

FOR LEASE

South Loop Retail Spaces on Michigan Ave

910 S. MICHIGAN AVE.

Chicago, IL 60605



PRESENTED BY:

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OFFERING SUMMARY



LEASE RATE	\$27 SF/YR GROSS
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OFFERING SUMMARY

AVAILABLE SF:	1,450 SF
YEAR BUILT:	1911
ZONING:	DX-16
MARKET:	Chicago
SUBMARKET:	South Loop

PROPERTY OVERVIEW

Ready-to-go retail/commercial space in Chicago's South Loop at the corner of Michigan Ave & 9th St at the base of a 20-story, 262-unit luxury residential condominium building. Approx. 1450 SF space fronting 9th St that is mostly open space that would be perfect for service retail or office uses. Directly across the street from Grant Park, this second-generation space is fully equipped with two ADA compliant bathrooms, lighting, electrical & HVAC distribution. Owned by the Michigan Ave Lofts Condo Association, tenants benefit from a low rent without any responsibility for real estate taxes or CAM. Listed at \$27/sf Gross.

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PROPERTY HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- 1,450 SF space at the corner of Michigan Ave & 9th St.
- 2nd generation space - ready for occupancy
- Across from Grant Park and one block from the Chicago Hilton
- Ground Floor of 262-Unit Condo Building & adjacent to the 900-unit 1000M luxury apartments
- Heavy Foot and Vehicular Traffic
- 1450 SF space would be great for service retail or office uses
- Low Gross Rent - no real estate tax or CAM responsibility

LOCATION DESCRIPTION



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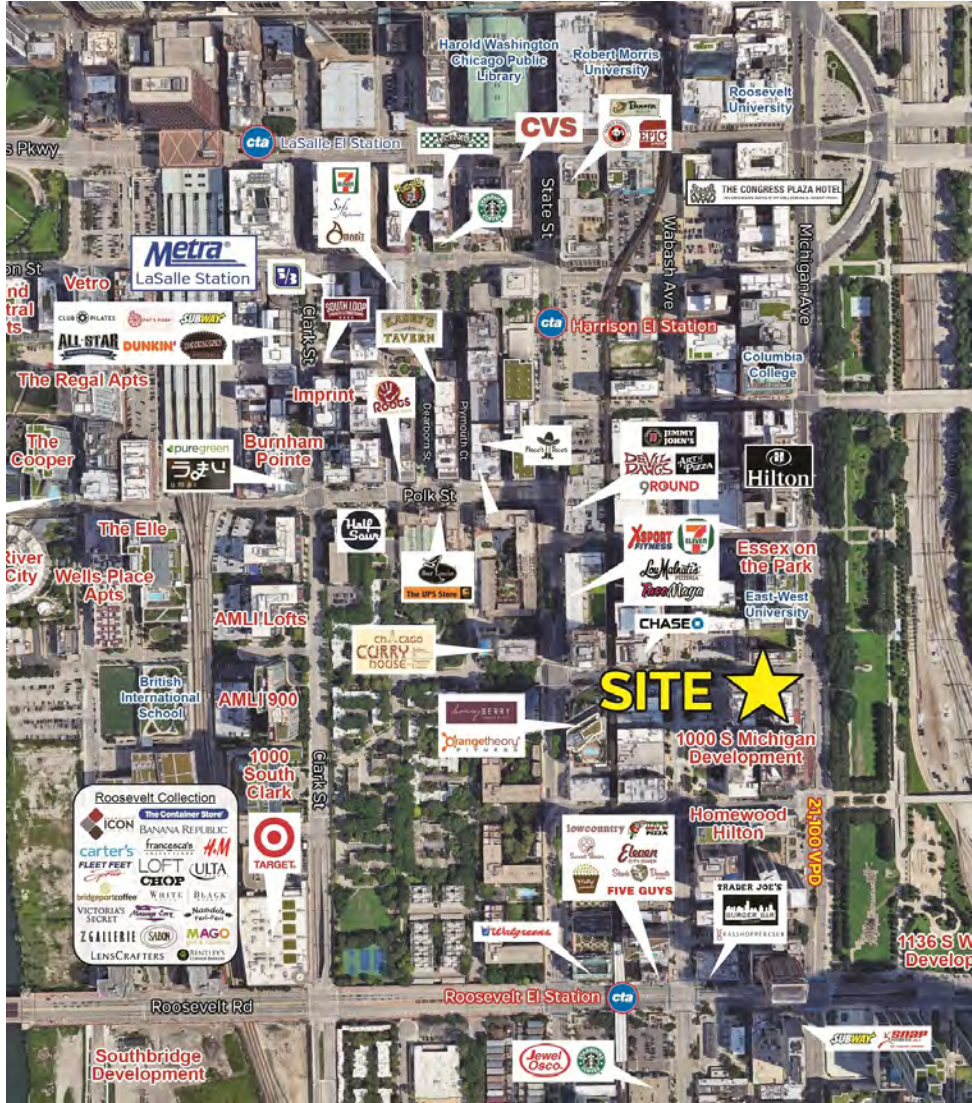
Chicago's South Loop neighborhood is one of the most popular and sought-after areas of the city by both residents, retailers, and businesses. Located only a few blocks from the Loop CBD and across from Grant Park, this bustling neighborhood has had tremendous residential, retail, and commercial development over the past decades and remains one of Chicago's most convenient and high-profile neighborhoods.

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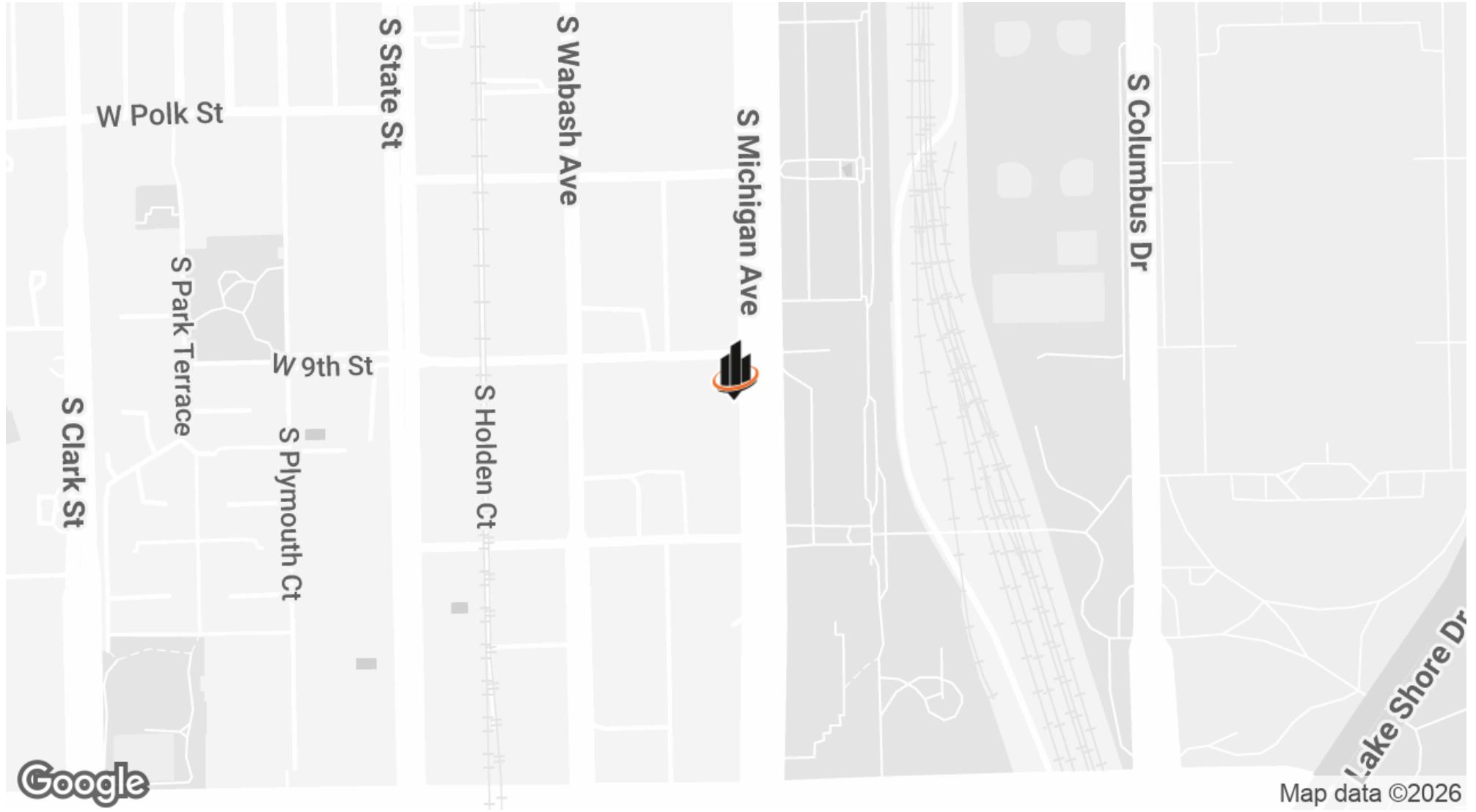
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AREA AERIAL AND RETAILER MAPS



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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross
TOTAL SPACE:	1,450 SF

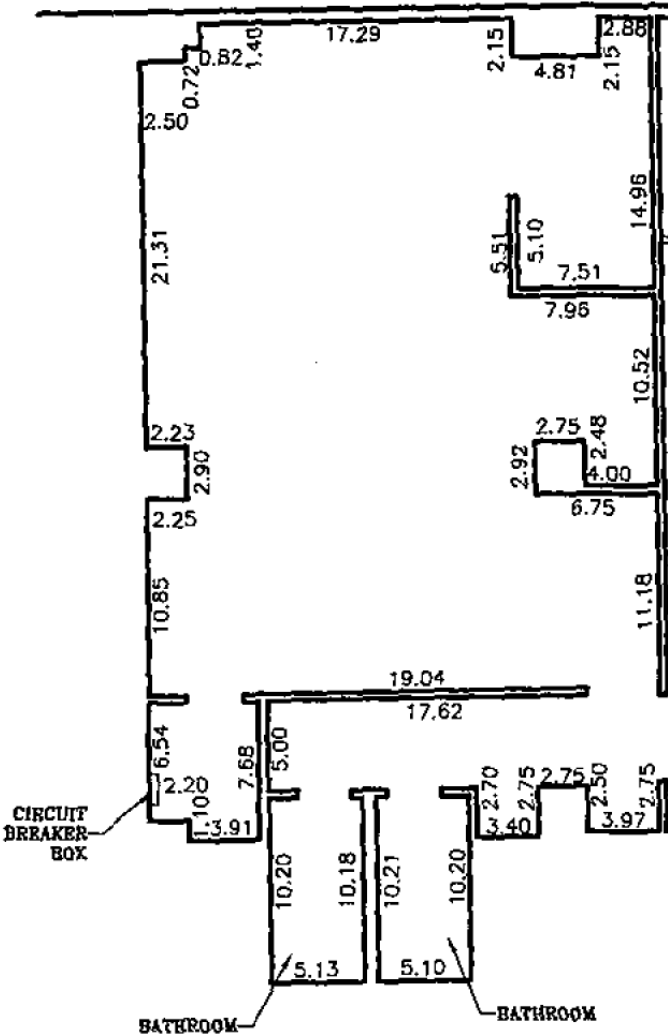
LEASE TERM:	Negotiable
LEASE RATE:	\$27 SF/yr

AVAILABLE SPACES

SUITE		SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	1,450 SF	Gross	\$27.00 SF/yr	2nd Generation retail/office space. Corner of 9th St & Michigan Ave Two ADA-compliant bathrooms, HVAC, lighting, and electrical distribution

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FLOOR PLANS- 1450 SF SPACE



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EXTERIOR PHOTOS



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INTERIOR PHOTOS - 1450 SF SPACE



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	28,843	49,314	119,202
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	37	38	38

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	15,943	26,860	66,111
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$160,554	\$172,983	\$168,564
AVERAGE HOUSE VALUE	\$545,947	\$578,338	\$590,478



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