

The Armitage

COLLECTION



MID-AMERICA®



PREMIER URBAN INVESTMENT OPPORTUNITY

1123 - 1131 W ARMITAGE AVENUE, LINCOLN PARK

CHICAGO, IL

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in The Armitage Collection, a collection of urban high street retail buildings leased by daycare, healthcare, and personal services tenants. This dynamic asset is located along Lincoln Park's affluent and heavily trafficked Armitage Avenue and provides an investor with the opportunity to acquire an asset with a diversified rent roll and long-term leases.



ADDRESS	SF	TENANTS
1123 W Armitage (1st Floor)	1,400	Bowie Barker
1123 W Armitage (2nd Floor)	3,600	Studio Lagree
1127 W Armitage	6,542	The Goddard School (10-year renewal)
1958 N Seminary Court	5,062	The Goddard School (10-year renewal)
1131 W Armitage	6,000	Armitage Allergy & Asthma Associates
TOTAL SQUARE FEET/ OCCUPANCY	22,604	100%

NOI	\$737,872
WALT	9.4 years
CAP RATE	7.00%
PRICING	\$10,500,000



DEMOGRAPHICS

WITHIN 1 MILE



58,852

Population



58,207

Daytime Population



\$771,485

Median Home Value



28,286

Households



\$226,992

Average Household Income



31.4

Median Age



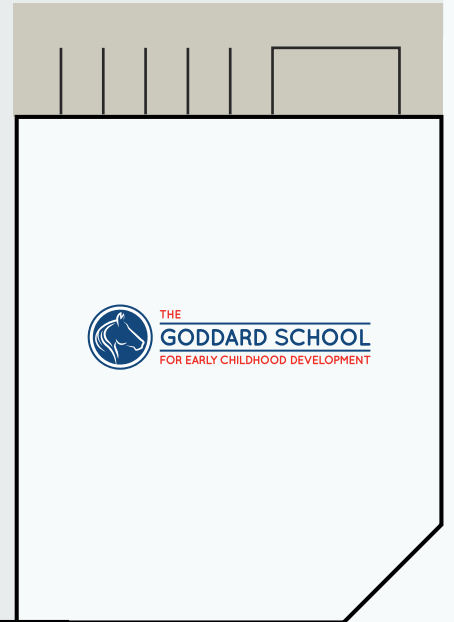
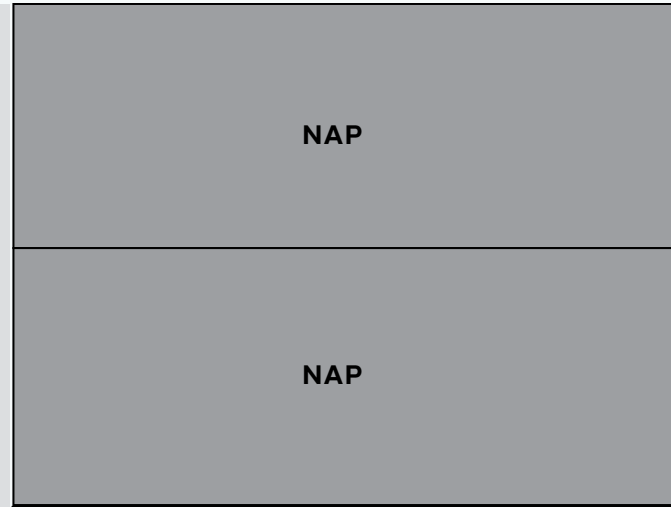
LEASING PLAN



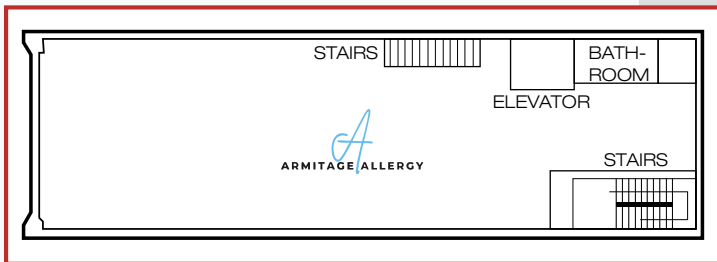
W ARMITAGE AVE

N SEMINARY CT

SECOND FLOOR



SECOND FLOOR



DOMINANT URBAN RETAIL CORRIDOR

The Armitage Collection is located on Armitage Avenue at the center of Chicago's affluent Lincoln Park neighborhood. With a highly sought-after customer base, the retail corridor along Armitage is considered one of Chicago's most desirable and productive given its diverse mix of luxury retailers, digitally native brands, high-end lifestyle shops, and health and personal services retailers. Major tenants in the vicinity of the subject offering include Abercrombie & Fitch, Todd Snyder, Buck Mason, Rhone, Rothy's, Rails, Faherty, MOSCOT, Marine Layer, Bonobos, and others. Lincoln Park is home to a dynamic array of local tenants and boutiques, national brands, top-ranked restaurants, and some of Chicago's highest priced single-family homes and apartments.



EXCITING DEVELOPMENT & OPENINGS



Summer House Santa Monica
Lincoln Park, Chicago

IRREPLACEABLE LOCATION

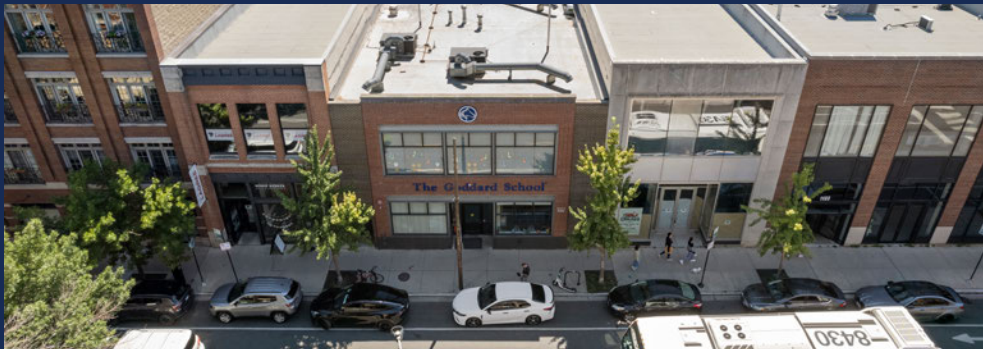
The subject offering is located on West Armitage Avenue just east of Clybourn Avenue, placing it at the heart of the Lincoln Park trade area and adjacent to the vibrant Clybourn Corridor. The subject enjoys excellent accessibility from Chicago's most affluent neighborhoods including Lincoln Park, Old Town, and the Gold Coast. Furthermore, the subject is located steps from the Armitage Brown and Purple Line "L" station, which sees nearly 850,000 annual riders and is also located approximately one mile from the Kennedy Expressway. The surrounding trade area enjoys a walkability score of 97 thanks to its picturesque, tree-lined streets and proximity to popular amenities such as Lincoln Park, North Avenue Beach, the Chicago History Museum, Lincoln Park Zoo, and countless restaurants and boutiques. Additionally, the subject is located less than half a mile from the nationally ranked DePaul University and its enrollment of more than 22,000 students. The Armitage Collection is one of the few retail properties in the trade area to feature a ground-floor patio space and dedicated parking spaces (via Seminary Court), which provides future development possibilities and offers a competitive leasing advantage.

The Lincoln Park trade area is home to numerous exciting developments and upcoming store and restaurant openings, underscoring the appeal of the neighborhood and retail corridor. Recent retailer activity on Armitage includes the opening of Abercrombie & Fitch, Marine Layer, Hotel Chocolat (one of the first US locations), Moscot Eyewear (first Midwest location), Rails, Catbird, and others. Sushi-San, a Lettuce Entertain You concept, recently opened on Halsted Street and joins additional Lettuce Entertain You restaurants in the trade area that include Summer House Santa Monica, Ramen-San, and Café Ba Ba Reeba. Small Cheval, the retro burger chain operated by Chicago's beloved Hogsalt Hospitality group, recently opened in a redeveloped property on Halsted Street. The offering is also located approximately one mile from the Foundry Park development, a large-scale mixed-used development by JDL in partnership with Kayne Anderson. Foundry Park will feature 3,200 residential units, more than 500,000 SF of retail space, and 15 acres of public green space. Foundry Park will break ground in late 2026, with the first residential units expected to be delivered by Spring 2028. These exciting developments and recent openings are a testament to the desirability of the trade area and will drive even more foot traffic and cross-shopping. The trade area's attraction for upscale lifestyle retailers will also continue the momentum for further openings of high-end boutiques and restaurants and support continued tenant performance at The Armitage Collection.



LIFESTYLE TENANCY

The Armitage Collection is a 100% leased retail property that features a curated mix of national and local lifestyle, health & wellness, education, and service providers that cater to the young and affluent surrounding demographic. **The Goddard School** is one of the largest and most respected early childhood education providers in the United States and anchors The Armitage Collection. The Goddard School has more than 640 franchised locations across the country and has served more than 100,000 students in its nearly 40 years of industry-leading experience. The curriculum focuses on inquiry-based learning, which emphasizes exploratory educational experiences and interactive lessons taught by highly trained educators who are experts in early childhood education and development. The Goddard School recently signed a 10-year renewal at The Armitage Collection as part of its franchise agreement renewal, underscoring its commitment to the site. **Studio Lagree** is an upscale fitness concept with a devoted following that offers a boutique workout experience built around its Pilates-inspired Lagree Method. Lagree Fitness has locations in the United States, Canada, France, the United Kingdom, Germany, Spain, Italy, and other countries, with Chicago locations that include River North, Old Town, West Loop, and Highland Park. **Bowie Barker** is a luxury pet wellness studio that brings upscale pet care services such as grooming, baths, glow ups, tick treatments, and more to the affluent Lincoln Park neighborhood. Bowie Barker was founded by the former CEO of SkyZone and current president of The NOW Massage, who brings decades of lifestyle retail and franchising experience. The company has locations in West Hollywood, Scottsdale, Los Angeles, Westmont, San Francisco, Chicago, and others opening soon. **Armitage Allergy & Asthma Associates** is a boutique medical practice offering customized allergy, asthma, and immunology care in a highly personalized setting. The practice is operated by Dr. Miguel Wolbert, a board-certified allergist, President of the Texas Immunological Society, and Associate Professor of Pediatrics at Texas Tech University.



EXCEPTIONAL DEMOGRAPHIC PROFILE

The Armitage Collection is located within the heart of Chicago's wealthy and historic Lincoln Park neighborhood. This coveted neighborhood attracts affluent residents and visitors who appreciate the seamless blend of historic charm and modern luxury. Home to elegant mansions, upscale condominiums, and exclusive townhomes, Lincoln Park is one of Chicago's most coveted neighborhoods. The tree-lined streets, vibrant shopping scene and nightlife, and proximity to lakefront amenities make Lincoln Park a stand-out destination for individuals and families seeking exquisite living and an upscale atmosphere. Over 12,500 residents live within a half-mile radius of the subject and enjoy average household incomes of over \$286,000. The median age within the same radius is 28.3 years old, underscoring the young and affluent nature of the trade area. Within a one-mile radius of The Armitage Collection, there are over 58,800 residents with average household incomes of \$227,000. With a median home value of \$907,500 and some of the highest priced single-family home transactions in Chicago, Lincoln Park represents the best of luxury living in Chicago and will continue to be one of the most desirable neighborhoods in the city.





For further information contact owner's exclusive representatives.



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