

For Lease

AVAILABLE:
1,835 SF

**3325 Sheridan Road
Zion, IL**

BUILDING SIZE: **1,835 SF**

YEAR BUILT: **1977**

PARKING: **47 PARKING SPACES**

LEASE RATE: **SUBJECT TO OFFER**

✓
**Free-
Standing
Retail**

✓
**Available
Immediately**

✓
**Dedicated
Turn Lane
into Property**

✓
**Potential
Drive-Thru
Opportunity**

Presented By:

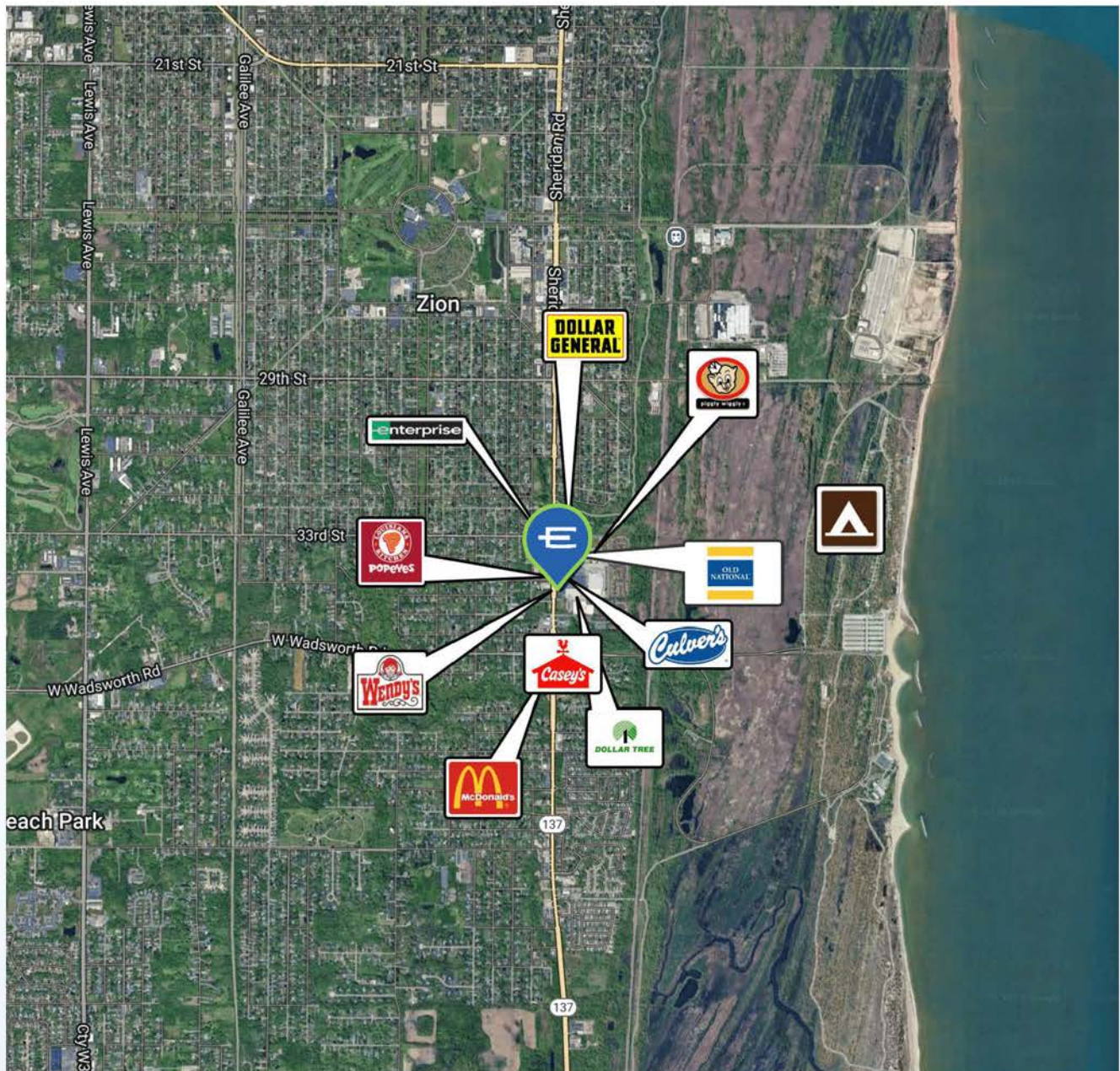
➤ **Laura Perlman**
773-677-6472
lperlman@entrecommercial.com

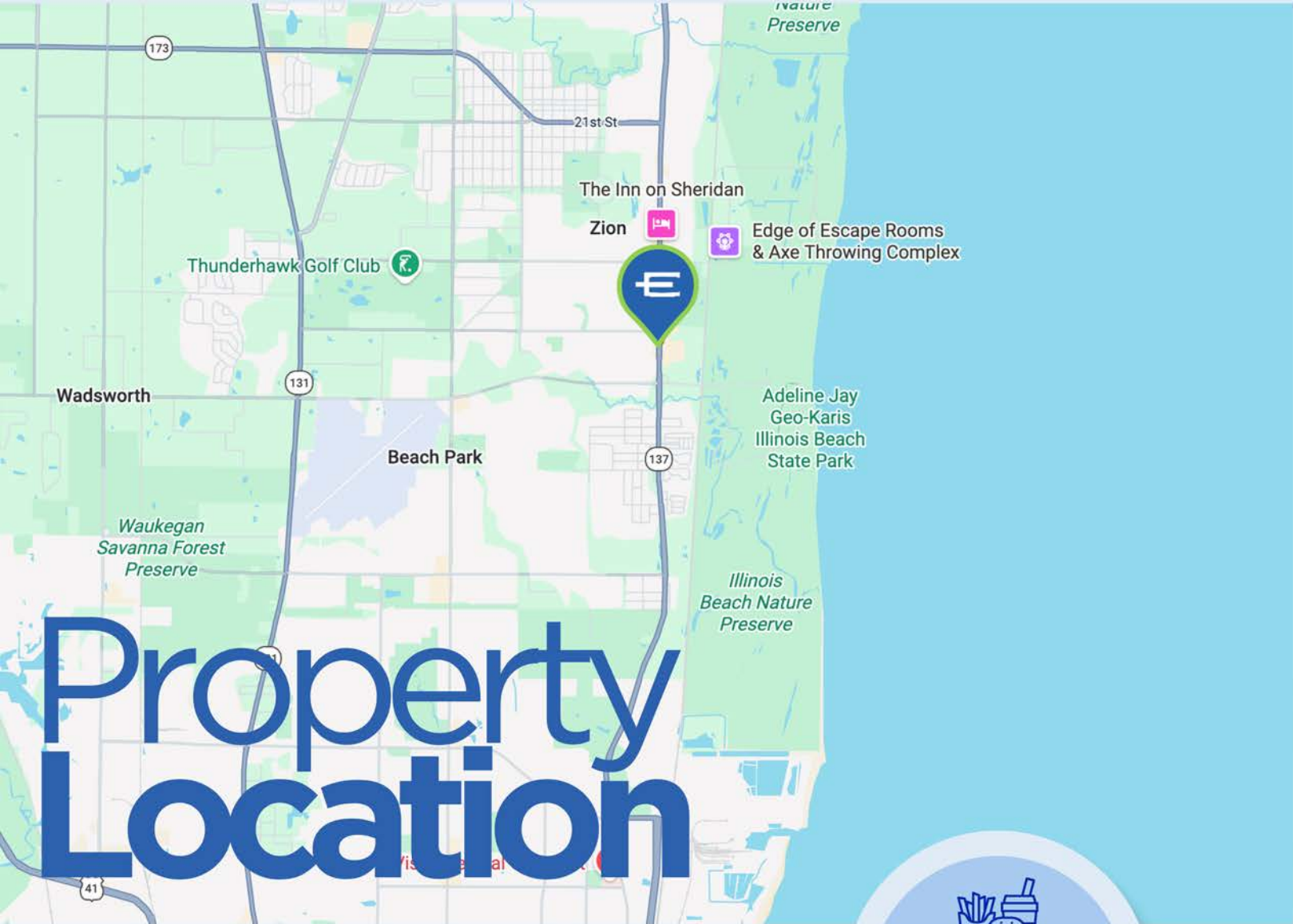
 entrecommercial.com

Property Photos



Local Map





Property Location

3325 Sheridan Road
Zion, IL



**New Culver's,
Popeye's,
McDonald's &
Wendy's
Nearby**



**Heavily
Traveled
Stretch of
Sheridan Road**



**Dedicated
Turn Lane
into
Property**



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

Laura Perlman
773-677-6472
lperlman@entcommercial.com

entcommercial.com
3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005