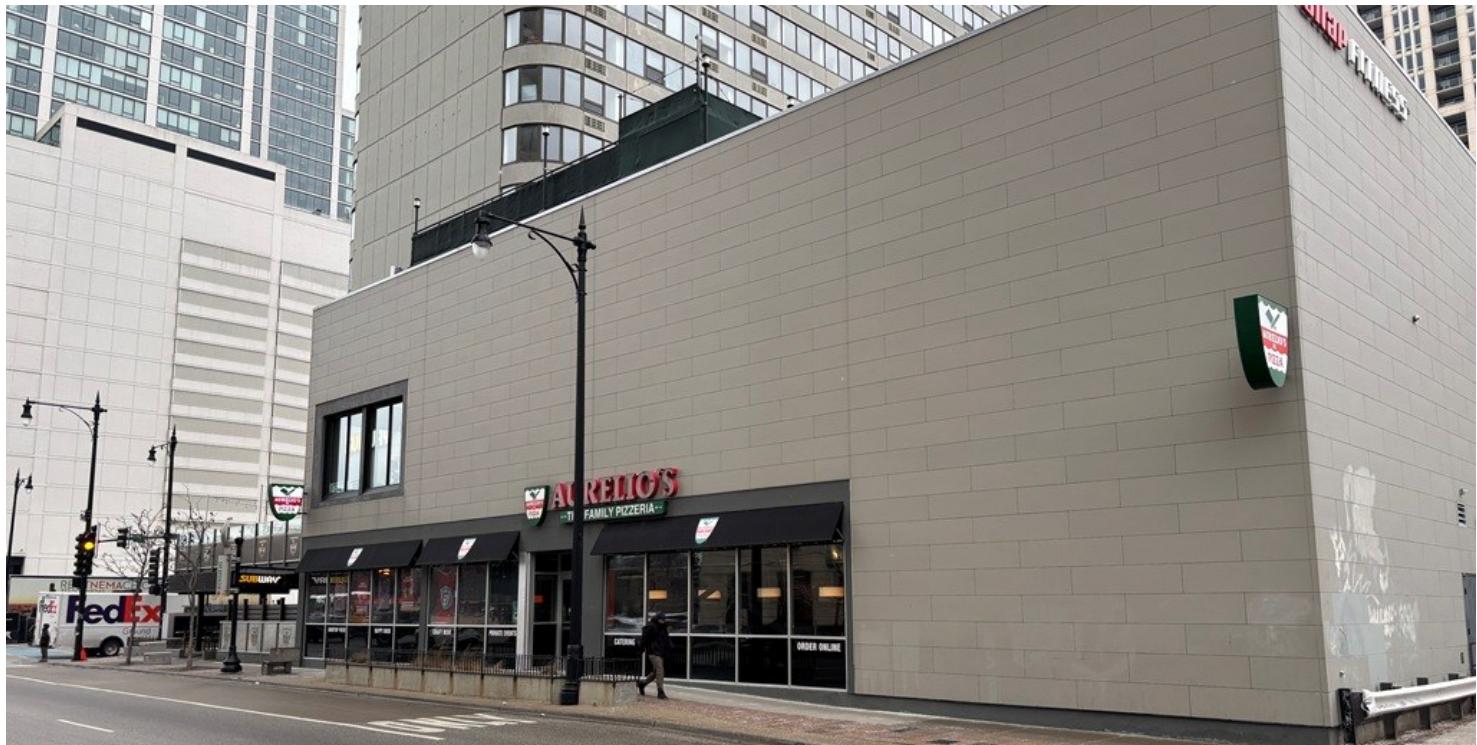
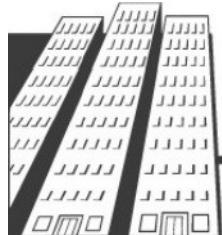


**SOUTH LOOP PRIME RESTAURANT FOR LEASE
AT HIGH TRAFFIC MICHIGAN & ROOSEVELT**



Fully built-out restaurant for lease in prime South Loop location. Current location of Aurelio's Pizza. This restaurant space is at the base of a 344 unit high-rise building. Highly visible location with signage on Michigan Avenue and expansive frontage along Roosevelt Road. High traffic count—exposure to 36,300 vehicles passing by daily. Chicago's top tourist attractions are located nearby, including Grant Park across the street. The space includes a patio and second floor deck. Included in the lease is black iron, ansul system, hood, sinks and a grease trap. FF&E available for purchase separately.

Lease Rate:	\$65 PSF, Net
Pass-Throughs:	\$5 PSF (Real Estate Tax)
Size:	±5,200 SF Plus Patio and Second Floor Deck
Zoning:	DX-12
Seating:	The seating capacity for the restaurant is 176. Capacity for the patio is 29 and the deck is 50.



PATRICK DUFFY

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CRAIG WOLF

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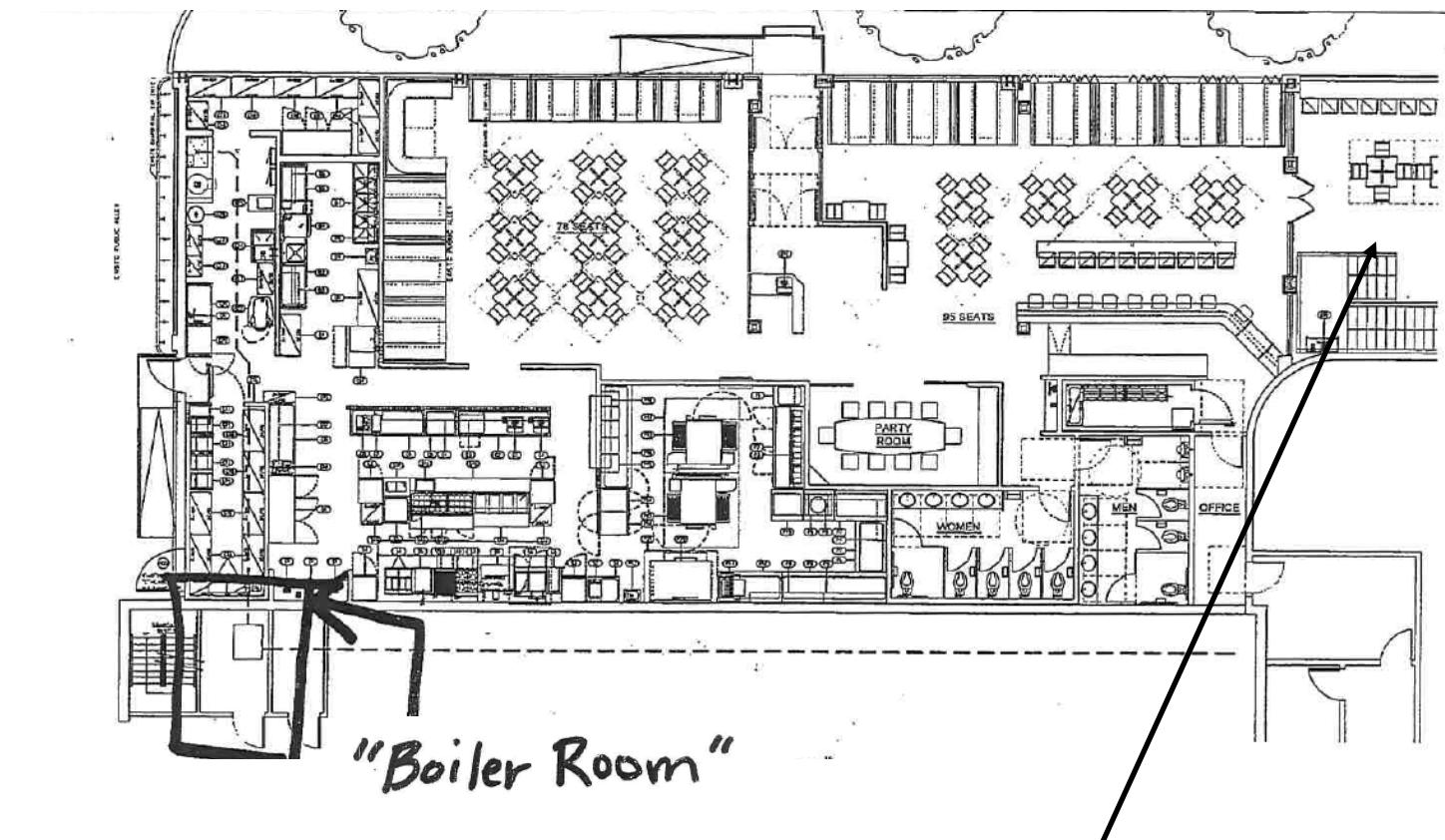
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

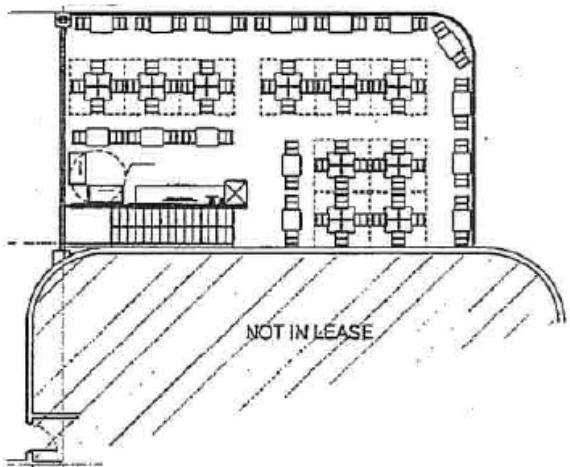
CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

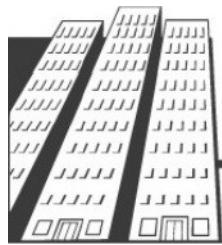
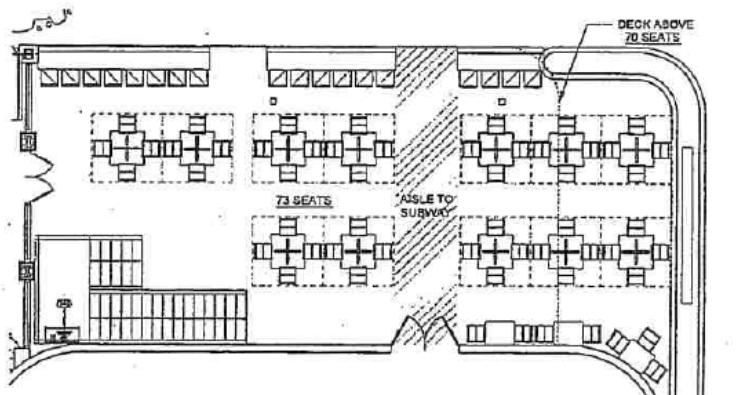
FLOOR PLAN



BALCONY



OUTDOOR SEATING AREA



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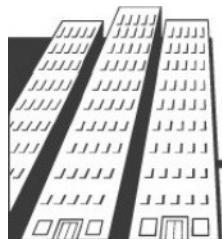
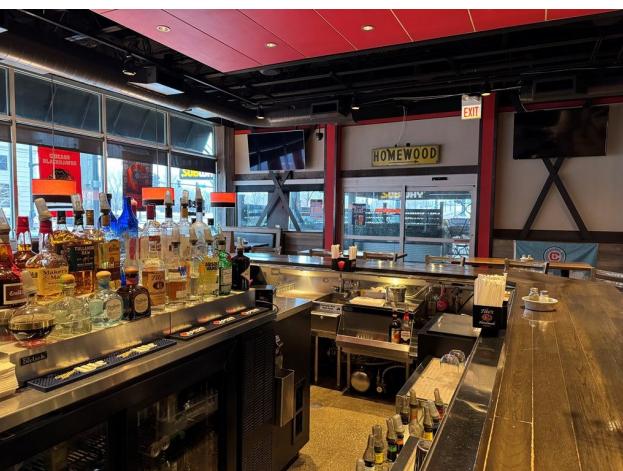
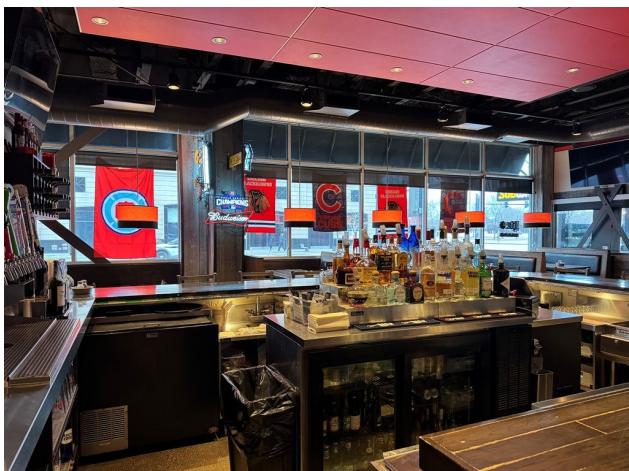
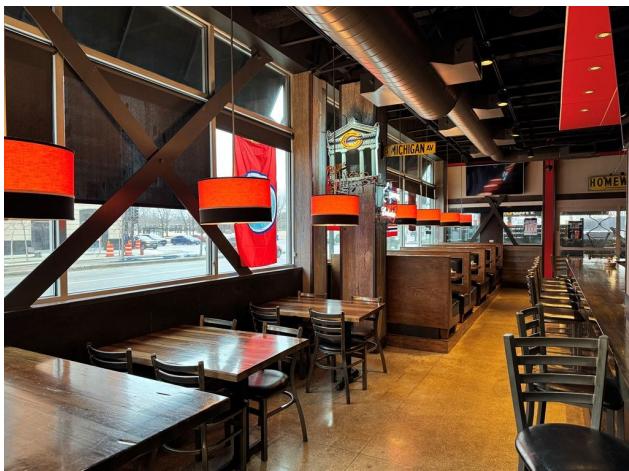
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FRONT END



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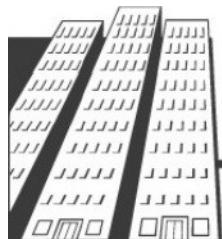
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KITCHEN (EQUIPMENT AVAILABLE FOR SALE SEPARATELY)



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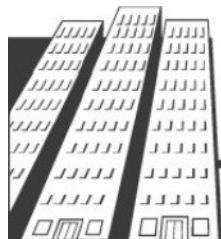
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LOCATION



- Located by the entrance of the Park Michigan, a 344-unit high-rise building. Co-tenant with Snap Fitness and Subway. The Michigan & Roosevelt bus stop is in front.
- Densely populated area with high incomes**—Population of 52,098 within 1 mile radius earning an average annual income in excess of \$139,251. The area features a daytime population in excess of 500,000 people within 1 mile.
- Close to Attractions**—Grant Park (20 million visitors annually), Field Museum (1.6 million visitors annually), and Soldier Field (1.4 million visitors annually).
- Traffic count** of 20,200 vehicles per day along Roosevelt Road plus 16,100 vehicles per day along Michigan Avenue.
- Steps to Roosevelt Station L-stop** with Red, Orange, and Green lines. The station has 1,945,837 passengers annually (based on 2022 figures).
- Nearby High-Rise Buildings** include NEMA Chicago (800 apartments), Michigan Avenue Towers, Sky55 (411 units), One Museum Park East (289 condos), Museum Pointe (205 units), Museum Park Towers, The Paragon (500 units)
- Nearby Businesses** include Jewel-Osco, Trader Joe's, FFC, Jimmy John's, Giordano's, Five Guys, and Nepal House.



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