

Lipe



## **RIVER WEST** RETAIL LEASE OPPORTUNITY

NW CORNER of MILWAUKEE AVE and CHICAGO AVE

**1122**  
W. CHICAGO



# SITE PLAN



BLUE LINE STOP



**1122**  
W. CHICAGO

Lipe

**LIPE PROPERTY COMPANY**  
1250 N Paulina St  
Chicago, IL 60622

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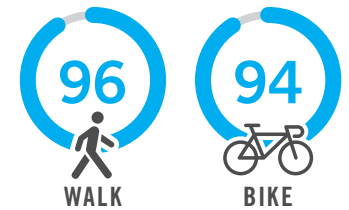
**SUSAN LIPE**  
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**FOR LEASE**  
River West Retail Space  
Corner of Milwaukee & Chicago Avenues





HIGH  
LOCATION SCORES:



## OPPORTUNITY

### FOR LEASE

Retail/Restaurant on 1st Floor

River West - Northwest Corner of  
Milwaukee Ave and Chicago Ave

1122 West Chicago Avenue  
Chicago, IL 60642

## PROPERTY HIGHLIGHTS

1,000-6,029 SF available

Substantial frontage on Milwaukee & Chicago Avenues

7-story building including 97 residential units

Highly visible location with 43,400 vehicles per day

At CTA Chicago Blue Line subway stop 1,268,000 annual entries/exits

Located on the 'Hipster Highway' Chicago's busiest bike corridor

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## LEASE OVERVIEW

<b>AVAILABLE SF:</b>	1,000 - 6,029
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	97,000 SF
<b>DELIVERY:</b>	Immediate
<b>ZONING:</b>	PD (C1-5)
<b>MARKET:</b>	Chicago
<b>SUB-MARKET:</b>	River West
<b>CROSS STREETS:</b>	Chicago Ave + Milwaukee Ave

## PROPERTY DESCRIPTION

**Lipe Property Company** is proud to be developing 1122 West Chicago, a 7-story mixed-use building designed by Pappageorge Haymes with 97 luxury apartments. Retail or restaurant space is available on the ground floor (6,029 SF.). Sidewalk seating is available along Chicago Avenue. Ground floor ceiling heights are 17' (14' clear). 1122 W. Chicago has unparalleled transportation access. Four major Chicago arterials intersect at the property - Chicago, Milwaukee, Ogden and Elston - with 43,400 vehicles per day passing 1122 W. Chicago.

**Don't miss the opportunity** to secure space in the exploding River West neighborhood at a coveted hard corner at one of Chicago's Blue Line subway stops.

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## THE RIVER WEST NEIGHBORHOOD

River West is growing rapidly with commercial and residential development taking place at a rapid pace. Since 2016, 1,700+ new residential units have been constructed in the neighborhood. River West is home to a rapidly growing population after being rediscovered in recent years by developers and locals alike.

The area is strategically located between the hip and trendsetting neighborhoods of Wicker Park, Fulton Market, West Town, and River North. With so many major thoroughfares and transportation options converging on River West, it is further poised to leverage growth from two of the Midwest's largest planned mixed-use projects - Lincoln Yards and The River District.

Those seeking authentic local amenities and the buzz of a metropolitan neighborhood are sure to have River West in their sites. With close proximity to the central business district and amazing access to both I90/94 and the Blue Line, this gateway neighborhood, offers prospective tenants access to residents and workers of River West and these adjacent neighborhoods.

The influx of thousands of new residents and workers continues to drive increases in transit, pedestrian, and bicycle traffic as single-story commercial structures are being upgraded with new mid-rise and high-rise buildings.



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# AREA MAP



## TRANSIT

The “L” Blue Line stop is located just across the street from 1122 West Chicago on the north side of Chicago Avenue —only two stops for the Loop and direct access to O’Hare airport. Two major CTA bus routes, the 56 and 66, that run alongside Milwaukee and Chicago, respectively, carry a combined 9.5 million riders per year. The Chicago 66 bus is the 3rd busiest in the system running to Michigan Avenue and Navy Pier.



## BIKE LANES - BIKE SCORE 94

Concrete barriers have been added to the bike lane that extends from Ohio Street to Chicago Avenue at what is considered Chicago’s busiest bike route, the ‘Hipster Highway.’ More protected bike lanes with concrete barriers are being added to Elston Avenue heading north from Milwaukee Avenue and North Avenue. Many development projects, including 1122, are making bike parking integral to the design of their buildings.



## WALK - WALK SCORE 96

Dining, entertainment, and groceries are only a short walk away. Curb extensions and wider sidewalks are also being added to Milwaukee Avenue and Chicago Avenue to enhance the pedestrian experience



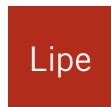
## DRIVE/RIDE

Four major Chicago thoroughfares converge at 1122 W Chicago - Chicago, Milwaukee, Ogden and Elston Avenues. Exits and entrances to I-90/94 are within two blocks in either direction of 1122 W Chicago at both Ogden Avenue and Augusta Boulevard. 43,400 Vehicles per day move through the intersection of Milwaukee and Chicago Avenues plus an additional 21,000 vehicles per day on Ogden Avenue.



## LOCATION OVERVIEW

1122 West Chicago's proximity to some of the city's most popular neighborhoods, and its accessibility to the CTA Blue Line, make it the anchor point for those seeking art, culture, and trendy restaurants and bars along the stretch of Milwaukee Avenue from Erie Street to Chicago Avenue.



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# AREA HIGHLIGHTS

## RETAIL

- 01 7-11
- 02 Athletic
- 03 ByLine Bank
- 04 Chase
- 05 CVS
- 06 Dunkin Donuts
- 07 Ginosi 747 Hotel
- 08 Lush
- 09 Orange Theory
- 10 Starbucks
- 11 T Mobile
- 12 US Bank

## RESTAURANTS

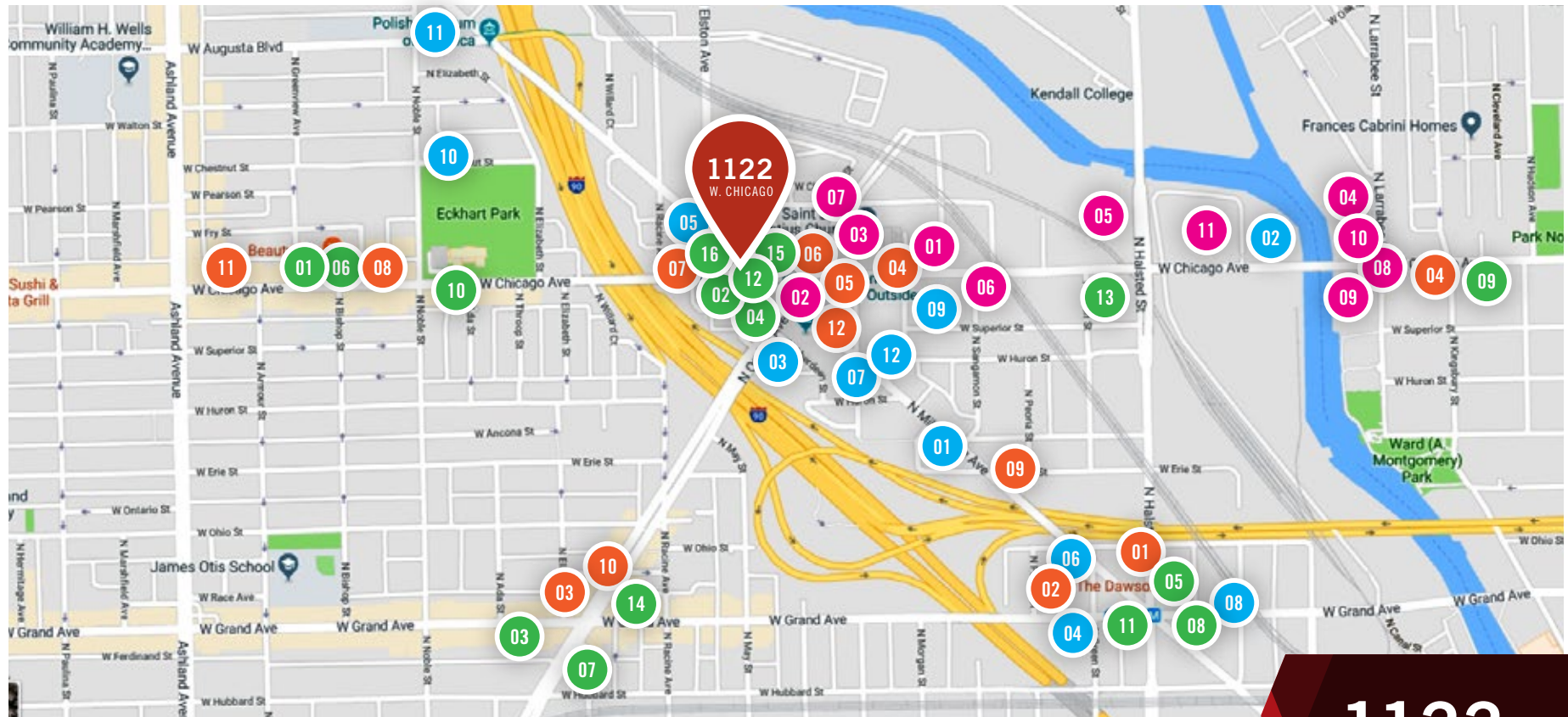
- 01 Bar Biscay
- 02 Big Shoulders
- 03 Coalfire Pizza
- 04 D'Agustino
- 05 Dawson
- 06 Flo
- 07 G&O
- 08 Milliard Tavern
- 09 Montgomery Club
- 10 Opart Thai House
- 11 Pico Sogno
- 12 Silver Palm/Matchbox
- 13 Thalia
- 14 Twisted Spoke
- 15 Windy City Caf 
- 16 Sushi X

## NEW RESIDENTIAL PROJECTS

- 01 680 N. Milwaukee
- 02 700 at the River
- 03 740 N. Aberdeen
- 04 851 West Grand
- 05 Linkt
- 06 Kenect
- 07 AVENIR
- 08 Seven 10 West
- 09 Spoke
- 10 St. Boniface
- 11 1322-72 W. Walton
- 12 710 N. Milwaukee

## OFFICE/INSTITUTIONS

- 01 Chicago Academy of the Arts
- 02 Center for Intuitive and Outsider Art
- 03 Concentra Immediate Care
- 04 Groupon
- 05 Kendall College
- 06 Mhub
- 07 St. John Cantius
- 08 TD Ameritrade
- 09 Tempus
- 10 Uptake
- 11 700 at the River



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# DEMOGRAPHICS: 60642

2018, according to RPR

The Average Household income is expected to rise by 19.4% to \$131,735 by 2022.

## POPULATION

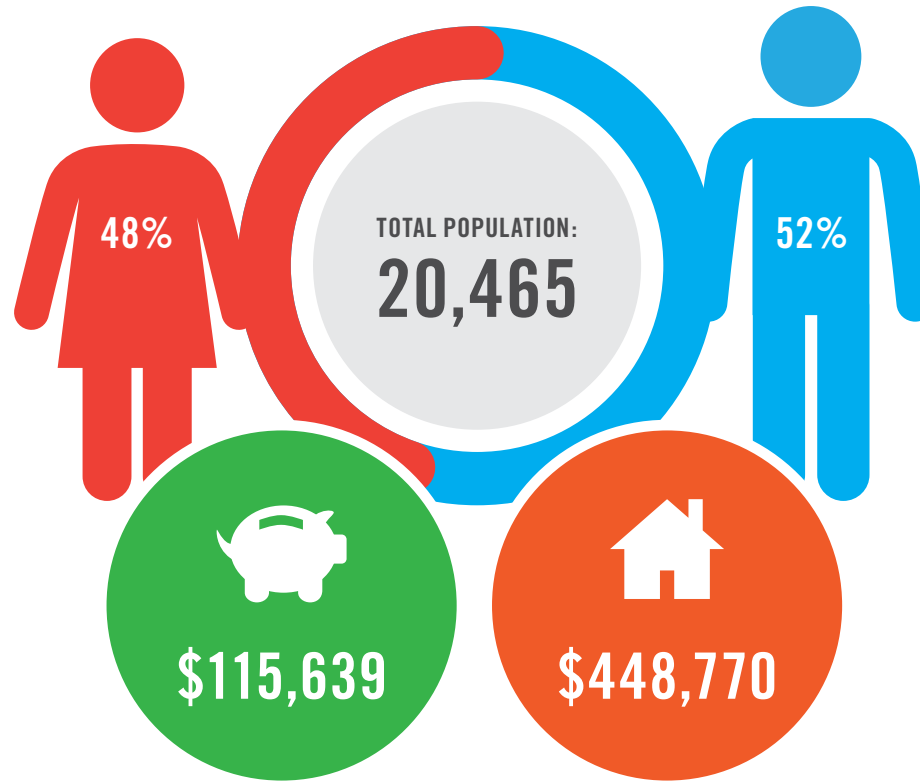
Total Population: 20,465  
Median Age: 34.1  
Female: 48%  
Male: 52%

## DOMINANT SEGMENT:

Metro Renters  
(45.8%)

## HOUSEHOLDS & INCOME AVERAGES

HH Size: 1.97  
HH income: \$115,629  
Home Value: \$448,770



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## LEASING CONTACTS

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