

FOR SALE

Downtown Chicago Parking Garage
600 S. Clark Street, Chicago, IL 60605



PARKING GARAGE PROPERTY FOR SALE

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Negotiable
Building Size:	59,884 SF
Lot Size:	0.64 Acres
Year Built:	1961
Zoning:	DX-12
Market:	Chicago
Submarket:	South Loop
Traffic Count:	Approx. 13,000 VPD

Property Overview

Multi-level parking garage located at the SWC of Clark Street and Harrison Street in Chicago's South Loop. The garage features 175 parking spaces over four (4) levels, with entrances and exits along both Clark Street and Harrison Street. Additionally, the site is conveniently located just a few blocks east of the Ida B. Wells feeder ramp, one of the main access points to Downtown Chicago, and just steps from the LaSalle Street Metra Station. Located at the southwest corner of Clark Street and Harrison Street, the building is part of the western edge of the vibrant Printers Row neighborhood, featuring dozens of residential loft buildings and a multitude of restaurants and service oriented tenants. Park One operates the garage under a management agreement on a MTM basis. The Property is under the same Ownership as the adjacent building at 601 S. LaSalle and can be purchased together as part of a redevelopment.

Property Highlights

- Four (4) level parking garage at the edge of the vibrant Printers Row neighborhood in Chicago's South Loop
- Potential to acquire the adjacent loft office building located at 601 S. LaSalle to compile a larger redevelopment
- Rare opportunity to acquire and operate a parking structure in Downtown Chicago given the MTM Management Agreement with Park One
- Located steps from several public transit options including the LaSalle Metra Station, LaSalle Blue Line "L" Station, and others

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LOCATION DESCRIPTION



Location Description

600 S Clark Street is located within Chicago's South Loop neighborhood at the southwest corner of Clark Street and Harrison Street. The building is part of the western edge of the vibrant Printers Row neighborhood, featuring dozens of residential loft buildings and a multitude of restaurants and service oriented tenants. The Property is located in a densely populated and affluent corridor with a population of over 396,000 and an average household income of over \$147,000 within a three (3) mile radius. The Property is located just a block south of Ida B. Wells Drive which lead directly into the Interstate-90/Interstate-290 interchange. In addition to I-90/I-290 the Property is located within walking distance to several public transportation options including the LaSalle Metra Station, Union Station, LaSalle Blue, Pink, Brown, Purple, and Orange Line "L" Stations and the Harrison Red Line "L" Station. Lastly, the Property is located a few blocks west of Grant Park and approximately one (1) mile from the museum campus as well as University of Illinois Chicago.

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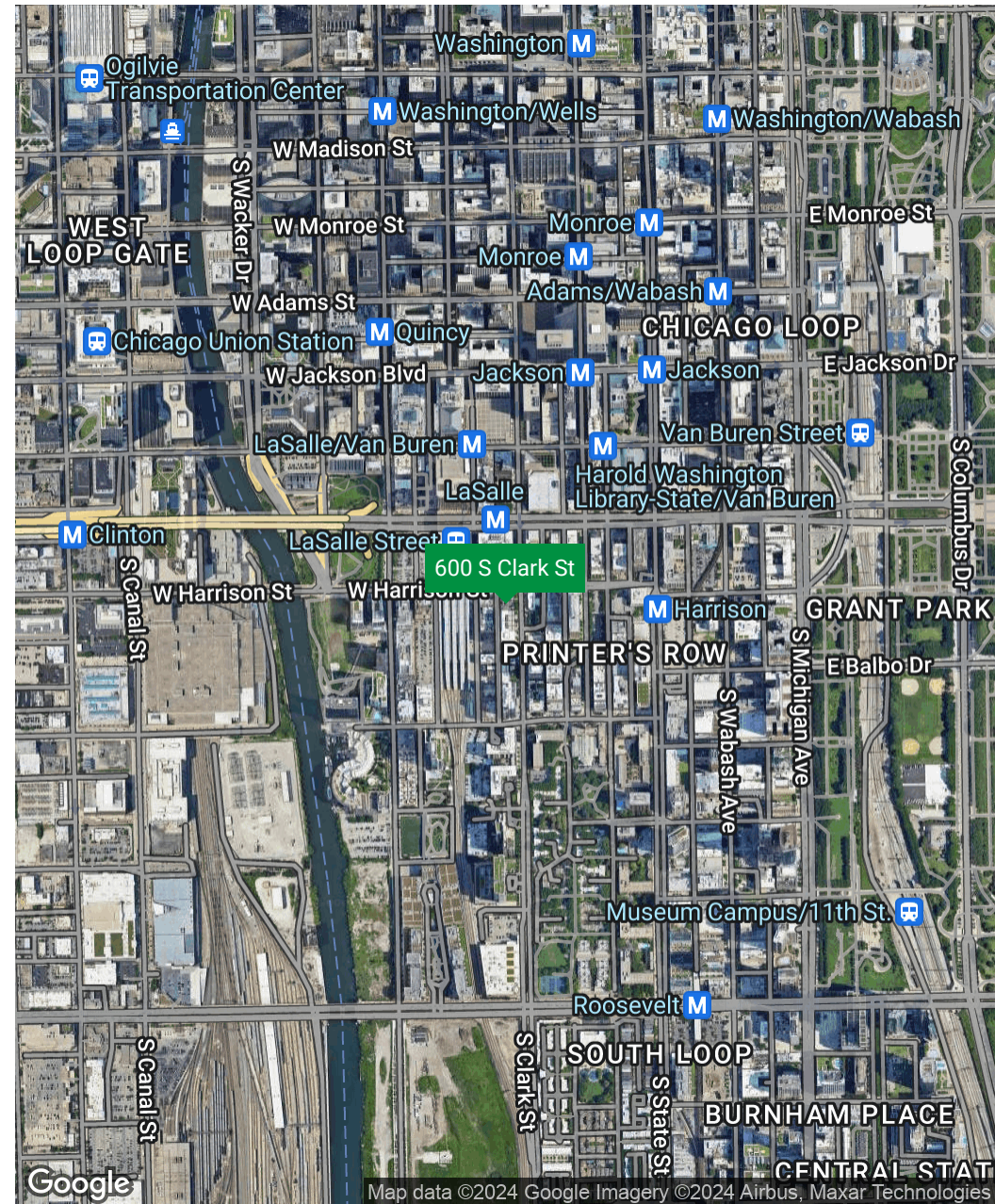
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LOCATION INFORMATION

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LOCATION MAP



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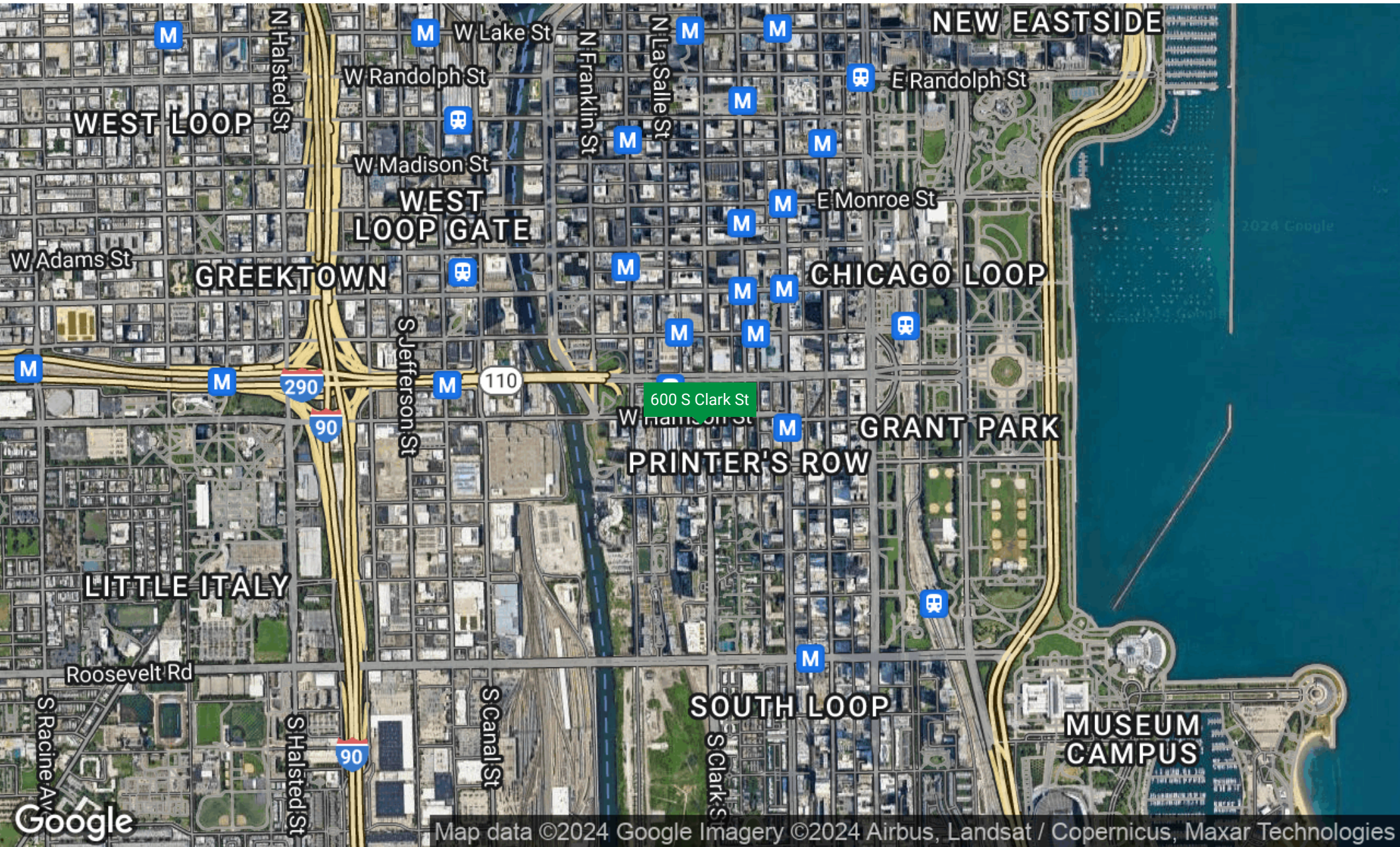
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REGIONAL MAP



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DEMOGRAPHICS

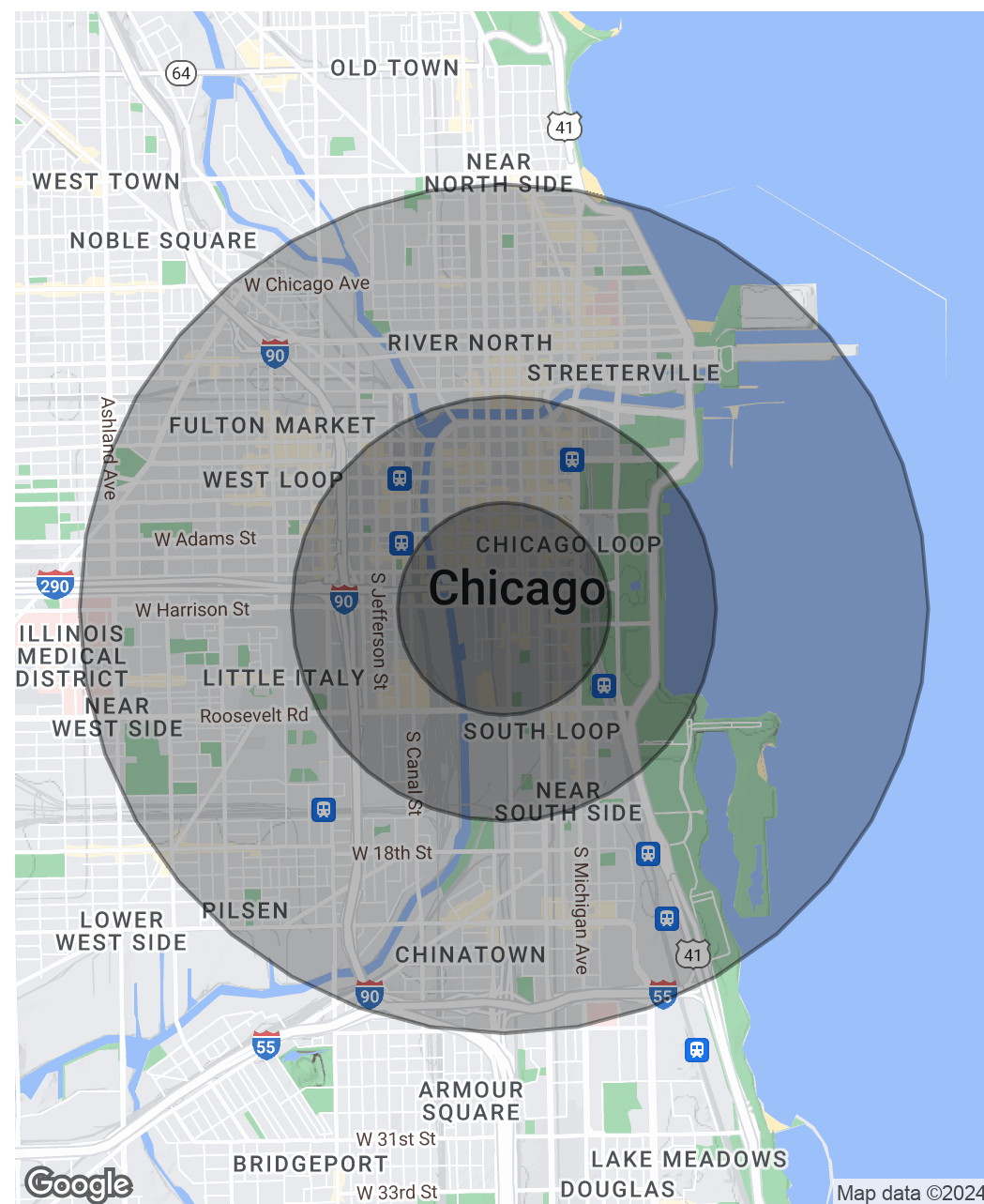
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	24,093	61,253	242,374
Average Age	37	37	39
Average Age (Male)	37	37	39
Average Age (Female)	36	37	39

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	12,954	34,692	138,470
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$157,862	\$173,496	\$165,838
Average House Value	\$505,220	\$547,644	\$653,229

Demographics data derived from AlphaMap



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