

205

South PEORIA ST.



West Loop Retail on Mary Bartelme Park

**FOR
LEASE**

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WEST LOOP



Leasing Overview

Asking Rent:	\$26/SF NNN
Estimated NNNs:	\$13/SF
Space Type:	Retail/Office
Total Available SF:	±8,100 SF
Divisible to:	±1,780, 2,515, & 3,785 SF
Frontage:	±122' Peoria St.
Ceiling Height:	16'
Zoning:	PD 1392
Date Available:	Immediate
Condition:	New Construction
Sub-Market:	West Loop
Aldermanic Ward:	34/Conway

Leasing *Highlights*

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- » ±1,780 - 8,100 SF of well-positioned West Loop ground floor retail/office space located on Mary Bartelme Park.
- » Divisible to ±1,780, 2,515, & 3,785 SF spaces with additional space size flexibility.
- » Available space features ±122' of frontage on Peoria Street with ±16' high ceilings.
- » Approximately 2,515 SF space in fully-functional vanilla box condition featuring two (2) bathrooms, HVAC, electrical & light distribution, two (2) glass garage doors and operable storefront windows.
- » The retail sits at the base of AMLI West Loop - a 275 unit luxury multi-family development and is surrounded by over 9,000 planned/approved residential units in the immediate area.
- » Great co-tenancy in the building with Go Grocer and Chloe Chen Salon.
- » Large built in customer base in the apartments above as well as the West Loop/Fulton Market neighborhood providing a high-income, dense and diverse consumer base for retailers.
- » Nearby retailers include Whole Foods, Target, Wild Fork Foods, Basecamp Fitness, GoodVets, T-Mobile, Goddard Daycare, Greek Islands, Mariano's and more.
- » Located only a few blocks from Fulton Market featuring Chicago's hottest dining scene, premier shopping and trophy office product.

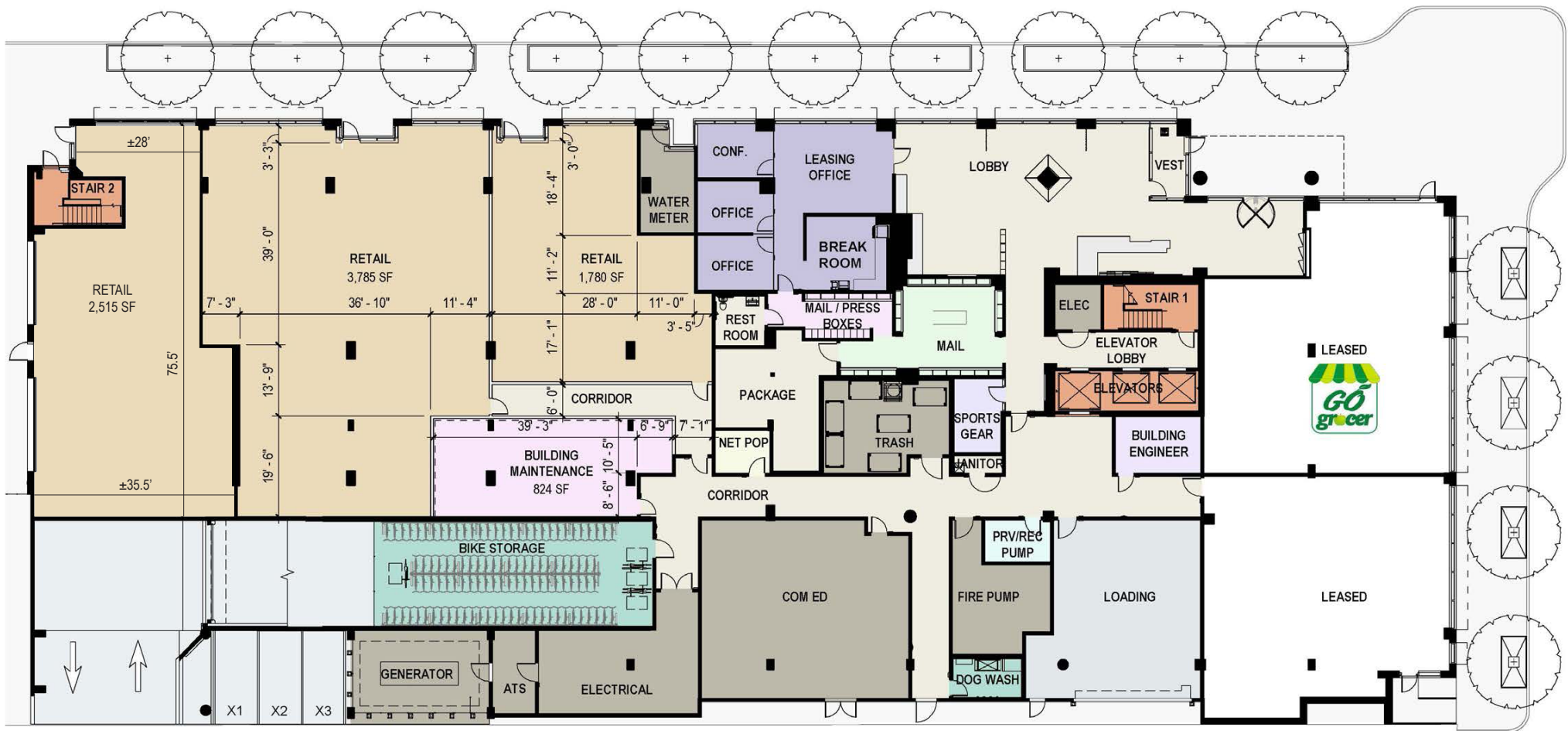


Floor Plan

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Area Description



The **West Loop/Fulton Market** submarket stands as one of Chicago's most dynamic and in-demand retail corridors, defined by exceptional foot traffic, affluent demographics, and a dense concentration of office, residential, and hospitality users. Once an industrial district, the area has evolved into a premier mixed-use destination anchored by global corporate offices, boutique hotels, luxury residential towers, and a nationally acclaimed dining scene. Retailers benefit from a daily influx of professionals, residents, and visitors drawn to the neighborhood's walkability, adaptive-reuse character, and reputation as Chicago's epicenter for innovation, culture, and cuisine.

For retail operators, Fulton Market offers rare brand-building visibility and sustained demand driven by limited supply and high barriers to entry. The tenant mix skews experiential, food-and-beverage, fitness, and curated retail concepts that thrive on destination traffic and strong spending power. With continued office leasing momentum, ongoing residential development, and consistent investor confidence, the West Loop remains a proven environment for retailers seeking long-term growth, strong sales performance, and alignment with one of the city's most influential urban submarkets.

Area Demographics

1-mile radius



ESTIMATED POPULATION

90,228



MEDIAN HOUSEHOLD INCOME

\$152,100



ESTIMATED HOUSEHOLDS

54,265



ESTIMATED DAYTIME POPULATION

458,451



TOTAL BUSINESSES

22,430



TOTAL EMPLOYEES

445,062

Notable *Tenants*

Food



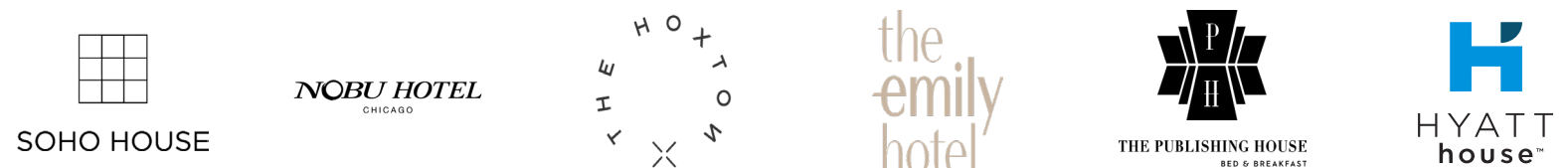
Retail



Office HQs



Hospitality





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