





Bissell®

Coca-Cola

servicenow™

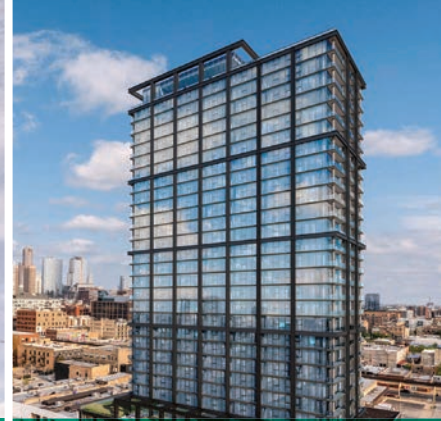
SCC

DATASENTIAL

McCAFFERY



**378**units  
1112 W. CARROLL



**350**units  
225 N. ELIZABETH



**529, 478 & 548**units  
370, 400 & 401 N. MORGAN



**363**units  
210 N. ABERDEEN



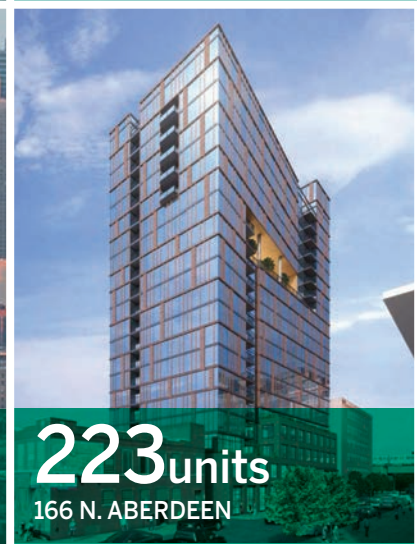
**282**units  
160 N. MORGAN



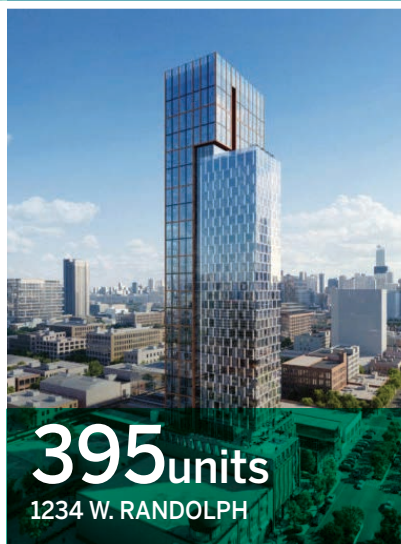
**278**units  
1440 W. RANDOLPH



**300**units  
164 N. PEORIA



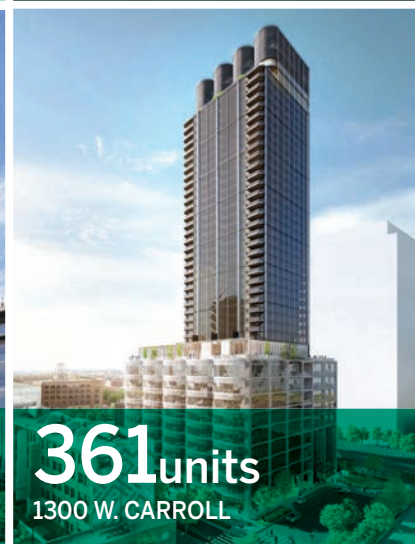
**223**units  
166 N. ABERDEEN



**395**units  
1234 W. RANDOLPH



**486**units  
1151 W. LAKE



**361**units  
1300 W. CARROLL



**288**units  
1221 W. WASHINGTON



**80**units  
23 S. SANGAMON



**375**units  
1300 W. RANDOLPH



**700**units  
1200 W. FULTON



**370**units  
725 W. RANDOLPH

## HOUSING

# Residential Development is Booming!

In 2021, Chicago's City Council lifted a decades-long ban on new residential construction north of Lake Street in Fulton Market, opening a new frontier of developments in an area that had been largely restricted to office and hotel buildings.

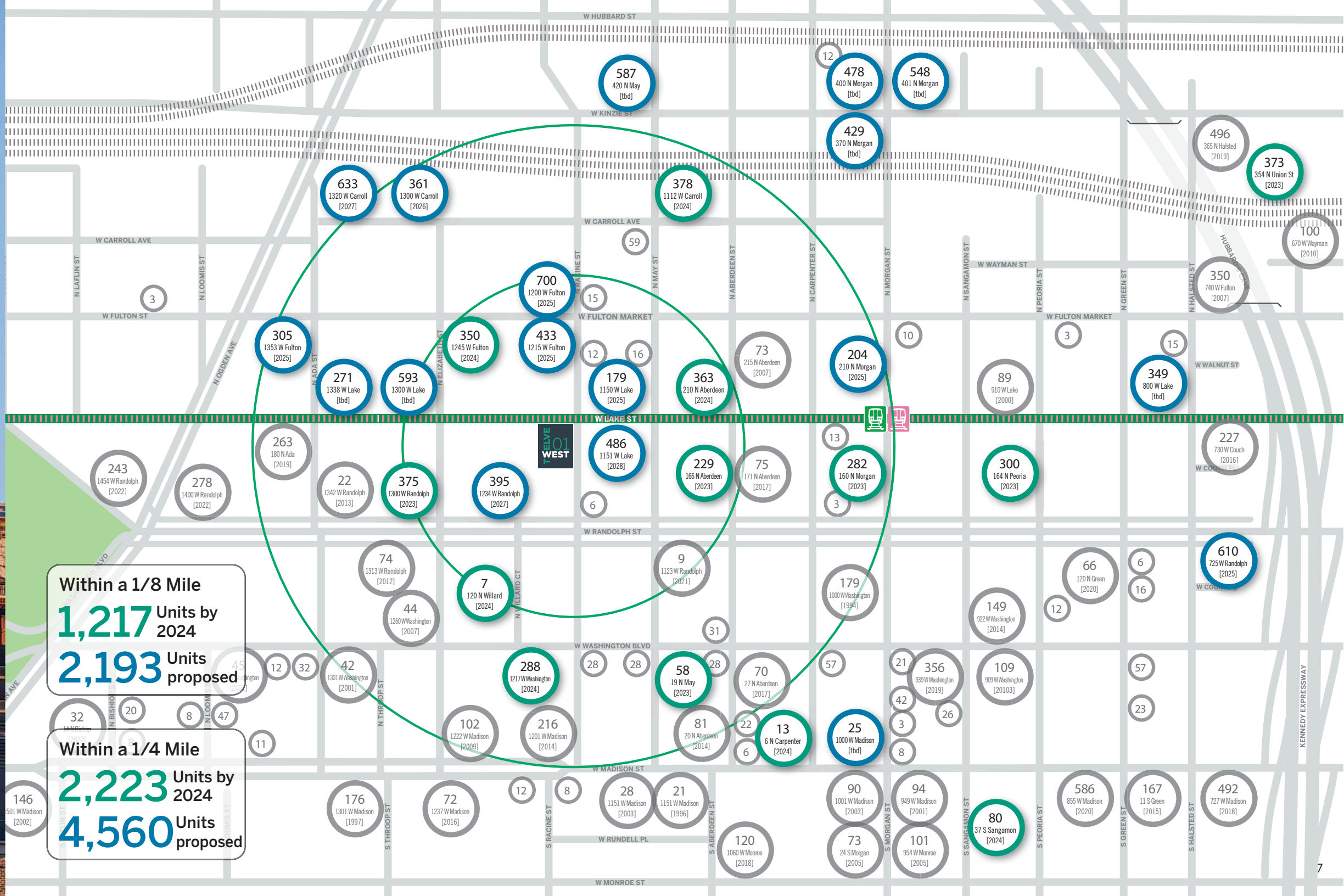
As reported in *Crain's Chicago*, the West Loop population jumped to 18,120 residents in 2020, up 61% from 2010, according to the Chicago Metropolitan Agency for Planning. With a construction boom already underway, the neighborhood could add several thousand more by 2030.

As of March 2023

**3,083** units underway

**8,587** units proposed

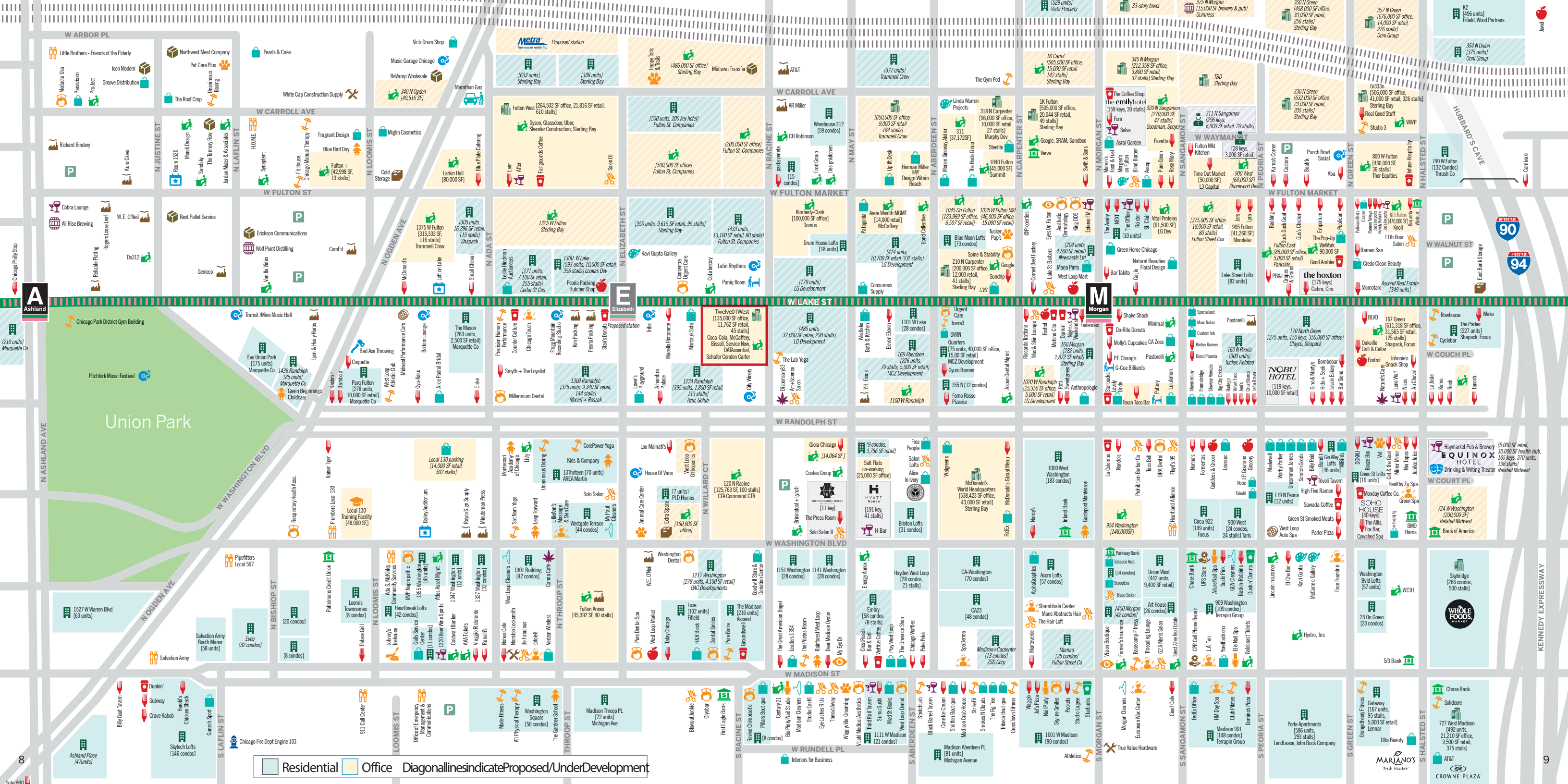
# RESIDENTIAL DEVELOPMENT - WITHIN 1/4 MILE



Within a 1/8 Mile  
**1,217** Units by 2024  
**2,193** Units proposed

Within a 1/4 Mile  
**2,223** Units by 2024  
**4,560** Units proposed

- units Underway [due]
- units Proposed [est]
- units Stabilized [built]



Ashland

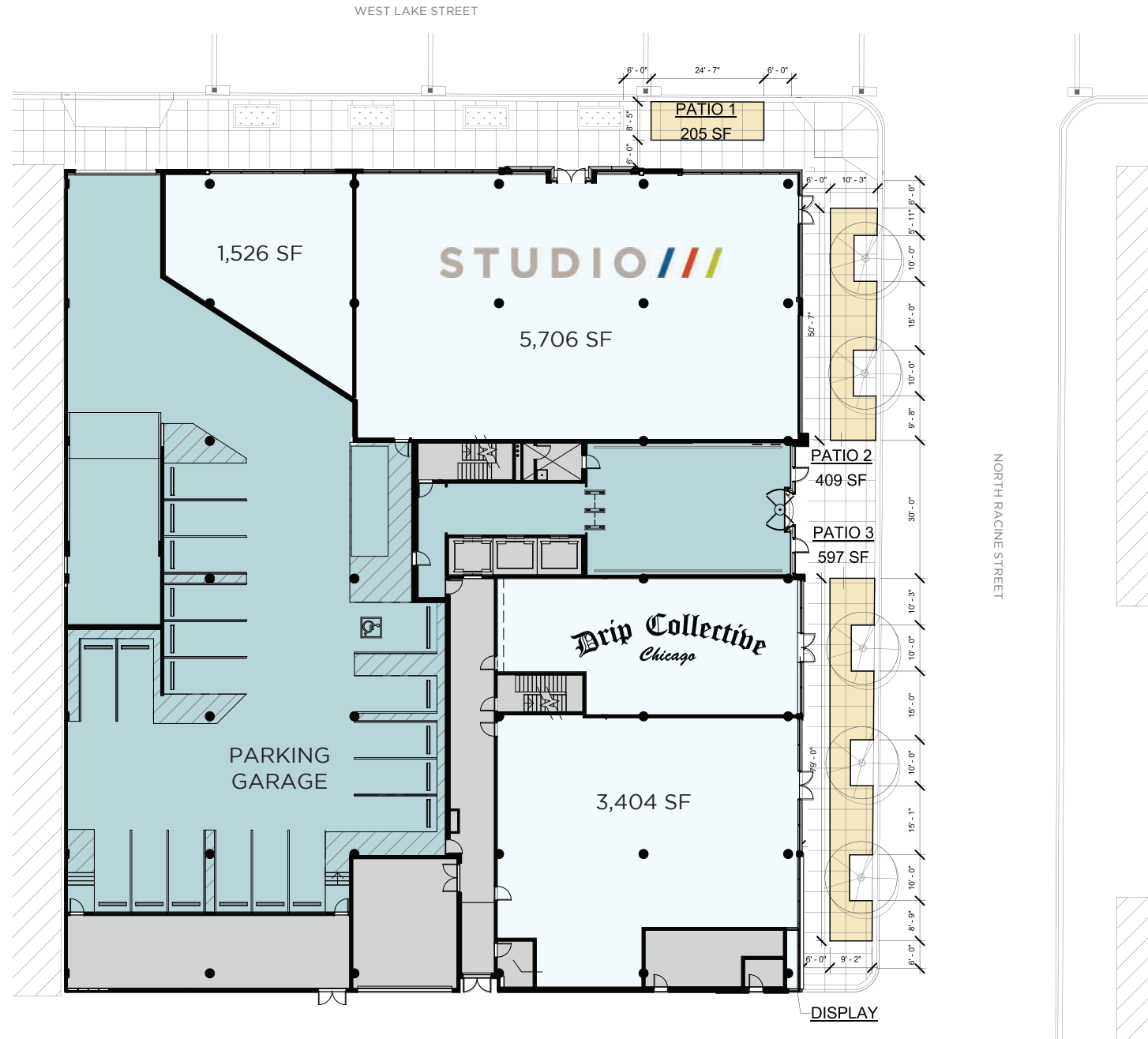
Morgan

8

9

Residential Office Diagonal lines indicate Proposed/Under Development

# THE SPACE **First Level Retail**



# DEMOGRAPHICS

	.5 mile	1 mile	1.5 miles
Population	10,217	52,284	113,051
Daytime Population	24,645	119,763	364,401
Median age (years)	36.8	34.4	33.9
Bachelor's degree or higher	47.0%	45.3%	44.4%
<b>Average Household Income</b>	<b>\$179,340</b>	<b>\$159,223</b>	<b>\$154,310</b>
Average Home Value	\$556,608	\$527,5818	\$523,833
Owner-occupied	52.1%	39.4%	35.5%
Renter-occupied	47.9%	60.6%	64.5%
<b>EXPENDITURES</b>	[per capita]	[per capita]	[per capita]
Food away from home	\$45.3MM [\$4,436]	\$205MM [\$3,924]	\$418MM [\$3,696]
Food at home	\$59.3MM [\$5,804]	\$271MM [\$5,178]	\$553MM [\$4,892]
Entertainment & Recreation	\$33.5MM [\$3,279]	\$152MM [\$2,913]	\$309MM [\$2,738]
Apparel & Services	\$25.1MM [\$2,461]	\$114MM [\$2,179]	\$232MM [\$2,051]
<b>ETHNICITY</b>			
White	70.4%	63.7%	60.4%
Black	11.6%	11.1%	14.8%
Asian	11.5%	15.4%	14.2%
Other	3.2%	6.1%	6.8%
Two or more	2.9%	3.3%	3.3%
Hispanic origin (any race)	9.2%	13.8%	14.8%

Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2022



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