

Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$13.00 PSF
Available SF:	7,600 SF (Divisible)
Building Size:	128,603 SF
Number of Units:	166-units
Year Built:	2019
Market:	Chicago
Submarket:	West Loop
Traffic Count	Approx. 8,000 VPD

Property Overview

Up to 7,600 SF of new construction ground floor retail space available at The Jax, a 166-unit apartment building in Chicago's affluent West Loop neighborhood. Constructed in 2019, the space provides prospective Tenants an opportunity to join a thriving community with approximately 26,000 households within a one-mile radius, along with an additional 4,800 units proposed/approved by the end of 2024. The building is well located between Randolph Street, the Illinois Medical District, and Whitney Young High School (~2,100 students), providing a captive and diverse audience. The storefront provides prospective Tenants a spacious interior with up to ~180-feet of frontage along Jackson Boulevard (~8,500 VPD), 12-foot ceiling heights, floor-to-ceiling windows, flexible floor layouts, black-iron compatibility, and potential for parking on-site. Additionally, the location features convenient access, situated approx. two (2) blocks north of the Eisenhower Expressway and the Racine "L" Station (Blue Line).

Property Highlights

- Opportunity to lease a brand new storefront at the base of a fully occupied 166-unit apartment building
- Well located just south of Randolph Street, north of the Illinois Medical District, and east of Whitney Young High School
- Up to 180-feet of frontage available along Jackson Boulevard
- Submerged in an affluent neighborhood with an average household income of approximately \$136,000/yr
- Potential for on-site parking

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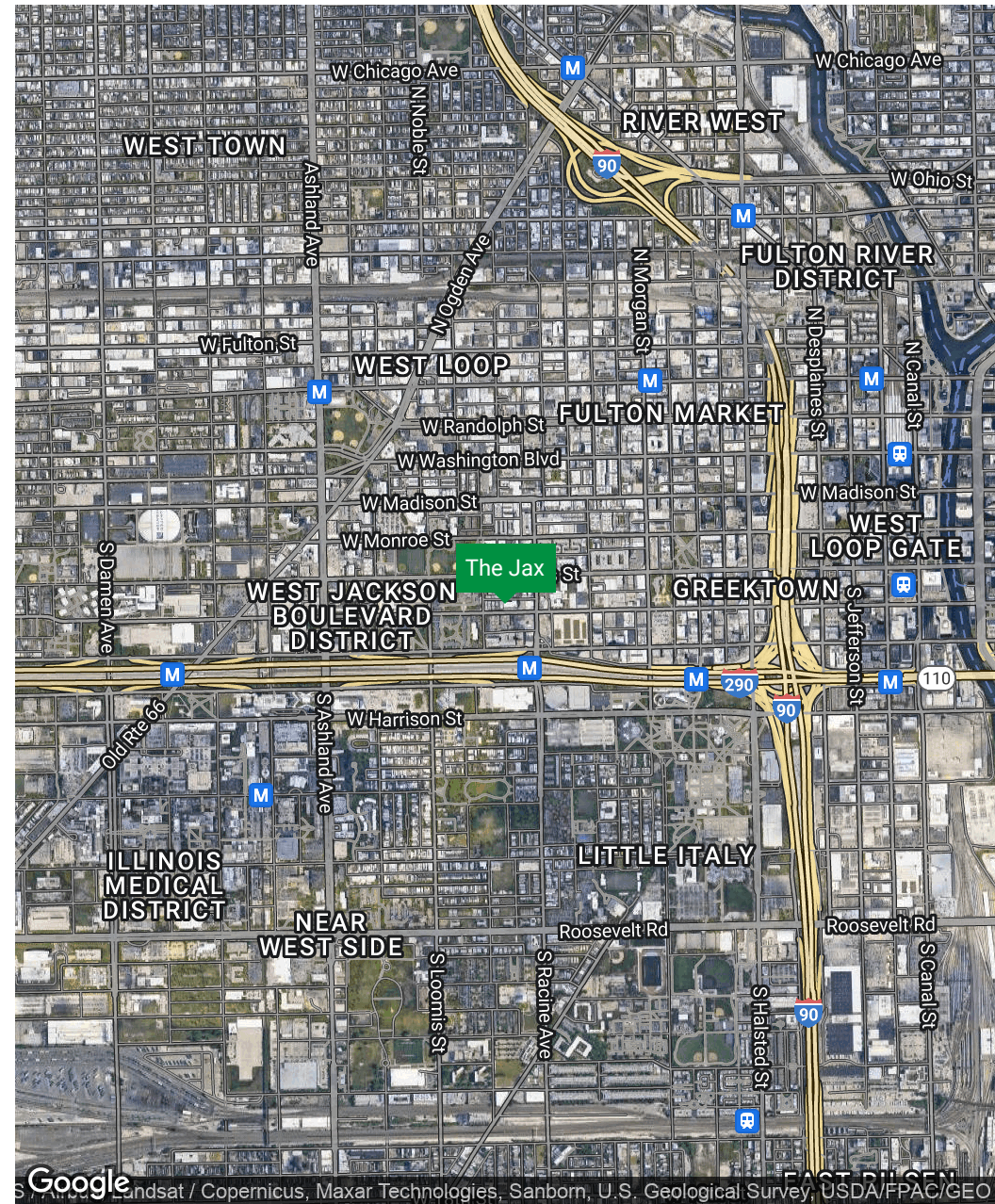
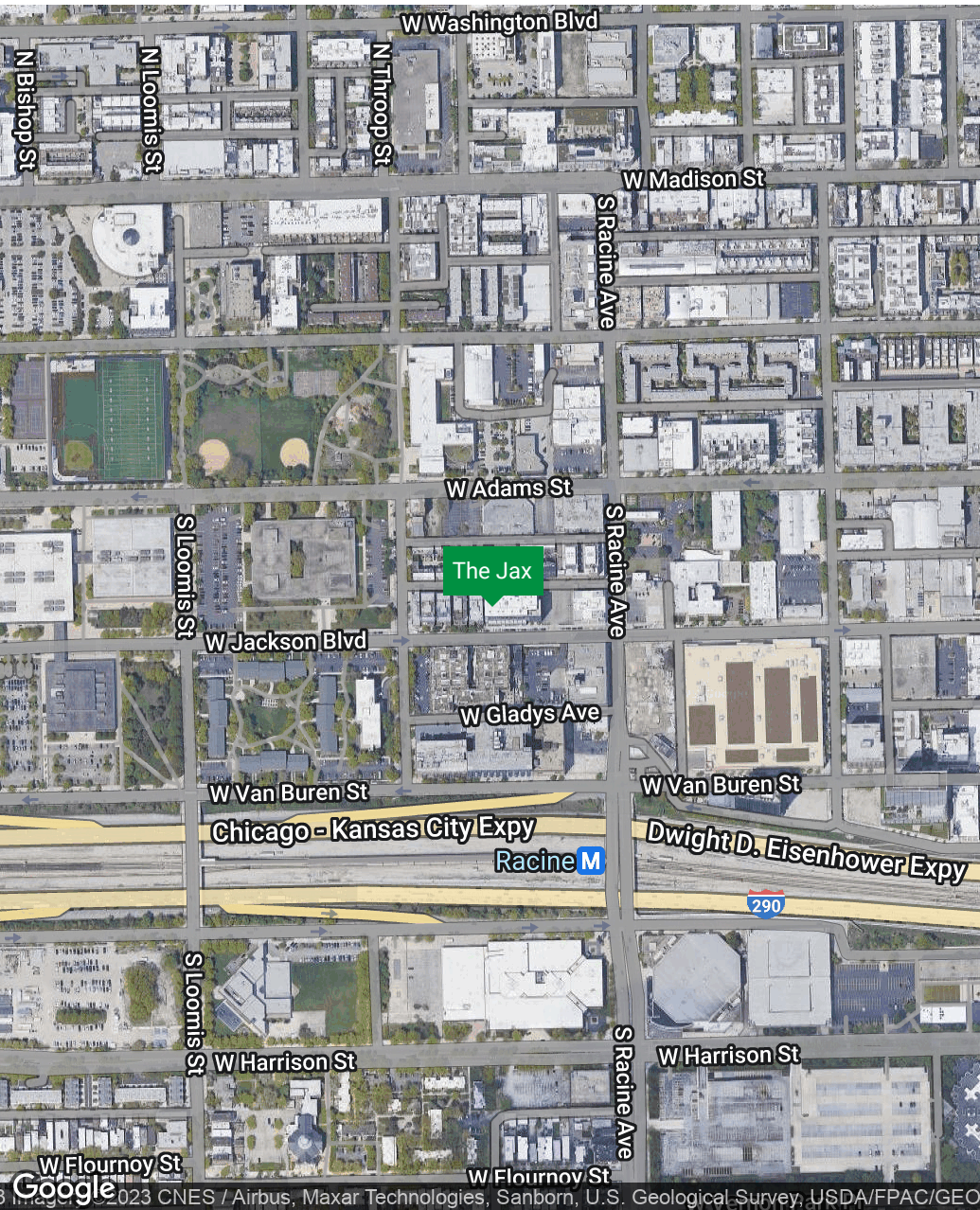
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FOR LEASE | 1220 W. JACKSON BLVD

LOCATION MAP



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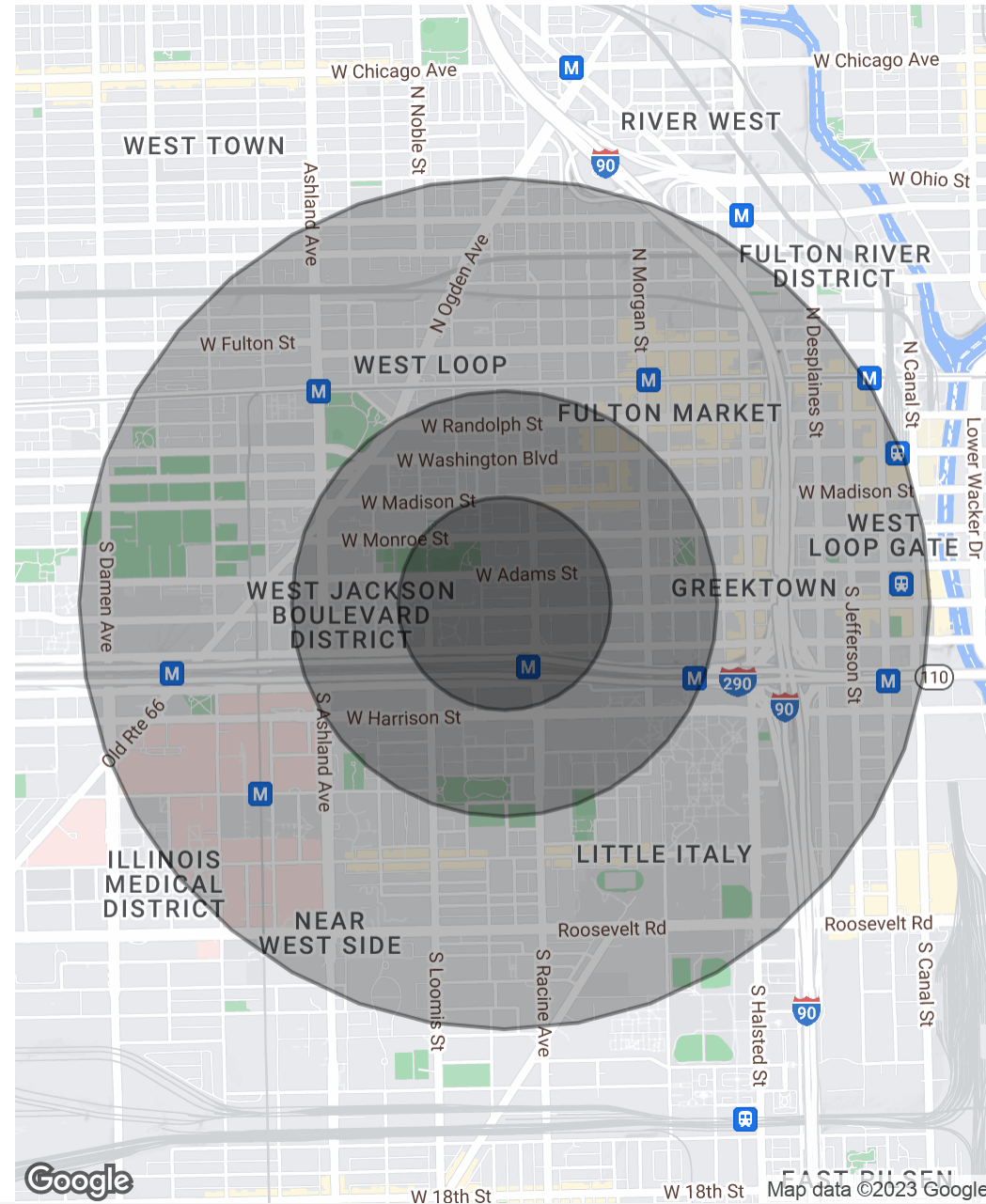
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,122	11,637	41,490
Average Age	32.0	31.0	31.6
Average Age (Male)	31.3	30.5	31.4
Average Age (Female)	35.3	32.3	32.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,628	6,102	22,511
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$147,722	\$135,425	\$118,357
Average House Value	\$486,123	\$487,939	\$424,325

* Demographic data derived from 2020 ACS - US Census



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