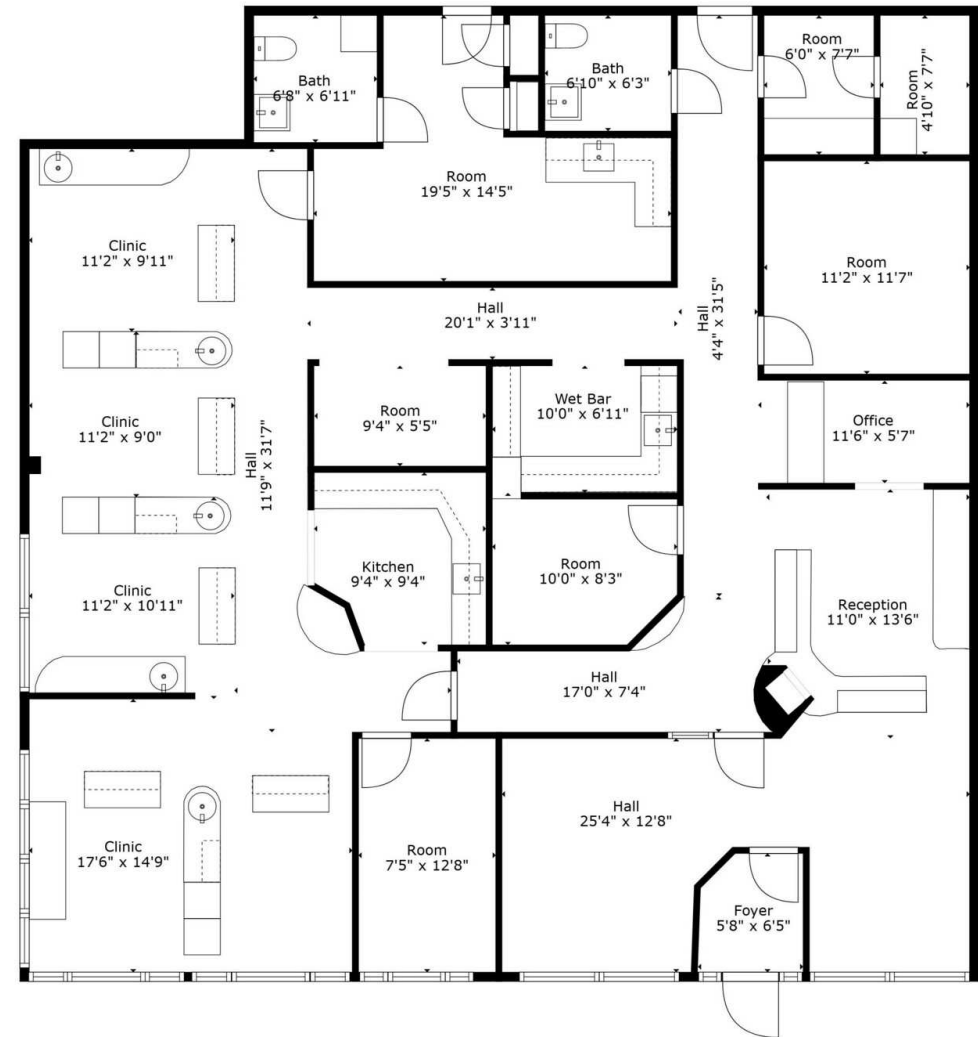
- Former insurance office space
- Move-in ready layout with private offices and reception area
- Ideal for professional/office use (insurance, financial services, legal, medical billing, etc.)

SITE SUMMARY

- Established commercial corridor with strong local visibility
- Ample parking available
- Close proximity to residential neighborhoods and daily traffic

DEMOGRAPHICS

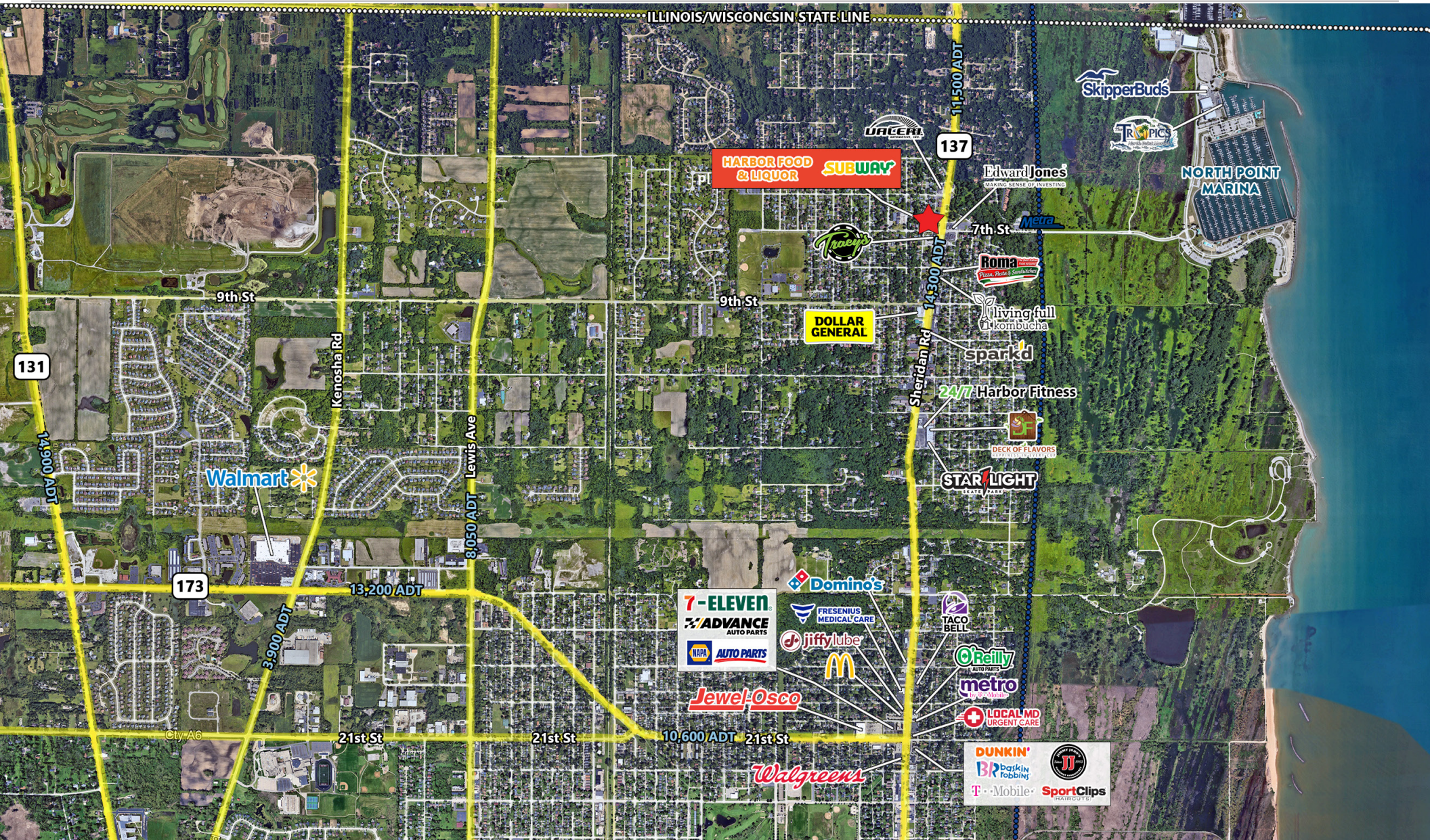
	1 MILE	3 MILES	5 MILES
Total Population	5,068	30,444	65,834
Average HH Income	\$144,230	\$126,908	\$121,917
Daytime Population	3,577	22,708	48,593

SUITE 1 – SECOND GEN DENTAL OFFICE

FORMER DENTAL OFFICE AVAILABLE

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FOR MORE
INFORMATION
CONTACT

LAUREN SZYMELL
lszymell@arcgrp.com
630.908.5703

JEANNE ELLIOTT
jeanne@arcgrp.com
630.908.5696

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RESOURCES**
MEMBER

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