



Property Overview

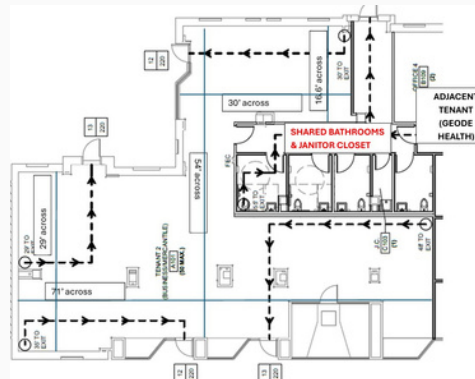
FP Commercial Advisors is pleased to represent The Rosenwald Office and Retail Center in Historic Bronzeville. Modern Build-out with common conference center, kitchenette and landscaped outdoor spaces for tenant use. The center has strong co-tenants including Geode Health, Rudd Resources, Sip and Savor Cafe and Shawn Michelles Ice Cream.

On a lighted-corner, the space has private and on street parking, CTA bus and rail access and great walking traffic. This newly renovated 2900 SF Retail/Office Space is available now! Perfect for service businesses, health and wellness uses and retail sales. Unique window lines with windows that open to 47th Street. Modern Open Floorplan designed for all business uses. Prime location near State Street and Michigan Avenue. Easy Access to I-90/94, Hyde Park and Illinois Institute of Technology.

\$29 psf MG

- Zoning B3-2
- 1300-2200 SF
- Excellent Visibility and Signage Opportunities

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	3,815	14,352	47,153
Median age	38.1	37.0	36.8
Median age (Male)	39.7	37.4	35.3
Median age (Female)	36.9	36.3	37.8
Total households	2,421	8,109	25,731
Total persons per HH	1.6	1.8	1.8
Average HH income	\$42,804	\$60,104	\$65,186
Average house value	\$301,777	\$337,796	\$319,564



Lauren G Lowery
President/CEO
312.315.5453
Lauren@LaurenLowery.com

FP Commercial.org
FP Commercial Advisors
Real Estate Advisors for Professionals
Information Subject to Change