

WEST 901 LAKE
STREET
CHICAGO, IL

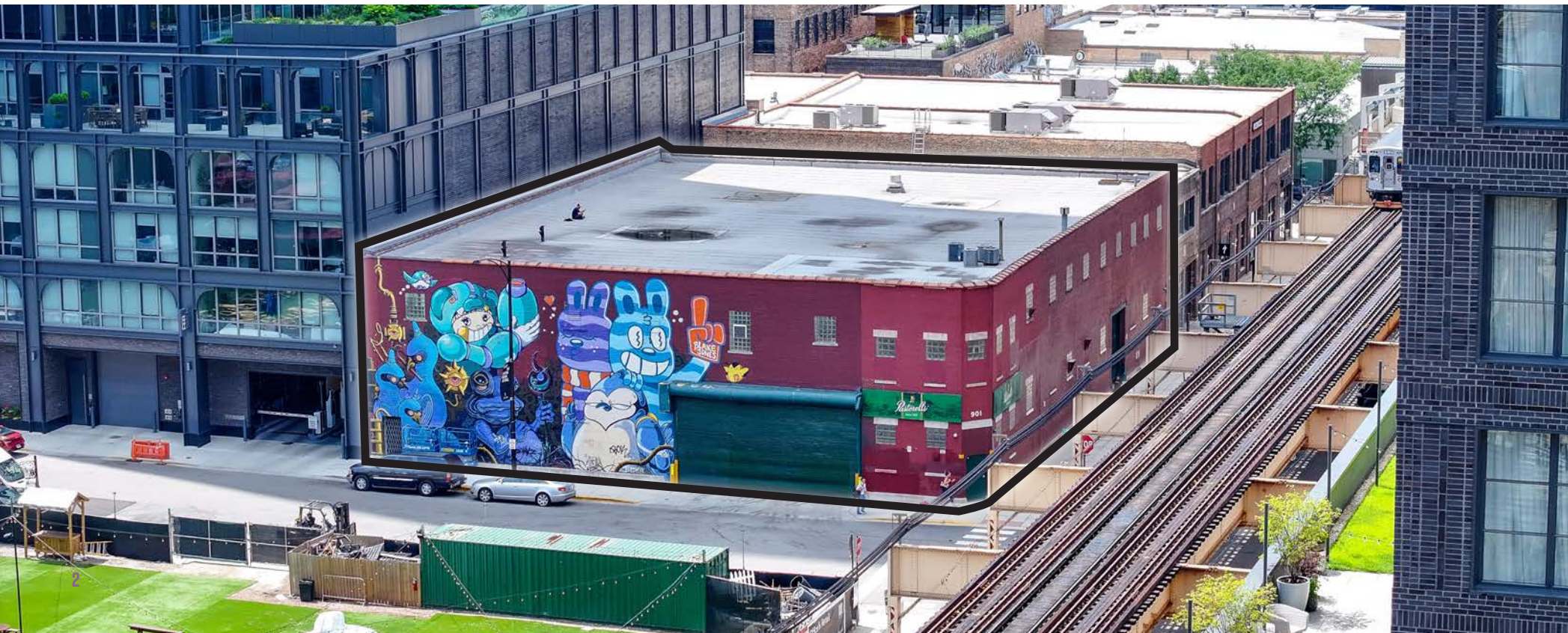


A 12,478 SF West Loop/Fulton Market Development Opportunity

YOUR NEW HOME IN FULTON MARKET

Located on the southwest corner of West Lake Street and North Peoria Street, 901 West Lake is positioned in the heart of Chicago's historic Fulton Market. A former meatpacking district, Fulton Market offers an ideal live-work-play lifestyle surrounded by state-of-the-art offices, renowned restaurants, entertainment, and Fortune 500 headquarters.

901 West Lake is a 12,478 square foot land site which is currently improved with a 25,000 square foot, two story warehouse/distribution building. The Property is zoned C1-1, Neighborhood Commercial District. The Property benefits from residing in the Downtown Expansion Area, allowing for higher density mixed-use development. 901 West Lake Street's strategic location within Fulton Market, home to McDonald's world HQ and Google's Midwest HQ, is positioned to capitalize on the neighborhoods continued rapid growth making it a premier high density development opportunity.



Prime Location in the Heart of Historic Fulton Market



Situated Between the Activated Fulton Street Corridor and Restaurant Row



Strong Multi-Housing Demand Leads to Outsized Rent Growth



Close Proximity to Major Employers and Headquarters of Fortune 500 Companies



Well-Educated and High-Income Demographics with Strong Spending Power



Walking Distance from Morgan Street Station, Grand Ave Station, and Metra Train Locations

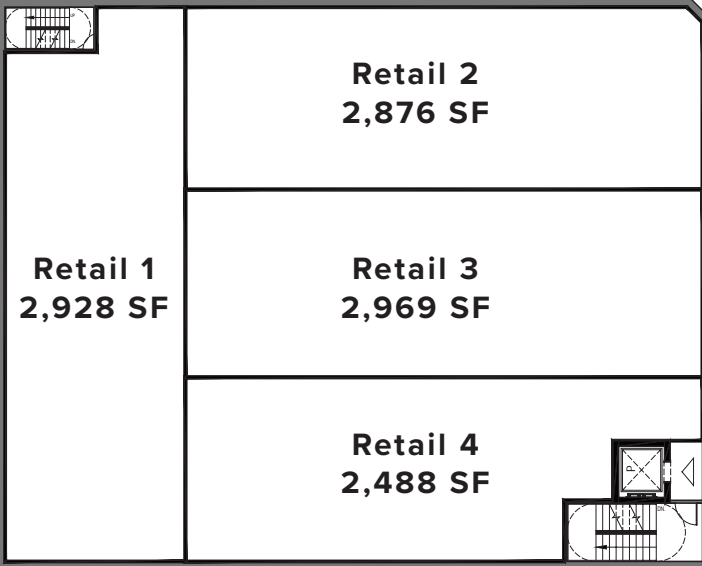
PROPERTY OVERVIEW

901 West Lake Street is a 12,478 square foot site on the southwest corner of West Lake Street and North Peoria Street currently improved with a 25,000 square foot warehouse building.

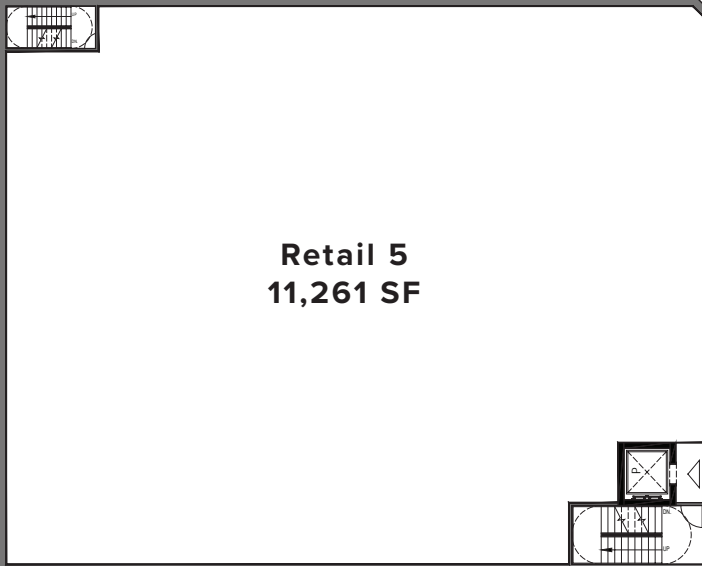
Address	901 West Lake Street	
Land Area (square feet)	12,478	
Building Area (square feet)	25,000	
Traffic Counts	West Lake Street: 10,250 VPD North Peoria Street: 2,450 VPD Interstate 90: 224,700 VPD	
Nearest Transit	Morgan Station (Green Line): 2 min walk Halsted & Lake Bus Stop (#8): 4 min walk Grand Ave Station (Blue Line): 12 min walk Ogilvie Transportation Center: 14 min walk	
Demographics (1-mile)	Population: 68,651 Median HH Income: \$149,114 Daytime Employees: 322,264	



FLOOR 1



FLOOR 2



CENTRALLY LOCATED IN CHICAGO'S AMENITY-RICH HISTORIC FULTON MARKET

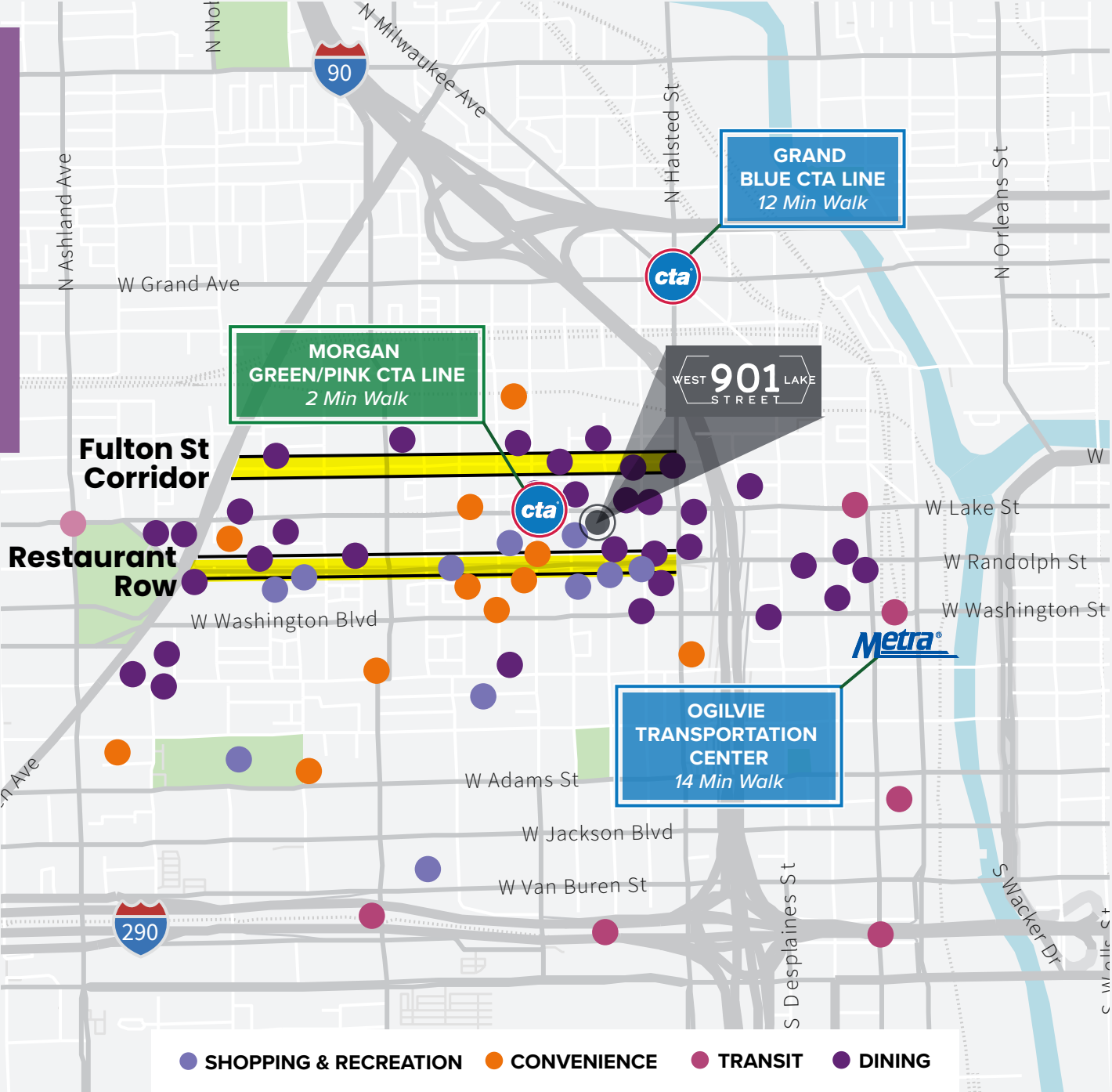
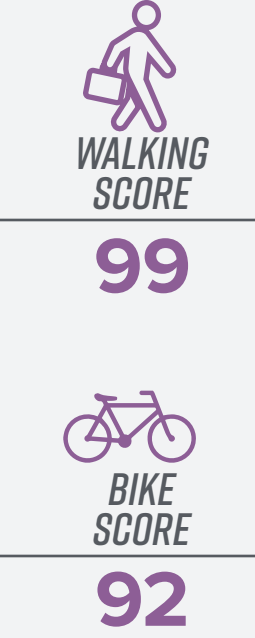
Fulton Market, once Chicago's meatpacking district, has transformed into one of the fastest-growing neighborhoods in the nation. The iconic brick and timber loft buildings that define the area now house a vibrant mix of upscale condominiums, innovative offices, art galleries, acclaimed restaurants, luxury hotels, and exclusive boutiques. With its industrial and urban charm, Fulton Market offers a unique ambiance that continues to attract new residents, tenants, and developers. The neighborhood's chic and trendy atmosphere sets the stage for an abundance of high-quality recreational, Michelin-Star dining, and nightlife options. Located just minutes away from Fulton Market's rich selection of amenities, including spas, arcades, bookstores, bars, cocktail lounges, nightclubs, and museums, the Property enjoys a remarkable position in one of the most desired areas of downtown Chicago.

Anchored by Google's Midwest Headquarters, Fulton Market has grown to the top office submarket in the country. With Fulton Market's plethora of destination restaurant concepts, 901 West Lake Street is steps away from ample dining and nightlife options.



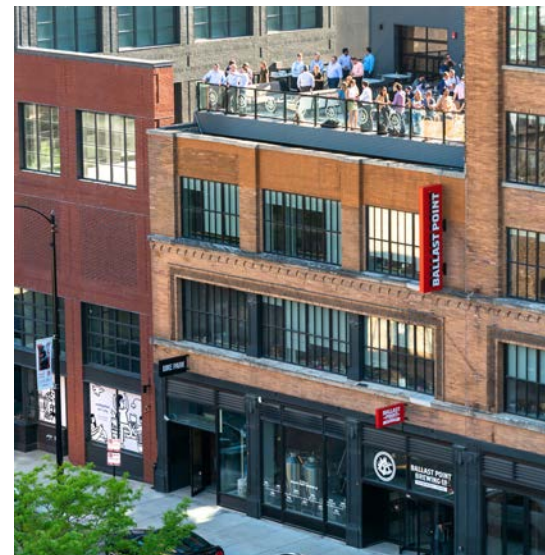
Positioned steps away from the activated **Fulton Street Corridor** and **Restaurant Row**

- » Pedestrian Centric
- » Dining & Entertainment Hub
- » Historic Roots

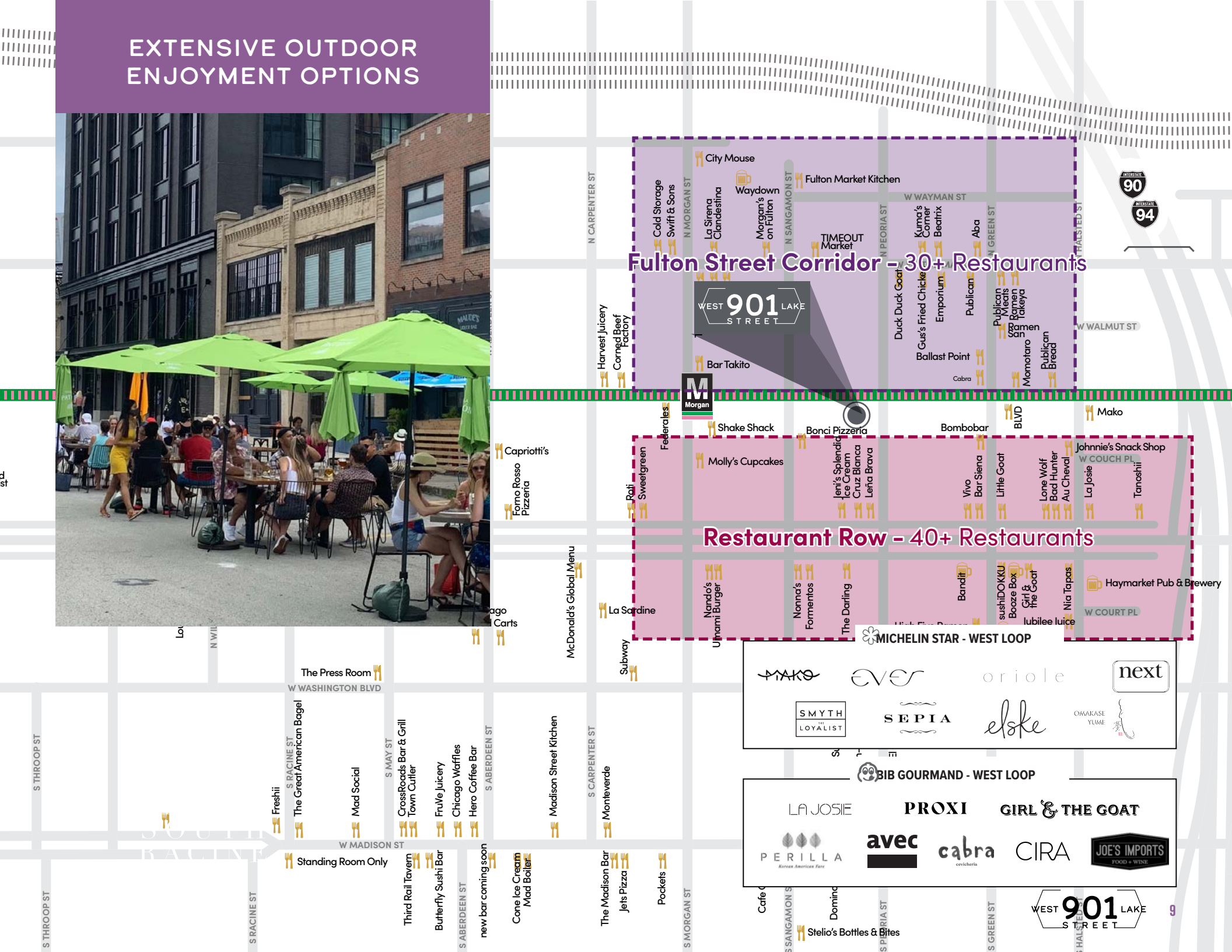


HOME TO THE TOP CHEFS & NIGHTLIFE IN CHICAGO

In the past decade, the West Loop has become a hub for Michelin-rated restaurants and award-winning chefs. These chefs have particularly set up shop on Randolph Street between Ogden Avenue and Halsted Street, earning the name Restaurant Row.



EXTENSIVE OUTDOOR ENJOYMENT OPTIONS



EDUCATED & AFFLUENT DEMOGRAPHICS

Fulton Market/West Loop is one of the hottest neighborhoods of Chicago with a base of young professionals and families in their prime spending years.

Within a 1-Mile Radius of 901 West Lake Street

68,651
POPULATION

58%
POPULATION GROWTH
SINCE 2010

\$192,042
AVERAGE HOUSEHOLD
INCOME

93.5%
WHITE COLLAR
EMPLOYMENT

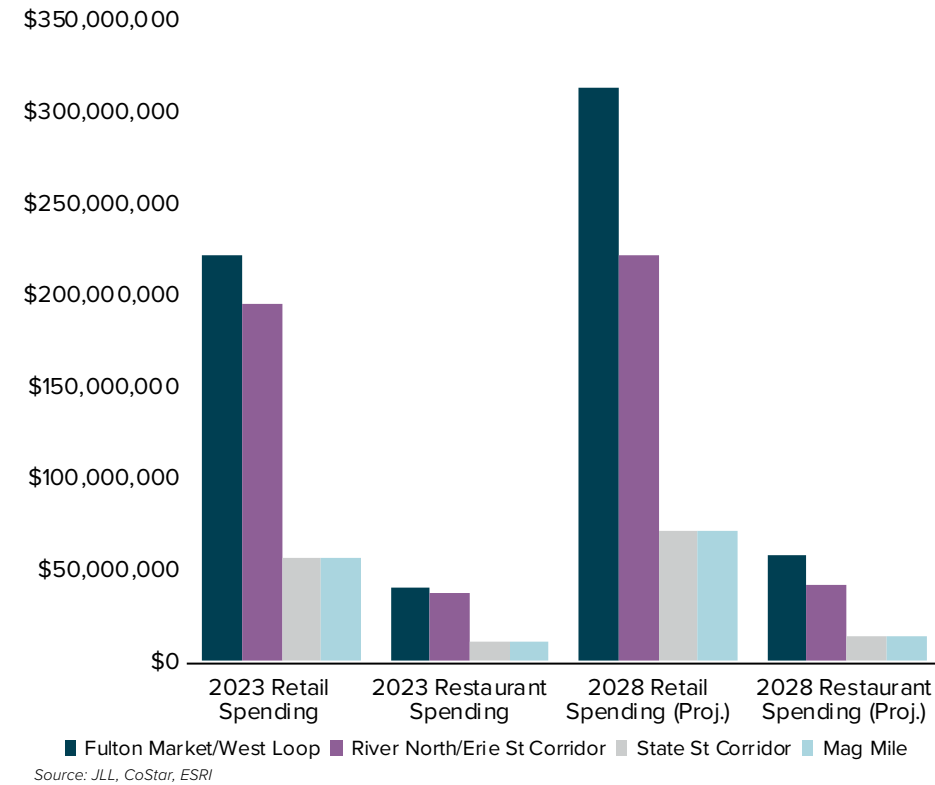
87%
OF RESIDENTS WITH
BACHELOR'S DEGREE
OR HIGHER

34
MEDIAN AGE

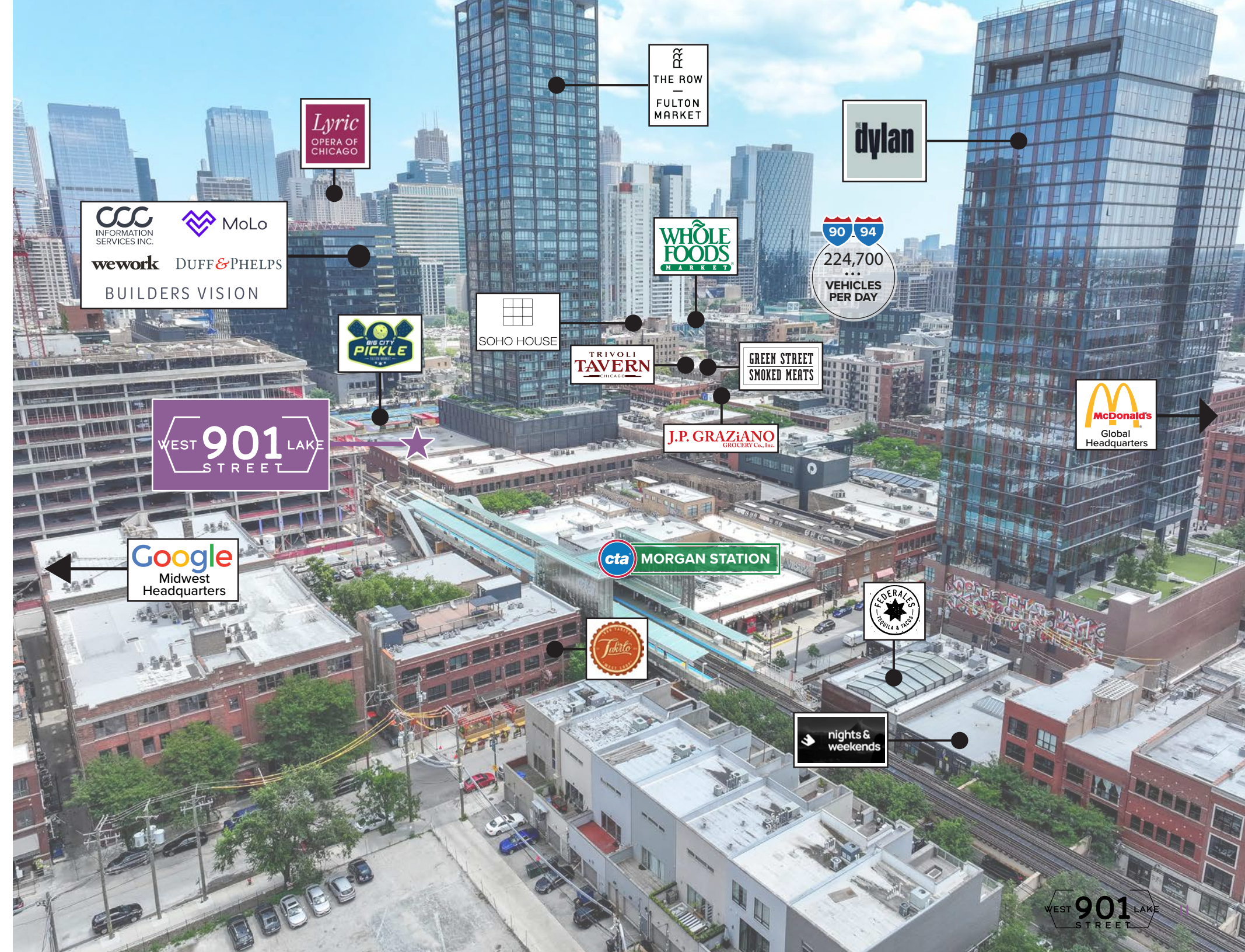
42%
OF POPULATION
BELOW THE AGE OF 35

Strong Spending Power in the Neighborhood

RETAIL/RESTAURANT SPENDING



High-rolling renters are on the rise in Chicago. The number of metro-area renters earning \$150,000 or more grew by 91.5% from 2016 to 2021, per U.S. Census data. This is higher than the national average increase of 86%.





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WEST **901** LAKE
STREET

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