

OFFERING MEMORANDUM

# 1240 N Halsted St. RETAIL





1240 N Halsted Street

**8,650 SF corner retail property** in a prime location on Halsted Street steps from North + Clyborn.

Building offers **flexible floor plans** to accommodate single or multiple tenants and a wide verity of uses.

Video Tour: [shorturl.at/eorET](https://shorturl.at/eorET)



## DEMOGRAPHICS

**69,153**

POPULATION WITHIN  
A 1 MILE RADIUS

**37,327**

HOUSEHOLDS  
WITHIN 1 MILE RADIUS

**\$95,286**

MEDIAN HH INCOME  
WITHIN 1 MILE RADIUS

## COMMUTE

**9 MIN**

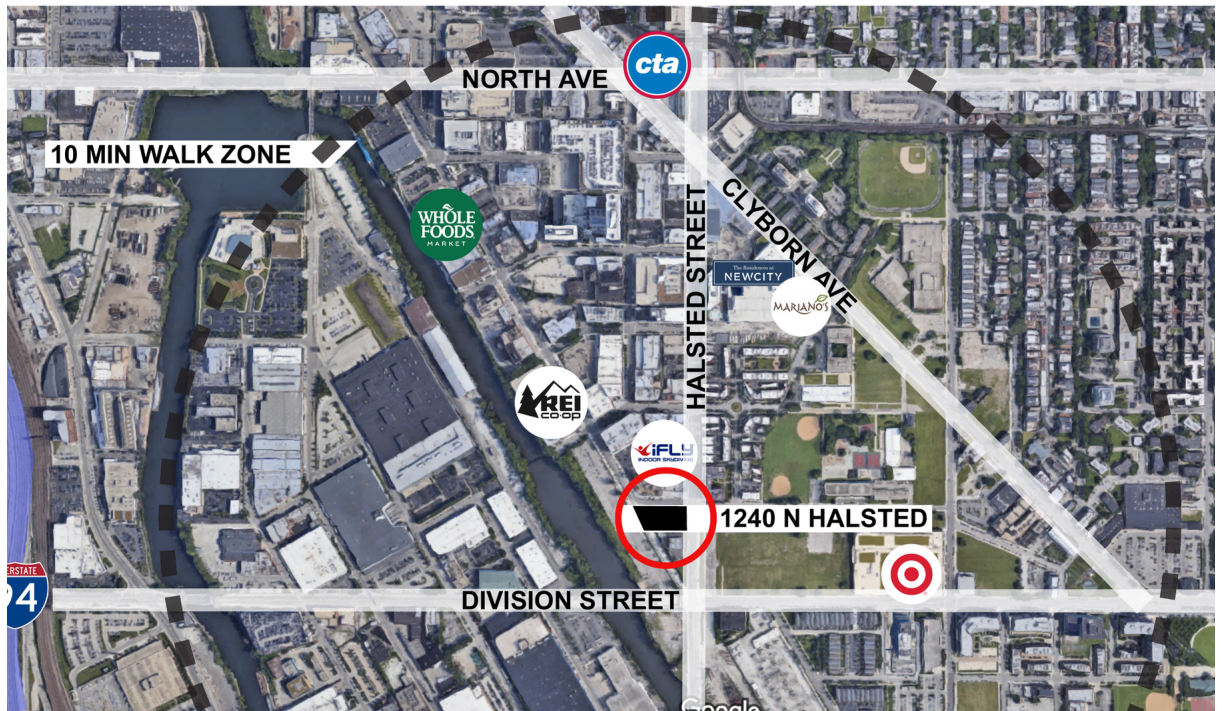
WALK TO NORTH/  
CLYBORN RED LINE

**21 MIN**

DRIVE TO O'HARE  
INTERNATIONAL AIRPORT

**15 MIN**

DRIVE TO THE LOOP/  
STATE AND WASHINGTON



## LOCATION

South West corner of  
N Halsted Street and  
W Scott Street

## FRONTAGE

50' on N Halsted Street  
and 185' W Scott Street

## CURRENT STATUS

Building currently  
occupied by a car  
wash

## SPACE

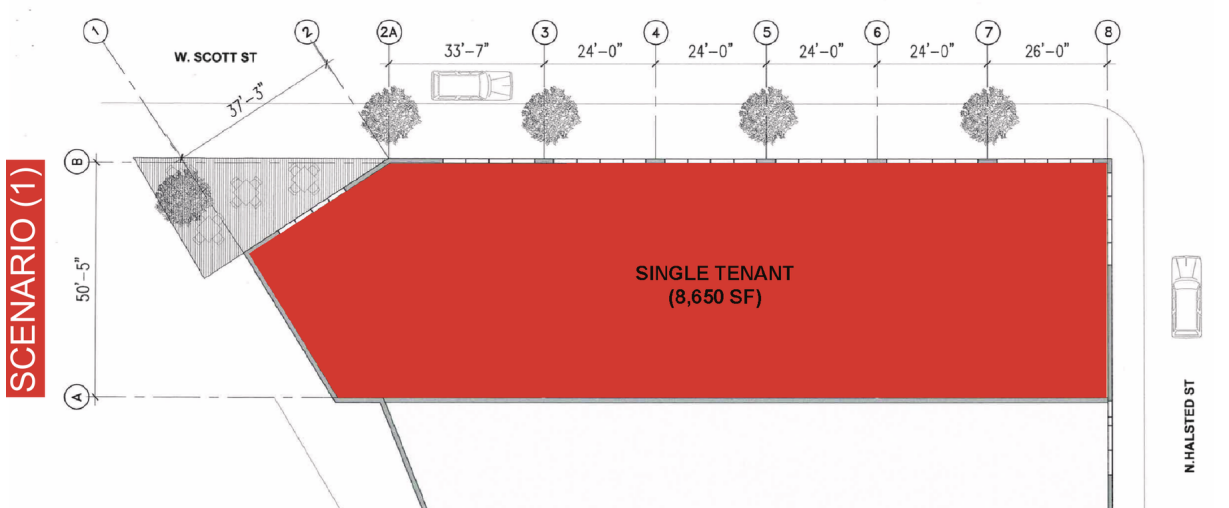
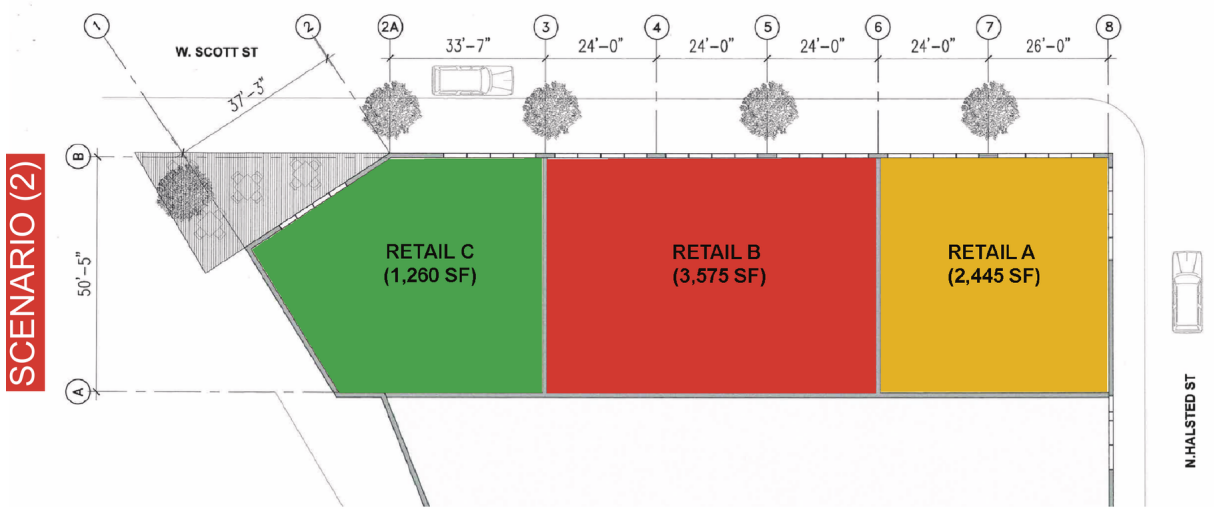
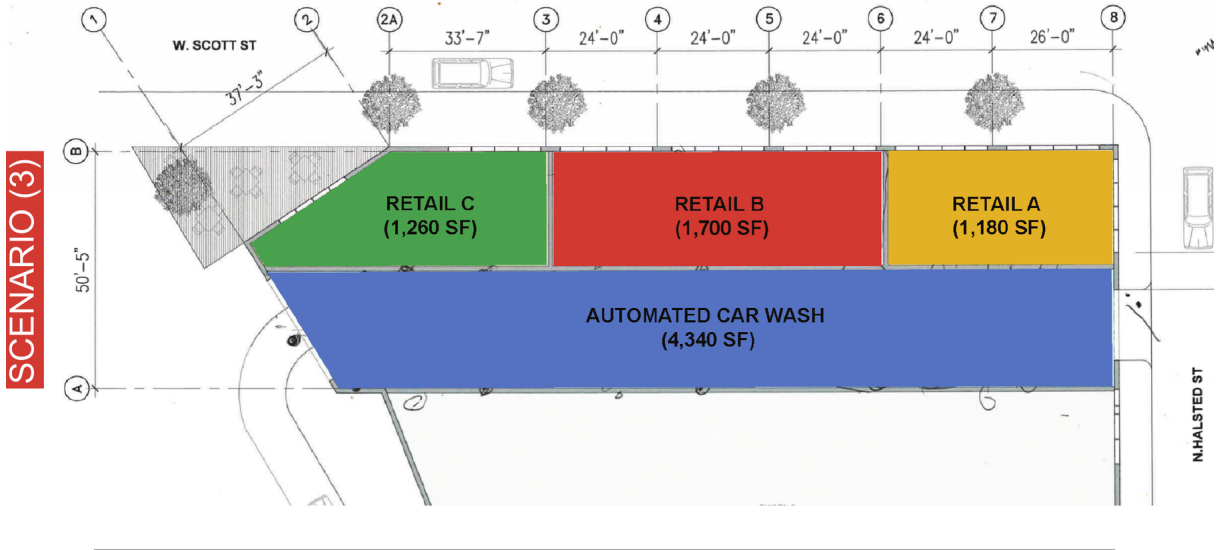
8,650 SF on the ground  
level. Can be divided

## NEIGHBORS

iFly, new REI store, WholeFoods, Subway,  
DunkinDonuts, NewCity retail,  
PetSmart, Bybuy Baby, West Marine  
and others.



# FLOOR PLANS





**PROPERTY DETAILS**

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**SIZE 8,650 SF**  
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**RENT \$32-36/ SF/ YR**  
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**TAX \$8.72/ SF/ YR**  
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**AVAILABILITY FALL 2019**

# COMPASS

1240 N Halsted Street, Chicago, IL 60642



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