



artist rendering

# 1221 West Taylor STREET

 **SVN**<sup>®</sup>  
CHICAGO COMMERCIAL | URBAN TEAM

 **RELATED**

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# 1221

*West Taylor*  
STREET

<b>ASKING RENT:</b>	\$38/SF NNN
<b>EST. NNNs:</b>	~\$10/SF
<b>SPACE AVAILABLE:</b>	5,000 SF
<b>MIN DIVISIBLE:</b>	2,500 SF
<b>FRONTAGE:</b>	~90'
<b>CEILING HEIGHT:</b>	+15
<b>ZONING:</b>	PD 896
<b>EST. DELIVERY:</b>	2025
<b>CONDITION:</b>	COLD SHELL
<b>SUB-MARKET:</b>	LITTLE ITALY
<b>WARD/ALDERMAN:</b>	28/ERVIN

## *Property Overview*

# Leasing Highlights



- Rarely available corner retail space located in Little Italy.
- Maximum exposure opportunity with prominent Taylor Street frontage and space depths of only ~58'.
- ~5,000 SF (divisible) of available retail space with dramatic +15' ceiling heights.
- Excellent co-tenancy opportunity with Fresh Stop Produce & Deli occupying the retail's adjacent 5,000 SF space.
- Located within a new construction 67-unit apartment building developed by one of Chicago's most prominent developers, Related Midwest.
- The 1002 South Racine Avenue development is another installment of Related Midwest's Roosevelt Square development, which will in total deliver +2,000 units to the immediate area and ~45,000 SF of retail space.

- Conveniently located in between Illinois Medical District (IMD) and University of Illinois at Chicago (UIC) campus.



- IMD is estimated to welcome ~80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. UIC, home to ~33,000 students (graduate and undergraduate) and +6,000 employees.
- Easily accessible to public transportation via the CTA's Blue and Pink "L" lines. The property also sits along the CTA's 157 bus route (Streeter/ville/Taylor).







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## *Additional Photos*



artist rendering



# Area Description

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Nestled in the heart of Chicago, *Little Italy* exudes a timeless charm that seamlessly blends old-world heritage with modern vibrancy. This iconic neighborhood, steeped in Italian-American culture and history, offers a unique tapestry of cobblestone streets, charming brownstones, and bustling piazzas. Renowned for its authentic trattorias, gelaterias, and espresso bars, Little Italy is a culinary haven where residents and visitors alike can savor the rich flavors of Italy without leaving the city limits. Beyond its gastronomic delights, this dynamic community also boasts a thriving arts scene, with galleries showcasing local talent, and cultural festivals that celebrate the neighborhood's heritage.

From its quaint storefronts to its lively street festivals, Little Italy captivates with its warmth and authenticity. With its proximity to downtown Chicago and convenient access to public transportation, this neighborhood offers an unparalleled urban living experience. Whether strolling through Arrigo Park, indulging in a plate of homemade pasta, or exploring the historic landmarks that dot the area, Little Italy beckons those seeking a vibrant neighborhood steeped in tradition and brimming with character. For businesses looking to be part of a vibrant community with a rich cultural heritage, Little Italy offers a prime location that embodies the spirit of Chicago's diverse and dynamic urban landscape.



## 1-Mile Radius Demographics



MEDIAN AGE

31.4



AVERAGE INCOME PER HOUSEHOLD

\$128,506



EST. DAYTIME POPULATION

68,345



ESTIMATED POPULATION

49,011



IMD EXPOSURE

80,000  
daily visitors



UIC EXPOSURE

33,000 | 6,000  
students | employees



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