



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$20.98 PSF
Available SF:	2,092 SF
Residential Units:	229
Lot Size:	0.94 Acres
Year Built:	2006
Zoning:	DX-7
Submarket:	South Loop
VPD:	Approx. 16,000 VPD

Property Overview

2,092 square foot storefront at the base of a 29-story high end condo building in Chicago's South Loop neighborhood. Built in 2006, the Property includes six (6) storefronts totaling 9,217 square feet along South Michigan Avenue. Existing retailers at the building include Jimmy John's, Luxura Med Spa, Chitiva, Polish Me Nails & Spa, and June 1250 Dry Cleaners. Positioned just south of the signalized intersection at Michigan Avenue and Roosevelt Road, the storefront features exceptional visibility and exposure along Michigan Avenue (16,000 VPD). The location is walking distance to the Museum Campus, Grant Park, Soldier Field, and Shedd Aquarium, with Wintrust Arena and Columbia College Chicago less than a mile away. Neighboring retailers include Target, Jewel-Osco, Trader Joe's, Walgreens, BMO Harris, First American Bank, UPS Store, Potbelly, Giordano's, Stan's Donuts & Coffee, Starbucks, Dunkin', and many other national brands, anchoring the South Loop's premier retail corridor.

Property Highlights

- 2,092 SF storefront at the base of a of a 29-story high end condo building
- Highly visible location along South Michigan Avenue, just south of Roosevelt Road, featuring visibility and exposure to approx 16,000 VPD
- Located half a mile of Museum Campus, Grant Park, Soldier Field, and Shedd Aquarium; less than one (1) mile to Wintrust Arena and Columbia College Chicago
- Strong South Loop location with dense residential population and heavy daytime traffic

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TENANTS - 1250 S MICHIGAN AVE

#	SF	TENANT
1250A	2,092	AVAILABLE
1250B	1,105	Polished Me Nails & Spa
1250C	1,559	Jimmy Johns
1250C	1,528	Luxura Modern Aesthetic Med Spa
1250E	2,317	Total Holistic Care by Chitivia
1250F	550	June 1250 Dry Cleaners
	9,152	TOTAL SF

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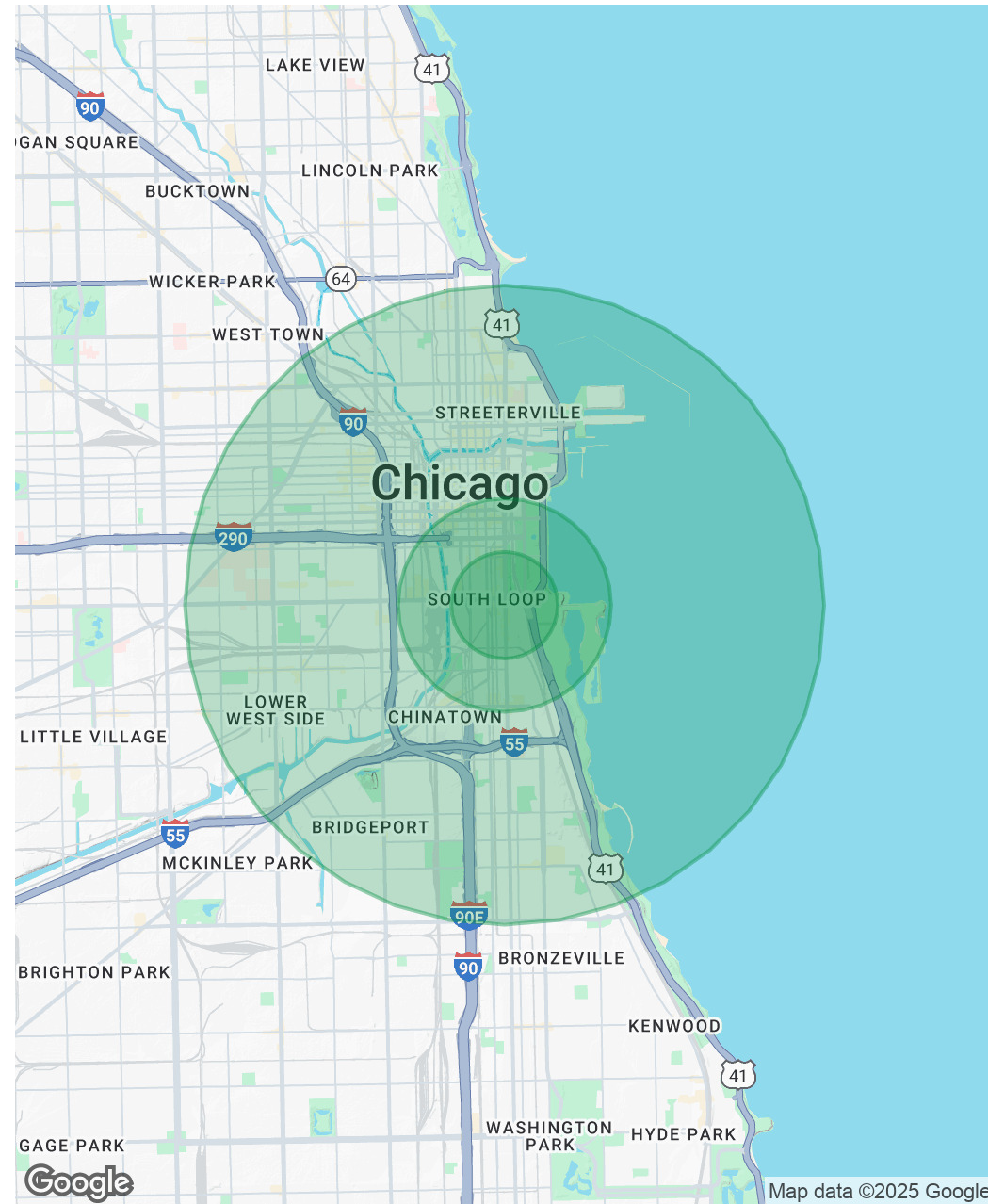
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	26,467	53,100	339,254
Average Age	39	38	39
Average Age (Male)	39	38	39
Average Age (Female)	40	39	40

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	15,123	28,442	182,277
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$169,746	\$161,191	\$148,552
Average House Value	\$592,111	\$547,509	\$614,217

Demographics data derived from AlphaMap



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