

DYNAMIC SOUTH LOOP RETAIL FOR LEASE

Aspire Retail | South Loop Retail/Office Space Near McCormick Place & Wintrust Arena

2111 S. WABASH AVE

Chicago, IL 60616

PRESENTED BY:

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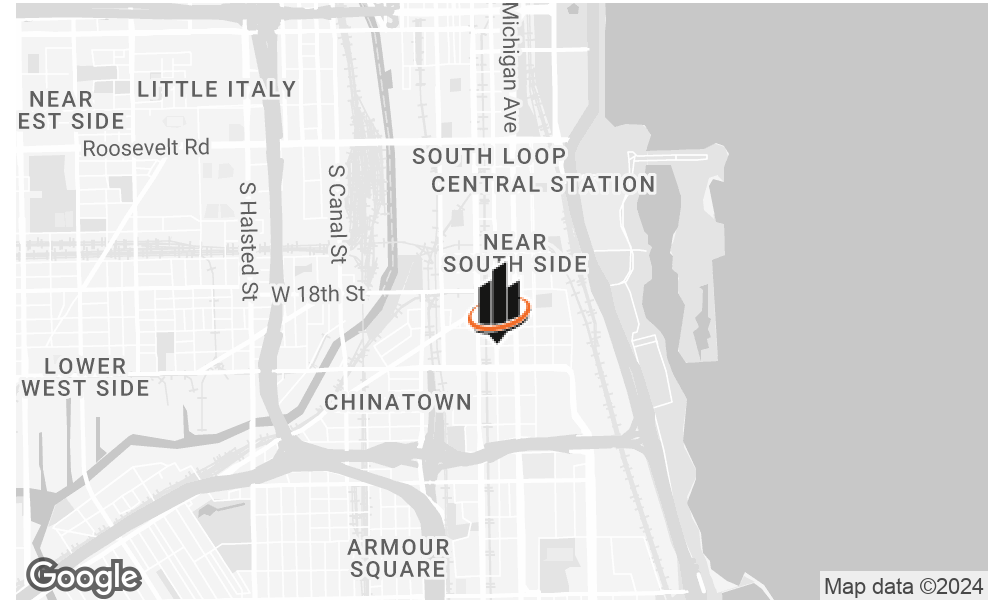
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (Net)
TOTAL RETAIL:	6,670 SF
AVAILABLE SF:	1,766 - 6,670 SF
YEAR BUILT:	2020
ZONING:	PD
MARKET:	Chicago
SUBMARKET:	South Loop
APN:	17223180290000

PROPERTY OVERVIEW

Dynamic retail space available in Chicago's South Loop near McCormick Place and the Wintrust Arena and Event Center. Three distinct spaces ranging from 1,766 - 6,670 SF are available on the ground floor of Aspire, a 275-unit luxury apartment building. All spaces have substantial frontage on Wabash Ave. There is an existing 3138 SF 2nd generation space - ready to go for a new tenant - currently situated as a fitness concept. Situated in the South Loop, one of Chicago's most popular and evolving areas, this property provides prospective tenants the ability to be located adjacent to, McCormick Place, the Wintrust Arena, the 1,200-room Marriott Marquis, new 600-room multi-flag Hilton hotel, excellent restaurants, world-class museums, the Motor Row entertainment district and thousands of area residents. Off-street parking is available for tenants. This property is also across the street from the Cermak Green Line CTA station. Perfect for retail, restaurant, medical office, fitness, salon, etc.

LOCATION OVERVIEW

The South Loop is one of the densest residential communities in Chicago and in recent years there has been significant development in the area. The South Loop is located south of Chicago's loop. It is close to many City attractions including Soldier Field, Grant Park, McCormick Place, Columbia College, The Art Institute of Chicago, Adler Planetarium, Field Museum, Shedd Aquarium, and the Wintrust Arena. McCormick Place Convention Center boasts over 3 million visitors annually, and the Wintrust Arena will have over 200 events and approximately 300,000 visitors annually. The South Loop has great access to transportation with the CTA's Blue, Red, Green and Orange Lines, many CTA bus routes, the Dan Ryan (I-90/94), Stevenson Expressway (I-55) and Lake Shore Drive (Route 41).

PROPERTY HIGHLIGHTS



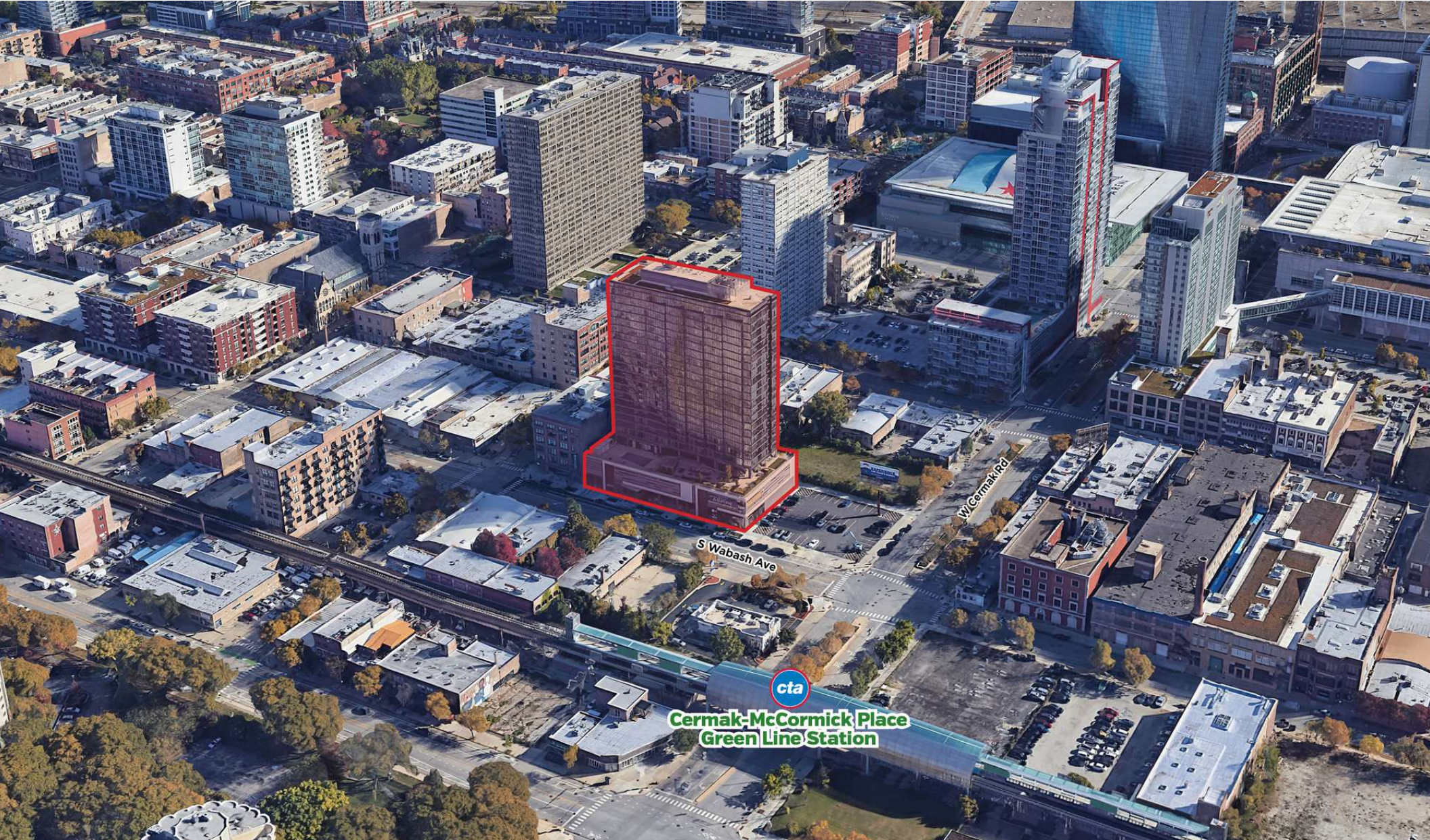
PROPERTY HIGHLIGHTS

- South Loop retail/office space on ground floor of Aspire - a 275-unit luxury apartment building
- Serving an affluent and dense neighborhood with an average income well over \$100,000
- 1,766 - 6,670 SF of retail/office space with substantial frontage on Wabash Ave
- Divisible to 1,766, 3,532, 3138 & 6,670 SF spaces
- Existing 3138 SF space is a 2nd generation space, ready to go for a new tenant - currently a fitness use
- Steps to Wintrust Arena, McCormick Place, new Marriott Marquis & Hilton Hotels
- Across the street from the new \$50MM CTA Green Line train station.
- Many possible retail or office uses
- Parking available
- Immediate availability

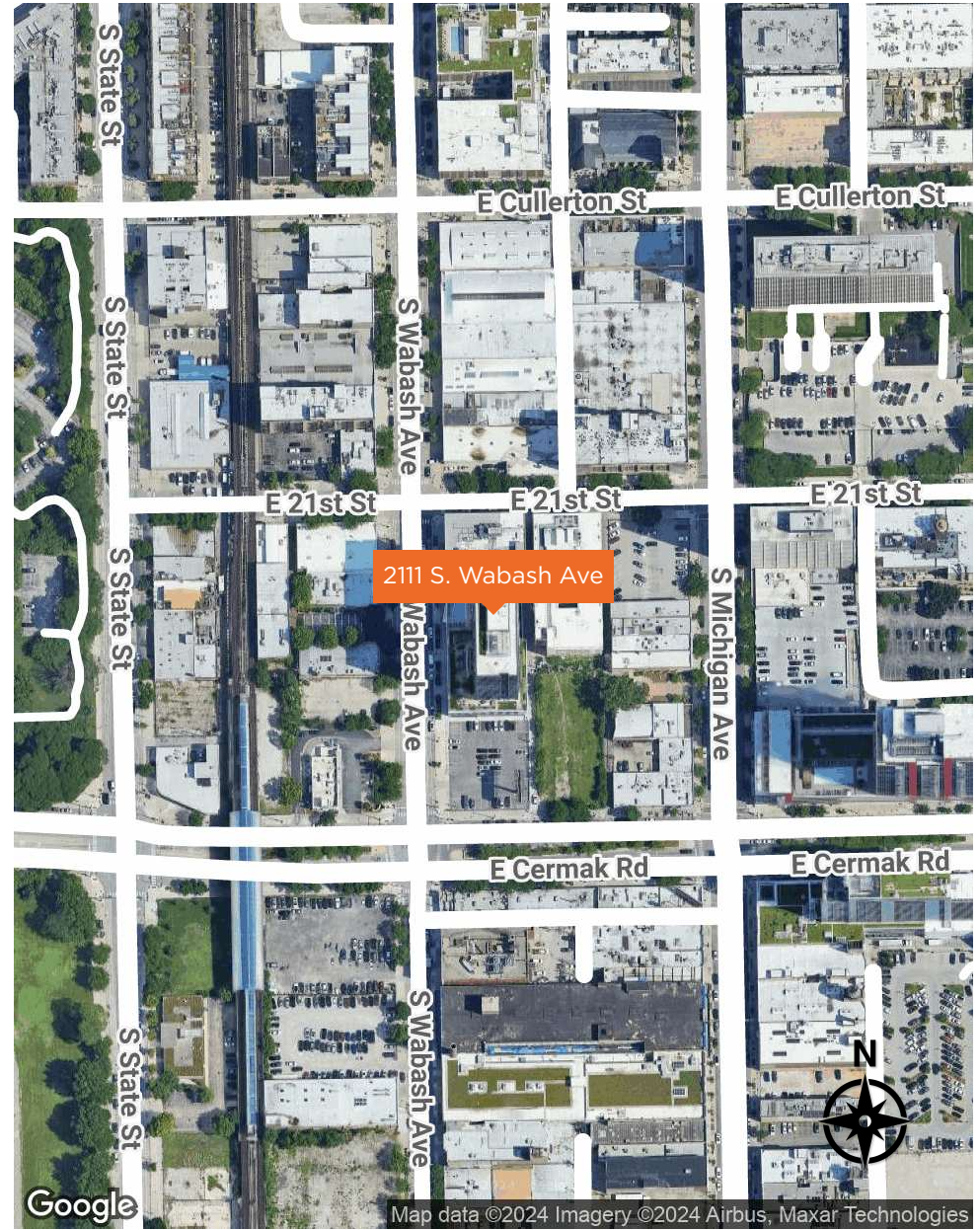
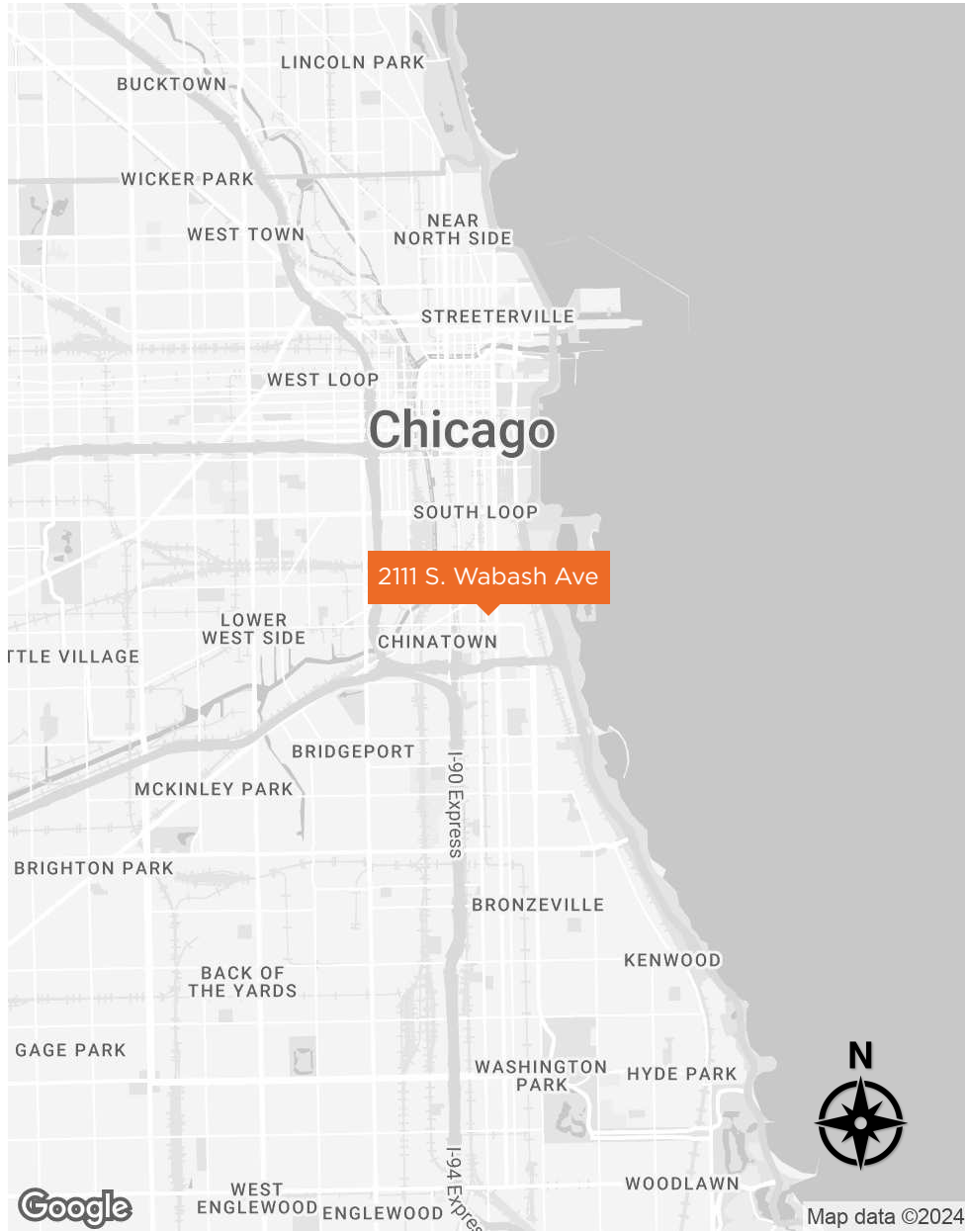
AREA AERIAL MAP



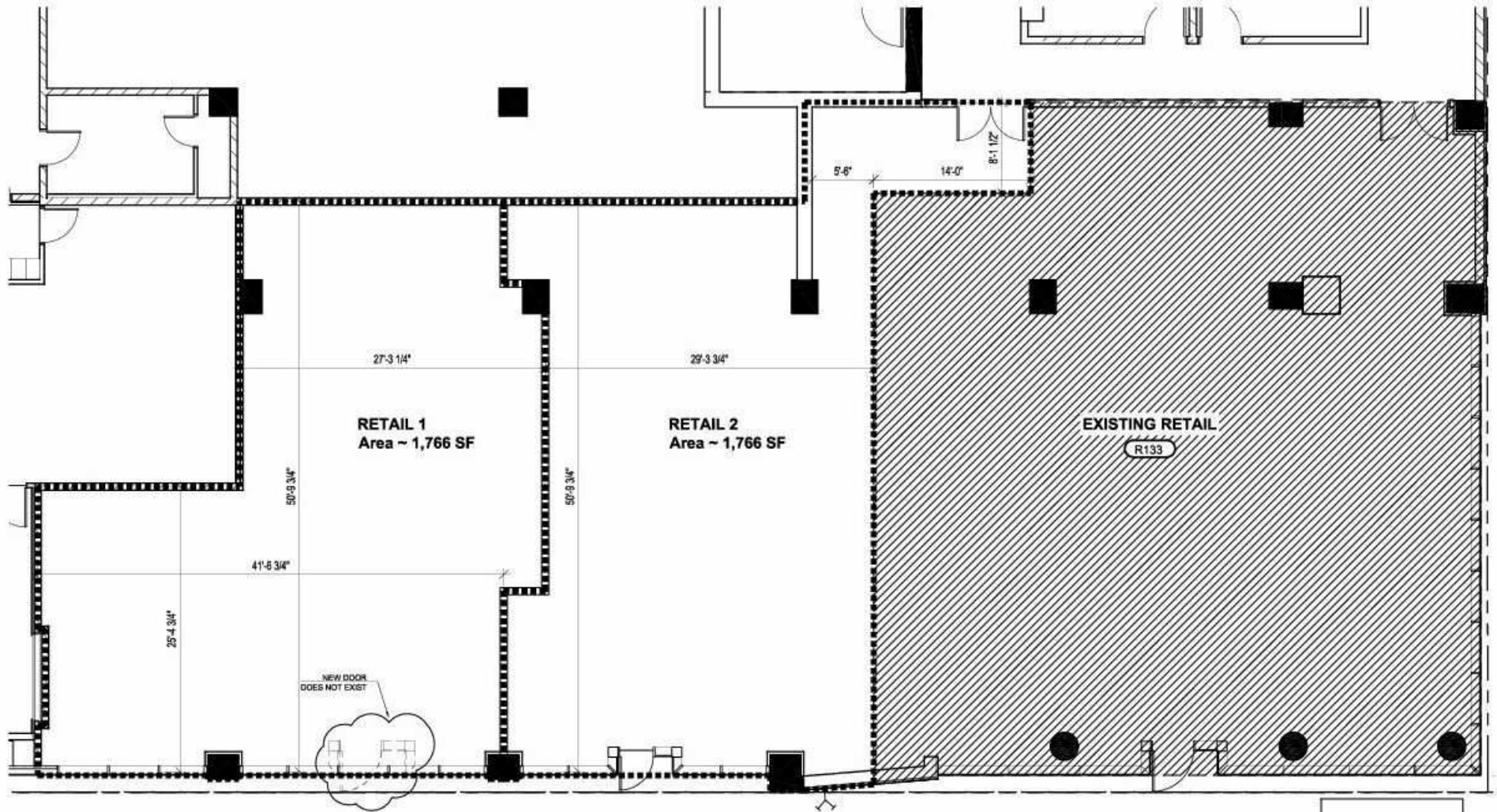
BIRDSEYE VIEW



LOCATION MAPS



FLOOR PLANS | OPTION 1



SILLI
MAN
GRO
LIT

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CHICAGO, IL 60615
T: 773.347.3470
F: 773.347.3460

ASPIRE APARTMENTS - RETAIL LAYOUT

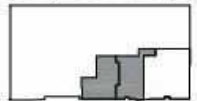
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12.08.23

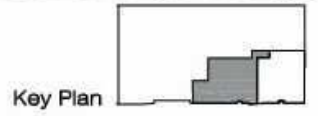
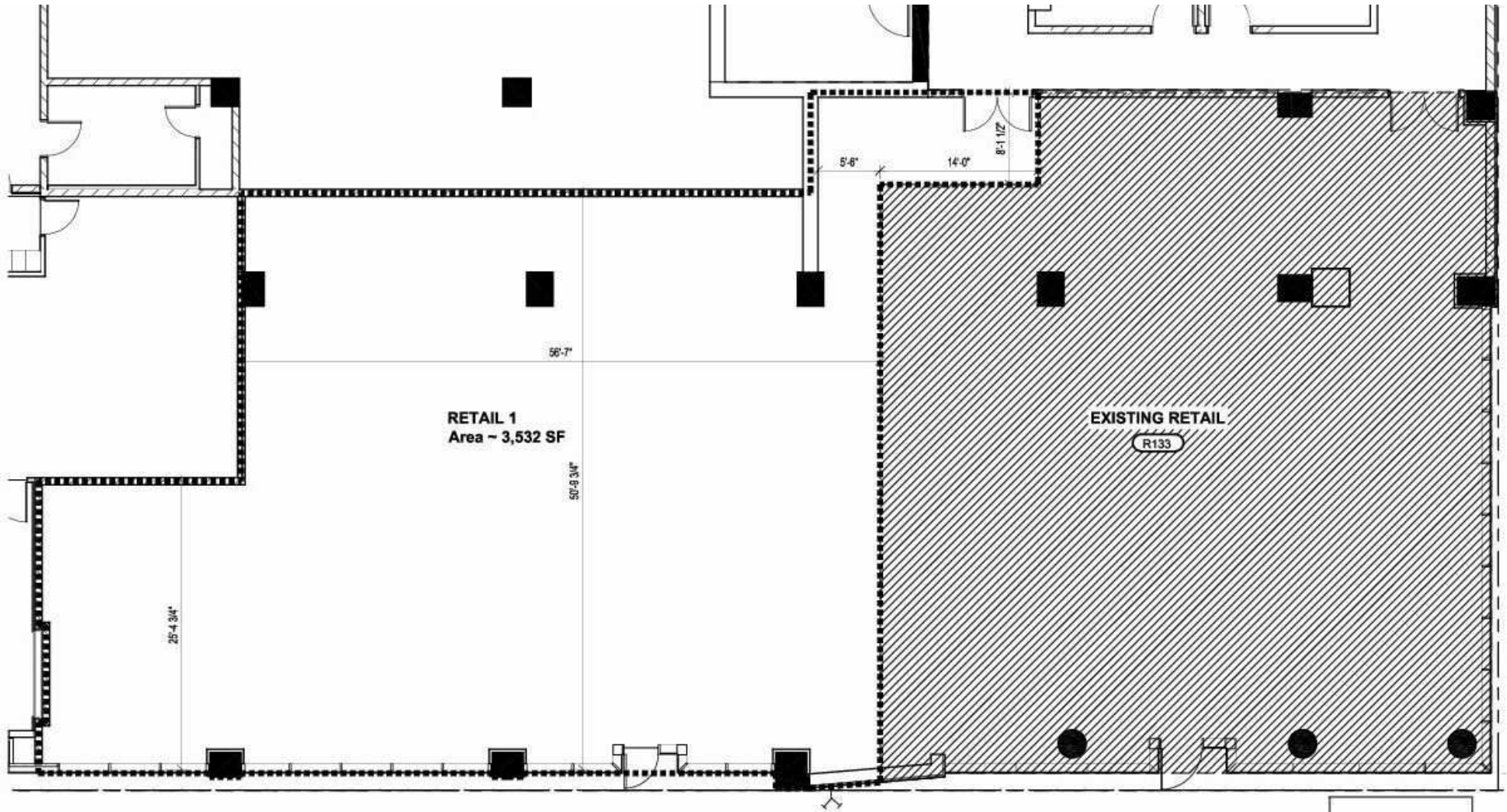


3 RETAIL LAYOUT

Key Plan



FLOOR PLANS | OPTION 2



SLL 8454 SOUTH SHORE DRIVE
 MAN CHICAGO, IL 60615
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 UP F: 773.347.3460

ASPIRE APARTMENTS - RETAIL LAYOUT

SCALE: 1/8"=1'-0" 12.08.23
 2 RETAIL LAYOUT

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Net	LEASE TERM:	Negotiable
TOTAL SPACE:	1,766 - 6,670 SF	LEASE RATE:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	1,766 - 6,670 SF	Net	\$26.00 SF/yr	Can be combined to include 3532 or 6670 SF
Space 2	Available	1,766 - 6,670 SF	Net	\$26.00 SF/yr	Can be combined to include 3532 or 6670 SF
Space 3	Available	3,138 - 6,670 SF	Net	\$26.00 SF/yr	2nd generation fully functional retail space, ready to go for a new tenant. Currently operating as a fitness studio
Spaces 1-3	Available	1,766 - 6,670 SF	Net	\$26.00 SF/yr	Entire ground floor retail space encompassing 6670 SF

DEMOGRAPHICS MAP & REPORT

POPULATION

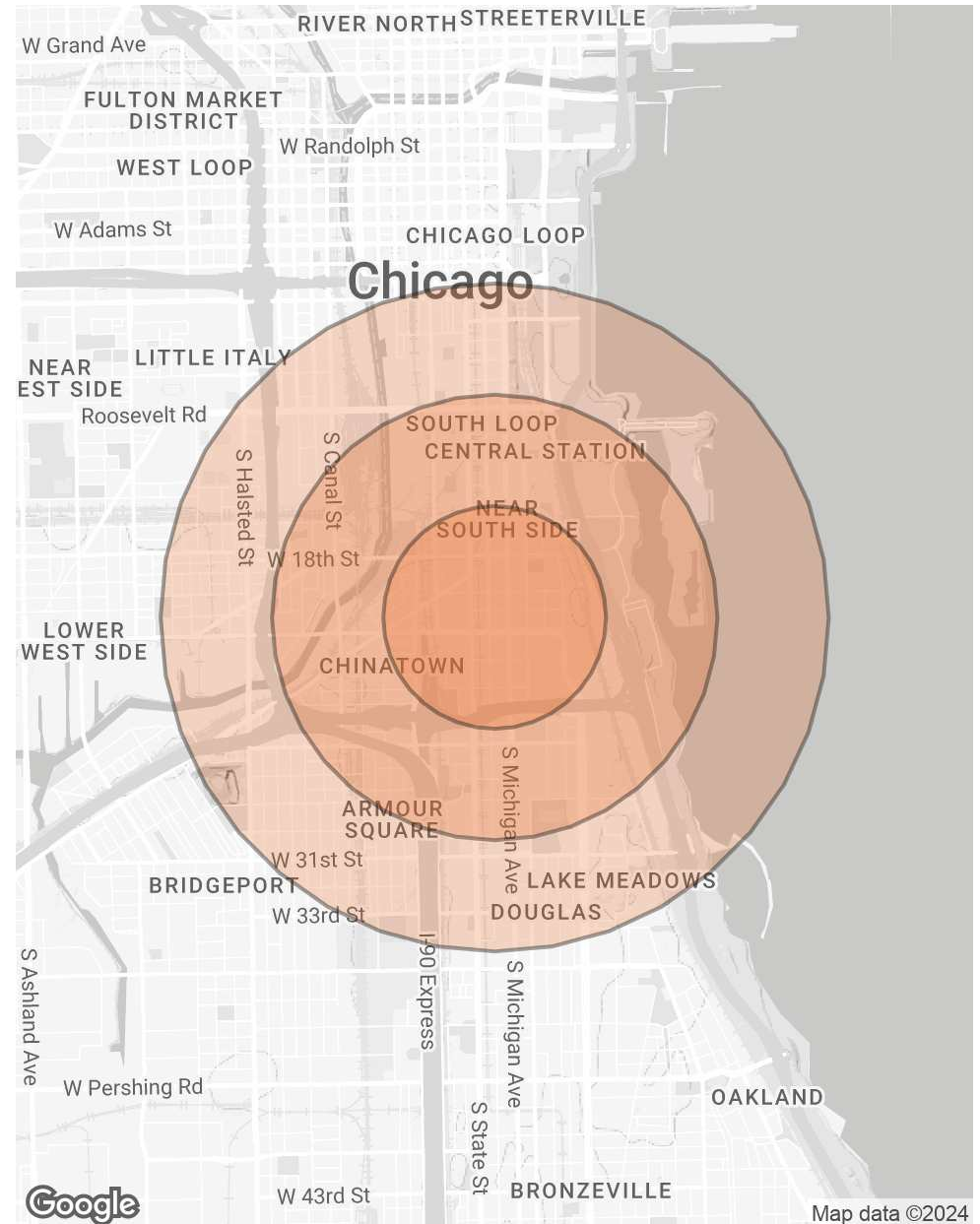
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	12,283	42,898	85,909
AVERAGE AGE	44.4	40.7	38.1
AVERAGE AGE (MALE)	41.4	39.0	36.6
AVERAGE AGE (FEMALE)	43.5	41.3	39.3

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,582	23,462	45,269
# OF PERSONS PER HH	1.6	1.8	1.9
AVERAGE HH INCOME	\$103,207	\$117,841	\$104,053
AVERAGE HOUSE VALUE	\$358,317	\$383,943	\$345,324

2020 American Community Survey (ACS)



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