

# 118 NORTH JEFFERSON STREET

WEST LOOP RETAIL SPACE  
FOR LEASE



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West Block between West Randolph Street  
and West Washington Boulevard

**LOCATION**

Ground Floor 7,707 SF (divisible)

**APPROXIMATE SIZE**

Immediate

**POSSESSION**

Long term

**TERM**

Vacant

**SITE STATUS**

110 FT 10 IN on North Jefferson Street

**FRONTAGE**

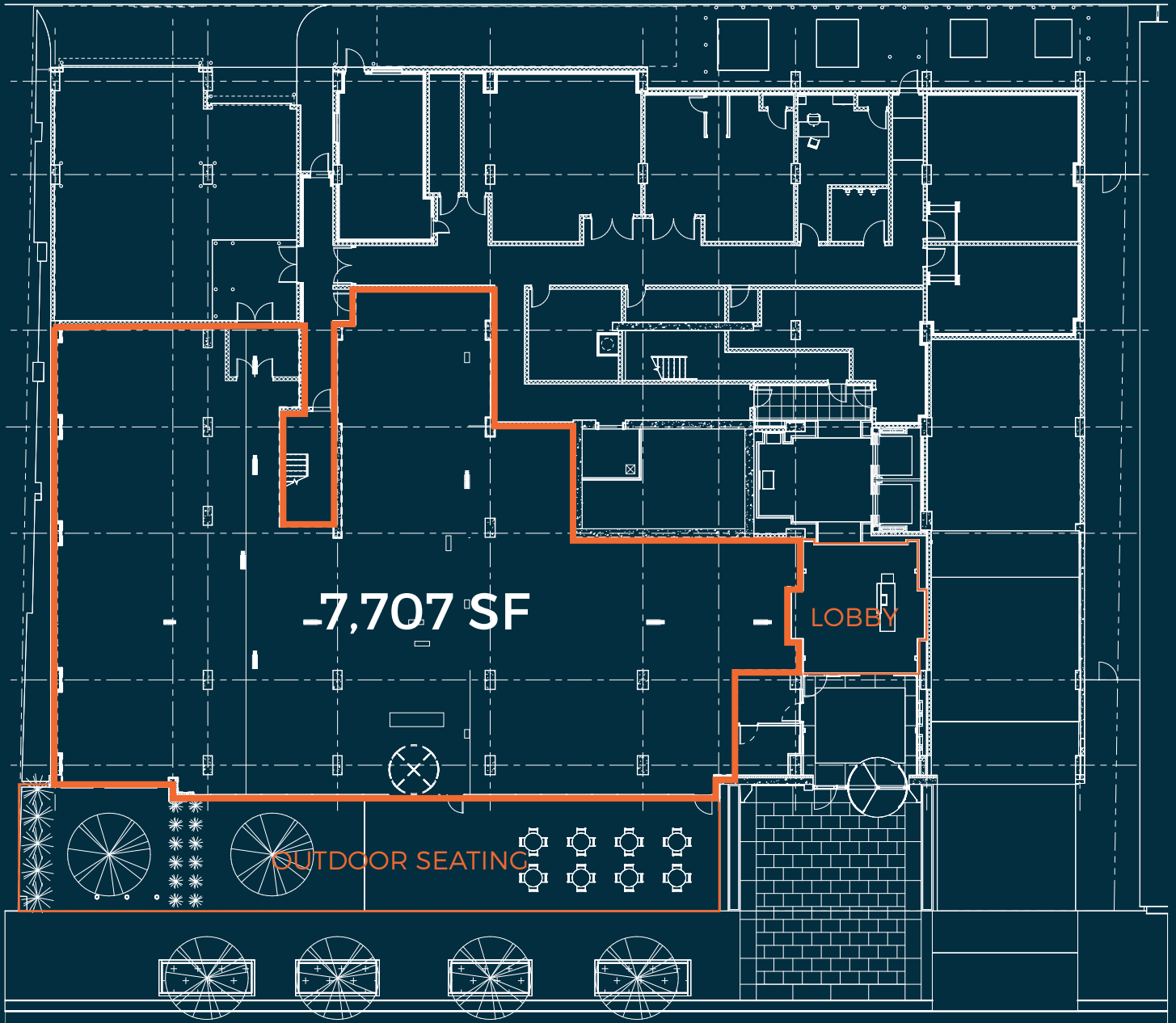
Avec, Bin 36, Blackbird, Blaze Pizza, Freshii,  
CH Distillery, Grace, Le Pain Quotidien, Naf  
Naf Grill, Potbelly Sandwich Shop, Proxi,  
Salero, Sepia and Starbucks

**NEIGHBORS**

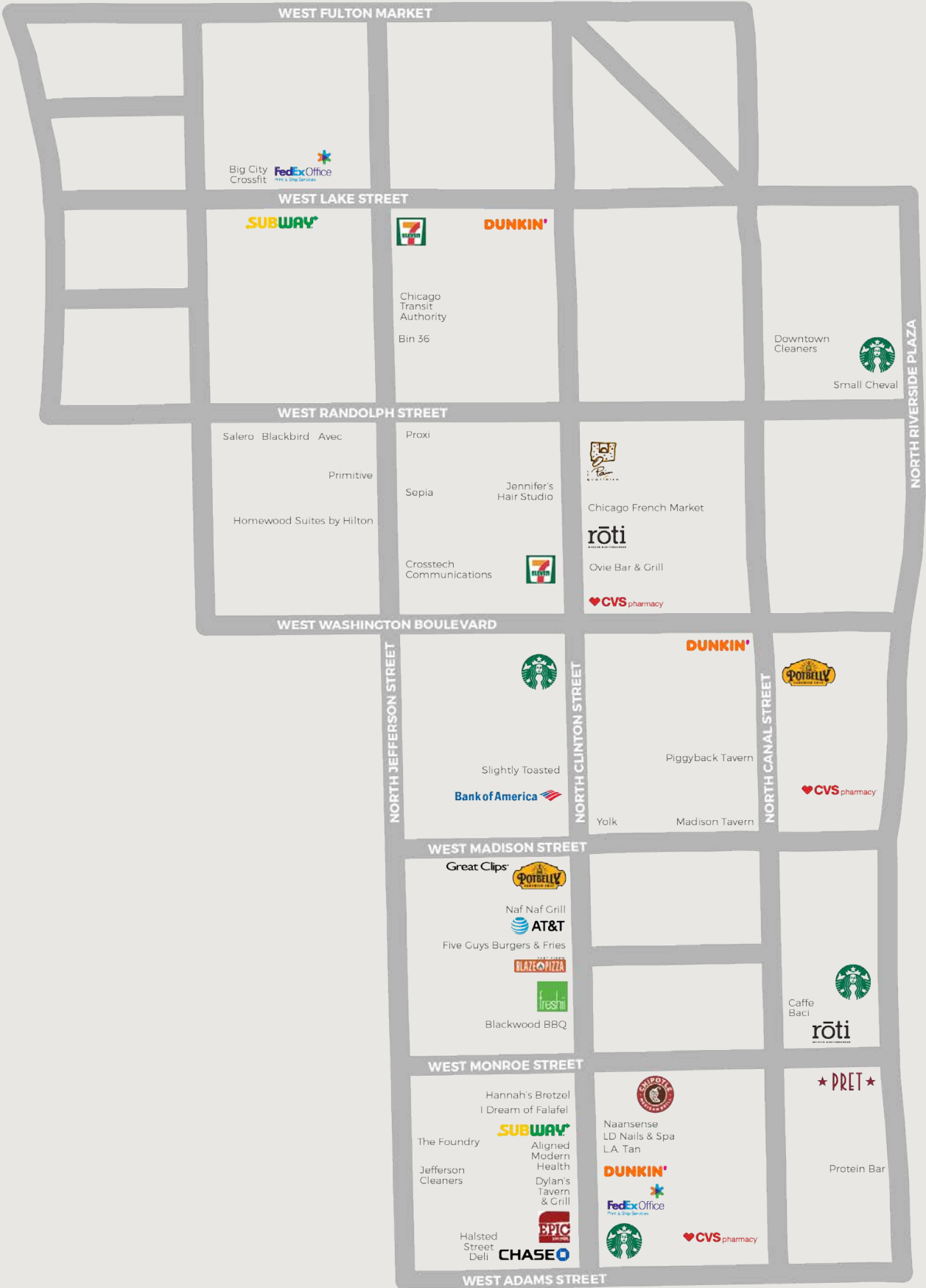
SPACE  
**DETAILS**

# FLOOR PLAN

GROUND FLOOR



NORTH JEFFERSON STREET



# AROUND THE NEIGHBORHOOD

# COMMENTS



## RESTAURANT SPACE

AT THE BASE OF A **NEW** 26-STORY, MIXED-USE DEVELOPMENT CONSISTING OF A HAMPTON INN AND HOMEWOOD SUITES HOTELS, TOTALING 336 KEYS

## SPACIOUS

OUTDOOR PATIO SPACE AVAILABLE, ADDING A COMPETITIVE ATMOSPHERE

## ADJACENT

TO A RECENTLY PURCHASED BUILDING WITH FUTURE DEVELOPMENT PLANS FOR A 12-STORY OFFICE BUILDING WITH 120,000 SF OF OFFICE SPACE

## OPPORTUNITY

TO CONNECT RETAIL SPACE TO THE HOTEL LOBBY



**2 HOTELS**



**336 KEYS**



**83% OCCUPANCY RATE**



**= 350 GUESTS PER DAY**



**TOTAL DAYTIME**

**1/4 MILE DEMOGRAPHICS**

**24,1**



POPULATION

18

AVERAGE HOUSEHOLD INCOME

\$121,036

TOTAL HOUSING UNITS

\$4,699

# RESTAURANT DENSITY

