

FOR LEASE

Prime South Loop
Retail/Restaurant/Venue Space

906 S. WABASH

Chicago, IL 60605

PRESENTED BY:

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,500 SF
BUILDING SIZE:	8,662 SF

PROPERTY DESCRIPTION

Stunning ground-floor retail space with excellent exposure on Wabash Ave. in Chicago's South Loop. Great location, steps to thousands of area residents and many local and national retail businesses. ±3,500 SF 2nd generation event/venue space with a ton of infrastructure, including two ADA-compliant bathrooms, HVAC, lighting, and electrical distribution, and an existing bar with plumbing and much more. The property boasts 15' high ceilings, making it a great option for a restaurant/hospitality tenant. DX-12 zoning allows for almost any possible use, including retail, restaurant, music or theater venue, medical/dental, fitness, professional offices, etc. Immediate area co-tenancy includes Trader Joe's, Starbucks, Jewel Osco, Walgreens, Target, Five Guys, Eleven City Diner, Stan's Donuts, Potbelly & Chipotle, to name a few. Located in the heart of Chicago's South Loop neighborhood. Available immediately.

LOCATION DESCRIPTION

Located in the South Loop arguably the hottest area of downtown Chicago for both residential and retail growth. The property sits in the Roosevelt Road retail corridor, one of Chicago's most popular and vibrant shopping destinations, and is centrally located among thousands of South Loop residents. Close to Lake Shore Drive, Soldier Field, the Museum Campus, and walking distance to the Loop/CBD.

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PROPERTY HIGHLIGHTS



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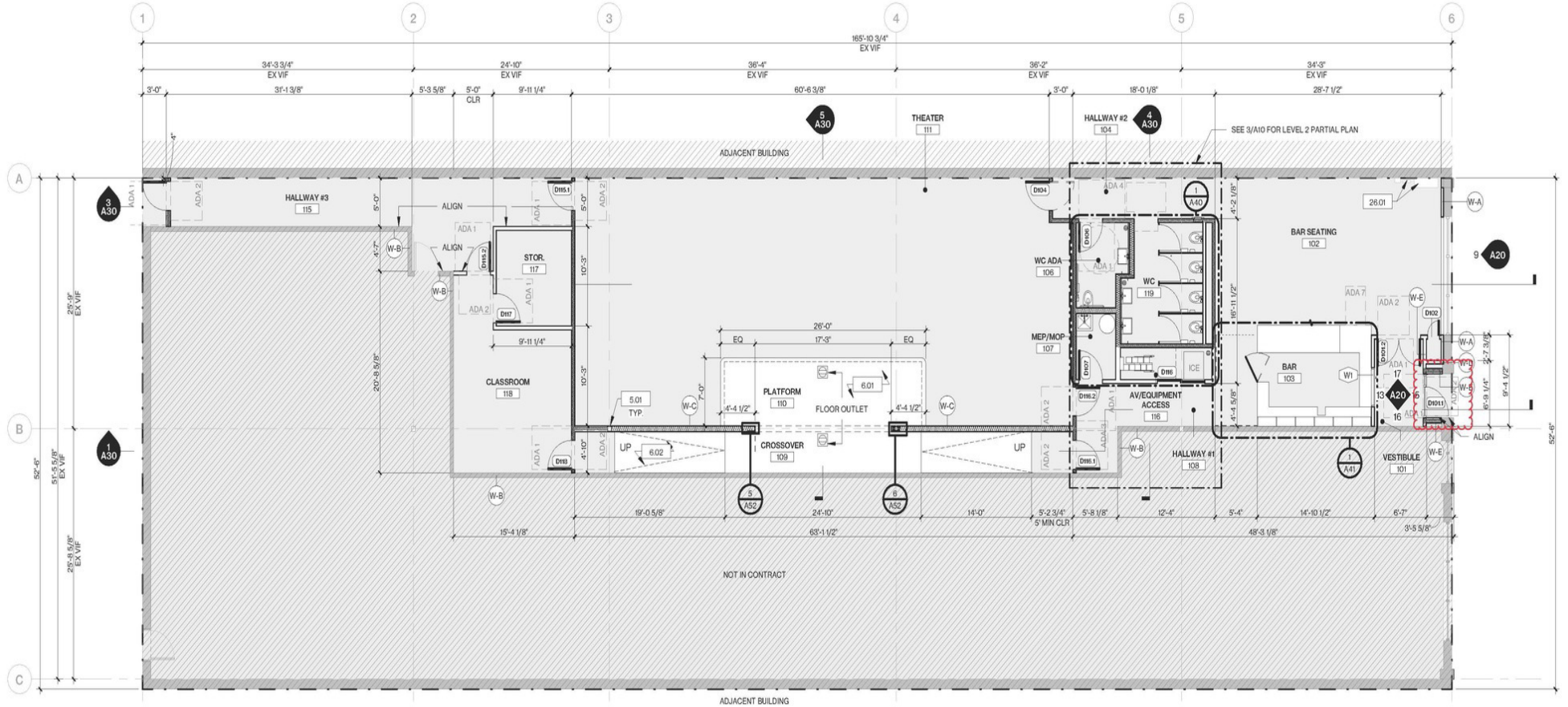
- ±3,500 SF ground floor space in Chicago's South Loop
- 2nd generation venue/hospitality space with lots of existing infrastructure
- Great Wabash Ave location within steps of many exciting developments, including "1000M"
- Single-story space is extremely viable for restaurant tenants
- Many immediate area pedestrian traffic generators
- Adjacent to brand new Aria Salon
- Flexible DX-12 zoning allows for many types of uses, including retail/restaurant, theater, music venue, medical/dental, fitness, etc
- Proximate to Soldier Field, Grant Park, Museum Campus, downtown Universities and schools
- Great immediate area co-tenancy including Trader Joe's, Starbucks, Jewel Osco, Walgreens, Target, Five Guys, Chipotle, Stan's Donuts & Potbelly
- Good aesthetics with 15' high ceilings and exposed brick
- Existing infrastructure includes bathrooms, HVAC, lights, electrical distribution, and much more
- Close to all CTA mass transit trains and buses
- One parking space included
- Available Immediately

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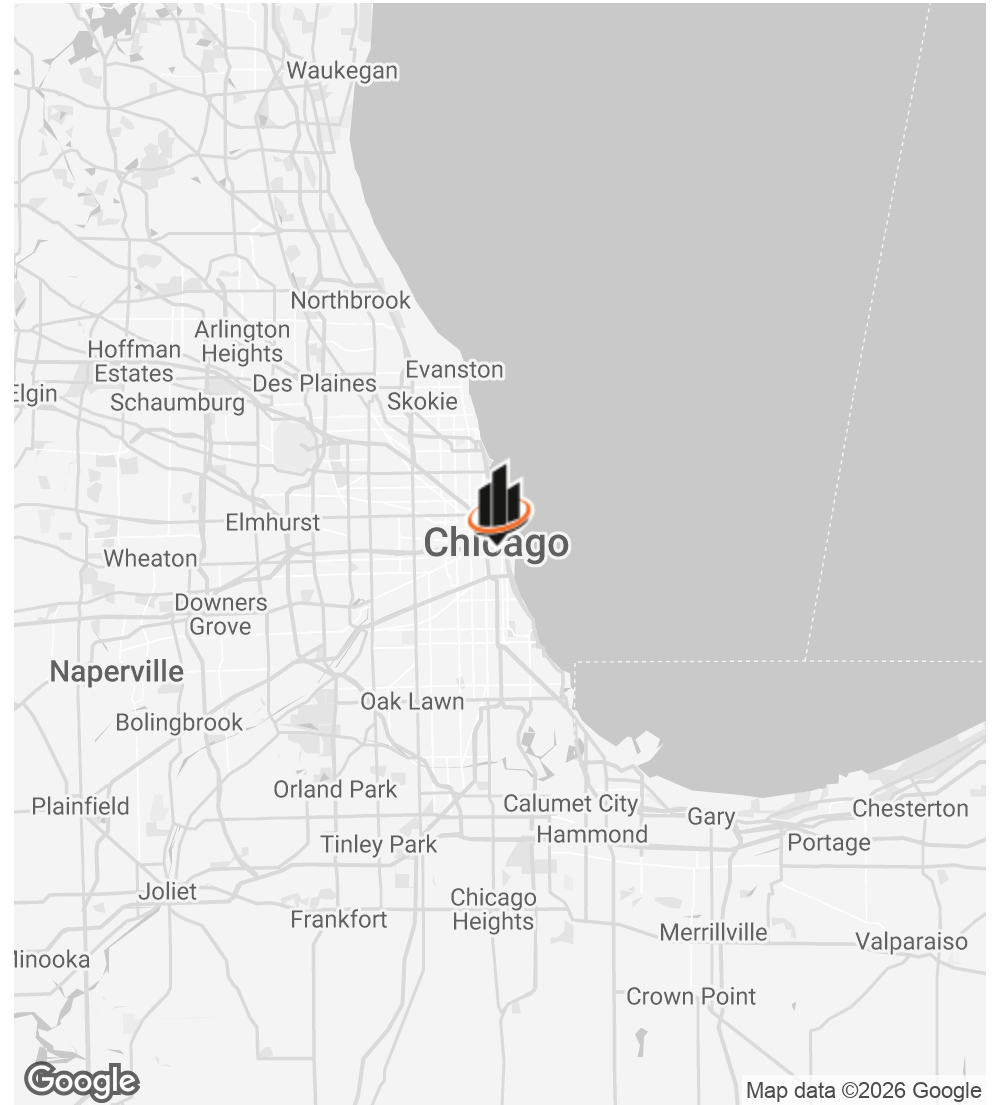
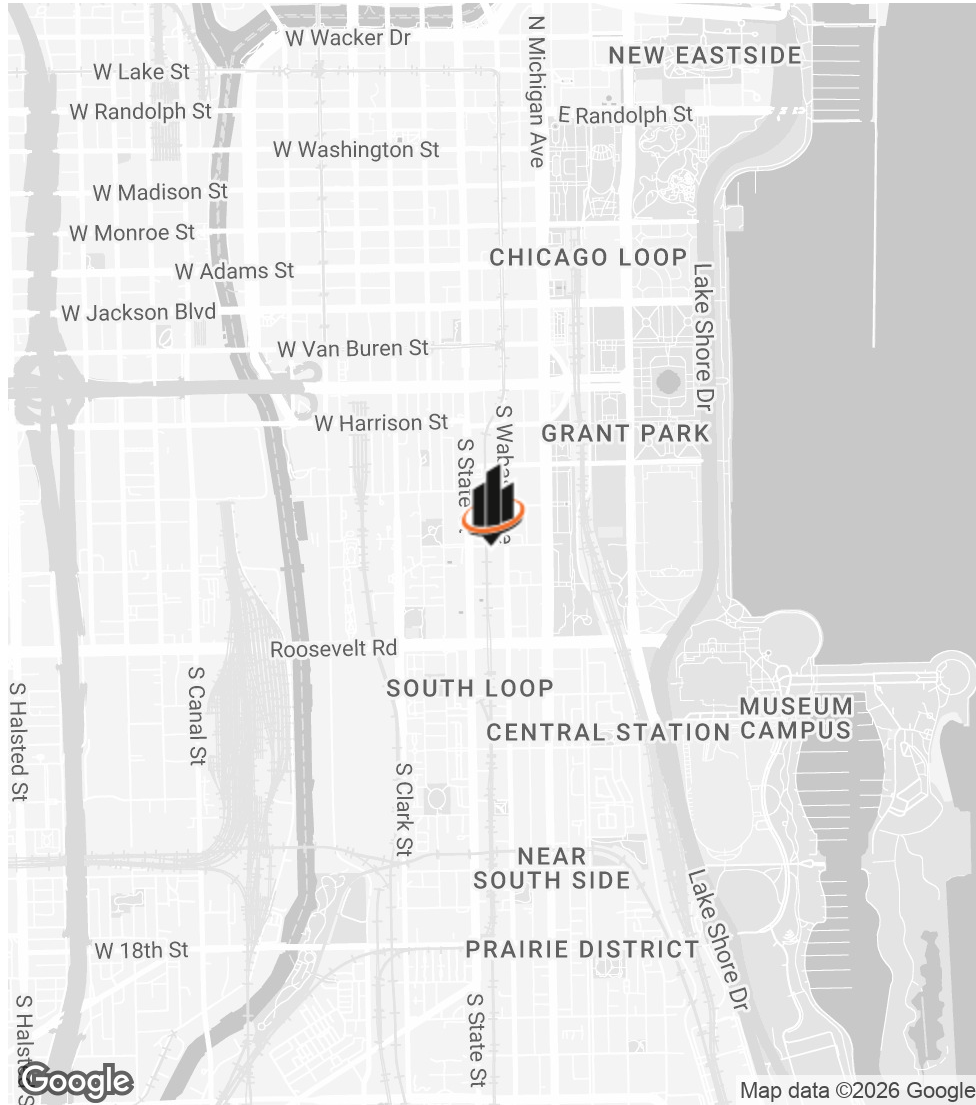
FLOOR PLAN



1 BUILD PLAN - LEVEL 1
1/8" = 1'-0"

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LOCATION MAPS



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AREA AND RETAILER AERIAL



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BIRDSEYE VIEW



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INTERIOR PHOTOS

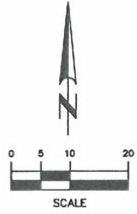


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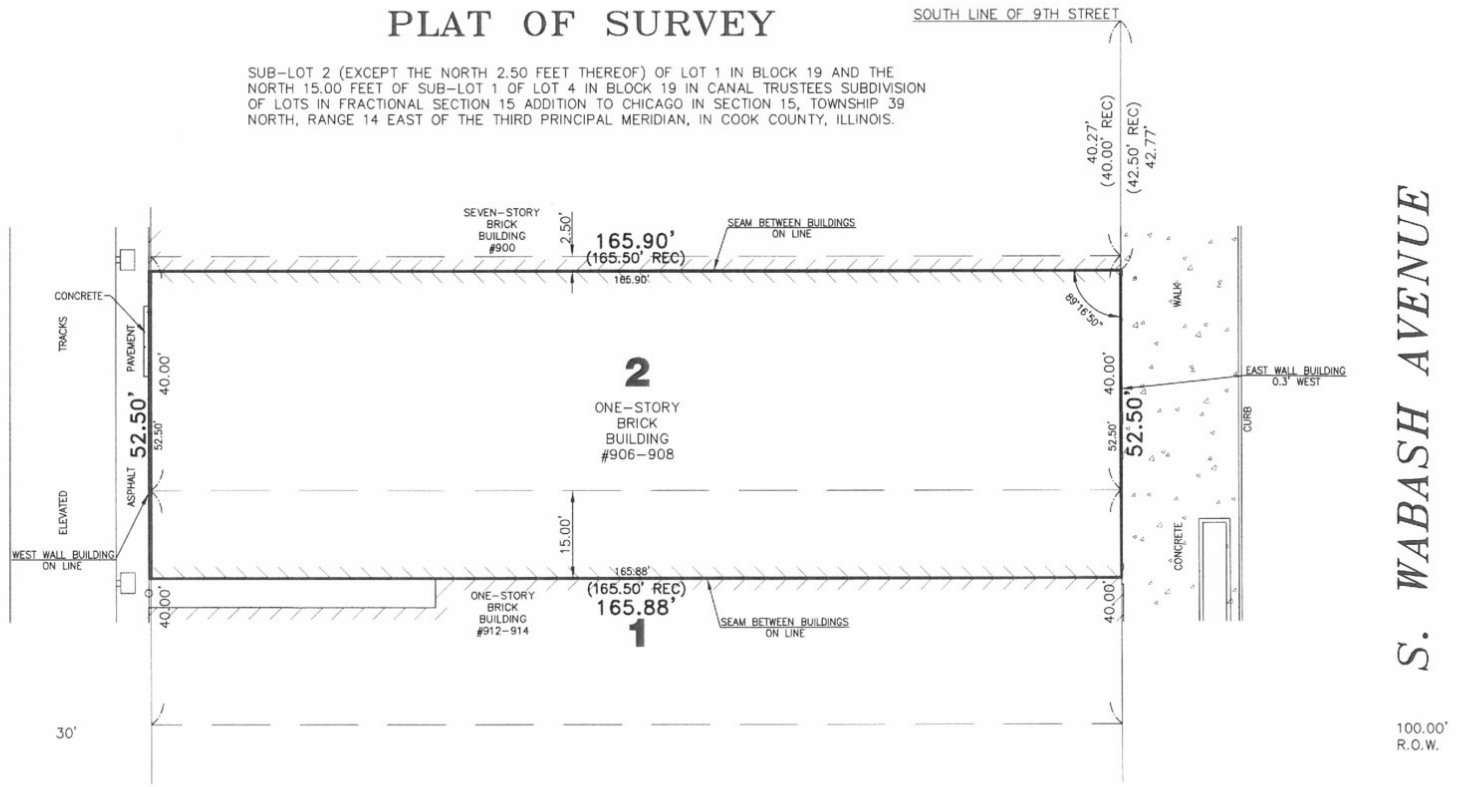
PROPERTY SURVEY

PLAT OF SURVEY

SUB-LOT 2 (EXCEPT THE NORTH 2.50 FEET THEREOF) OF LOT 1 IN BLOCK 19 AND THE NORTH 15.00 FEET OF SUB-LOT 1 OF LOT 4 IN BLOCK 19 IN CANAL TRUSTEES SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT PROPERTY AREA
8,709 SQ. FT. (more or less)



PREPARED FOR: THOMAS F. KELLY

LANDMARK ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

NOTES

- SUBJECT PROPERTY LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED SOLELY FOR THE PURPOSE OF THIS SURVEY USING TRUSTEES DEED, DOCUMENT NUMBER 065345067 AND FAIRBANKS LOFTS CONDOMINIUM PLAT OF SURVEY, DOCUMENT NUMBER 95615704.
- DUE TO LACK OF ACCESS ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY, THE DIMENSIONS OF THE BUILDING TO THE SOUTH ARE NOT SHOWN.

FIELD WORK COMPLETED: 8/27/2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 8/31/2021



RICHARD P. URCELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2022
SURVEY No. 21-08-123

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 1 MILE 1.5 MILES

	0.25 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	7,760	55,398	116,928
AVERAGE AGE	34.9	33.3	34.3
AVERAGE AGE (MALE)	38.4	34.8	35.3
AVERAGE AGE (FEMALE)	35.3	33.2	34.4

HOUSEHOLDS & INCOME

0.25 MILES 1 MILE 1.5 MILES

	0.25 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,863	29,980	66,164
# OF PERSONS PER HH	1.6	1.8	1.8
AVERAGE HH INCOME	\$122,193	\$164,453	\$176,644
AVERAGE HOUSE VALUE	\$467,573	\$533,048	\$524,825

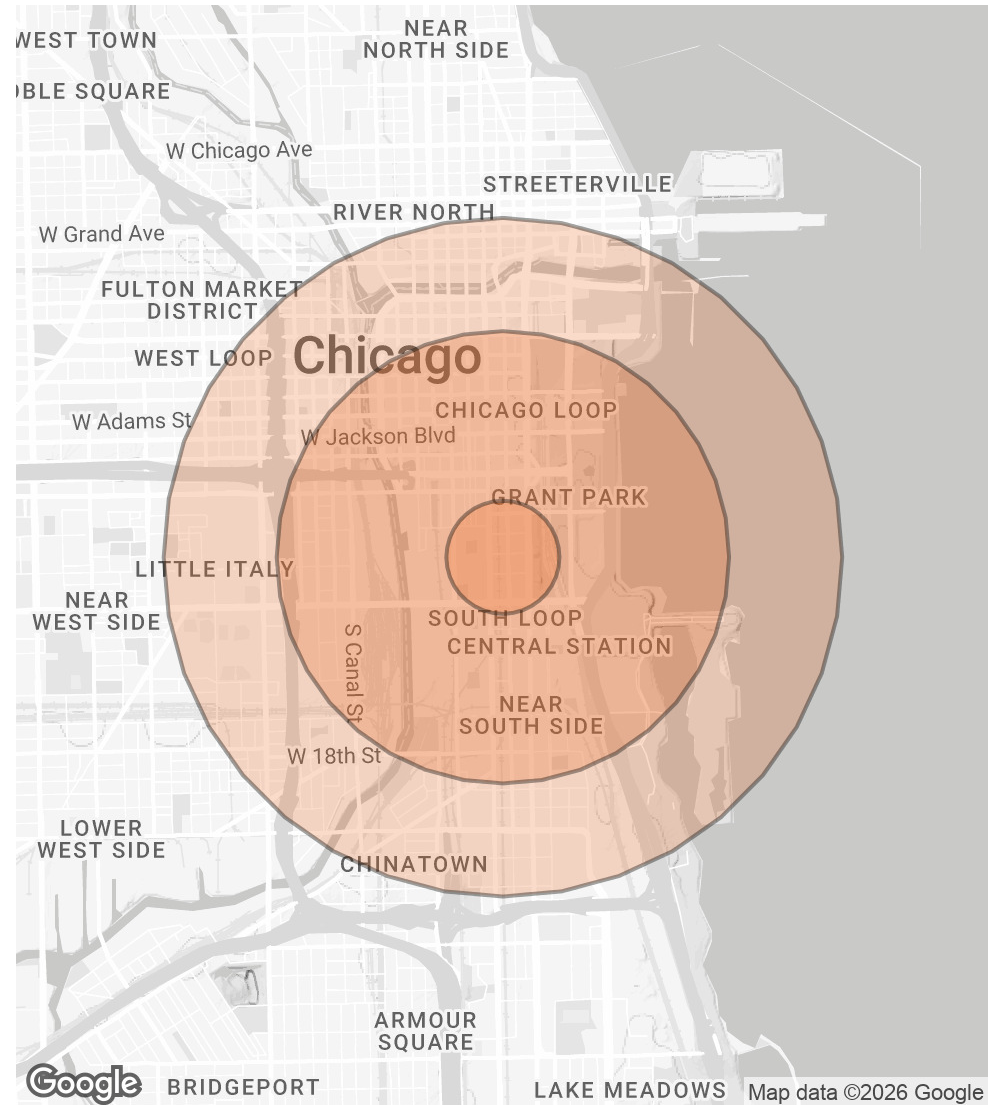
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HEADER 4

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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