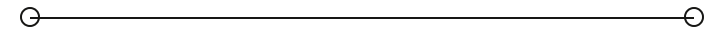


FOR LEASE

Gold Coast Small Shop Retail

111 E CHESTNUT ST

Chicago, IL 60611



PRESENTED BY:

MARCUS SULLIVAN

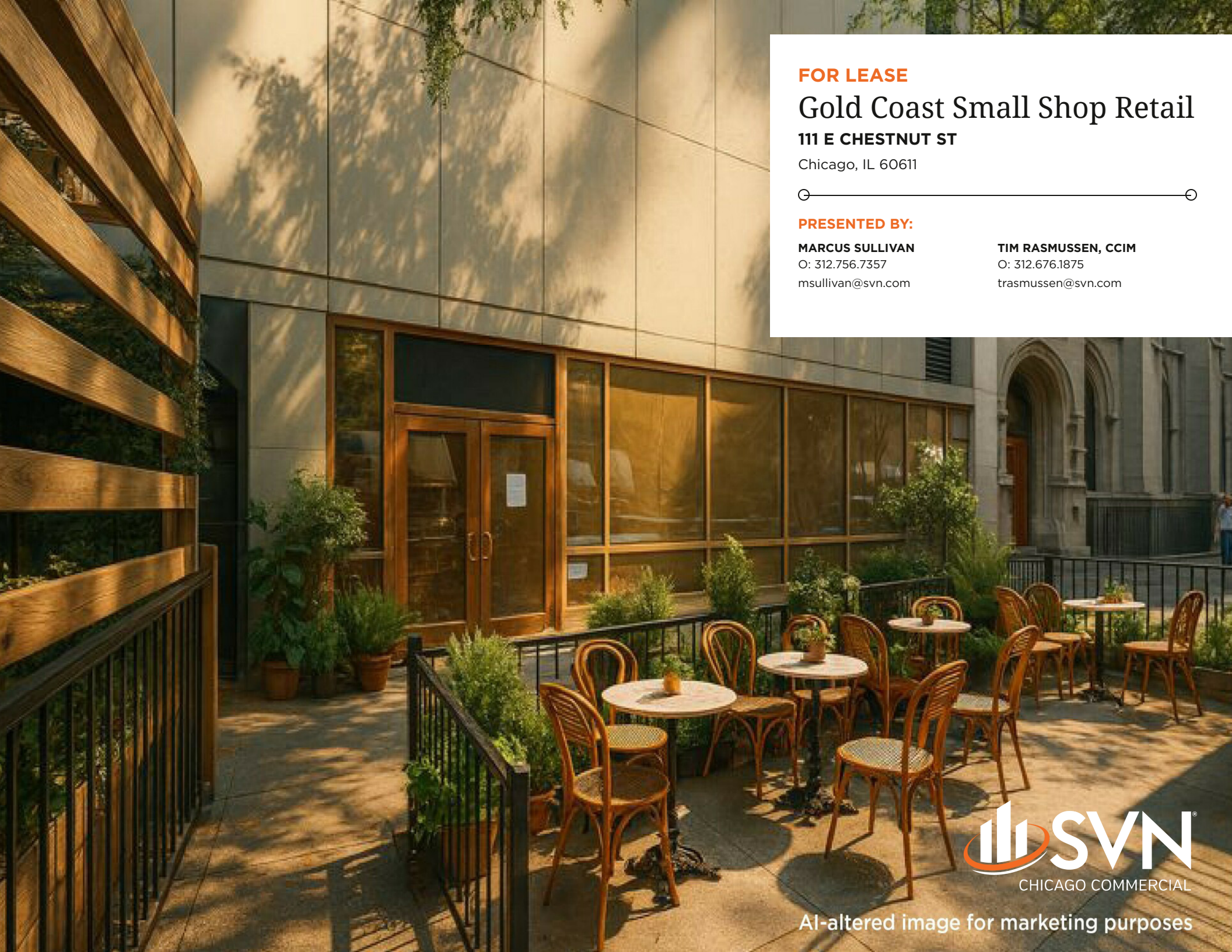
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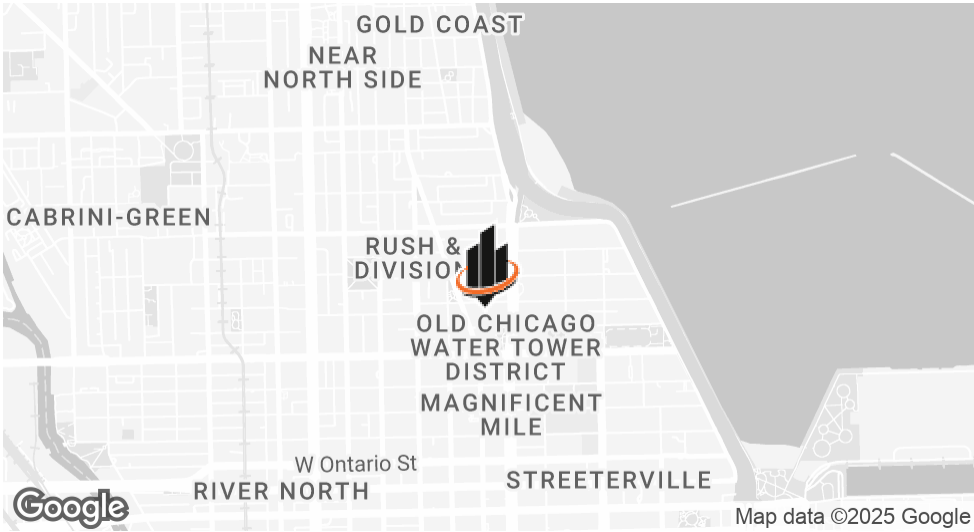
O: 312.676.1875

trasmussen@svn.com



AI-altered image for marketing purposes

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	1,452 SF
LOT SIZE:	0.62 Acres
ZONING:	DX12
WARD/ALDERMAN:	42nd/Brendan Reilly
CEILING HEIGHT:	Approximately 11'
HANDICAP ACCESSIBLE:	Yes

Now available: a 1,452 square foot retail space located at 111 East Chestnut Street in the heart of Chicago’s prestigious Gold Coast neighborhood. Formerly home to Starbucks, this high-profile location offers excellent visibility, large north-facing windows, and dedicated outdoor seating — ideal for attracting both pedestrian and vehicular traffic.

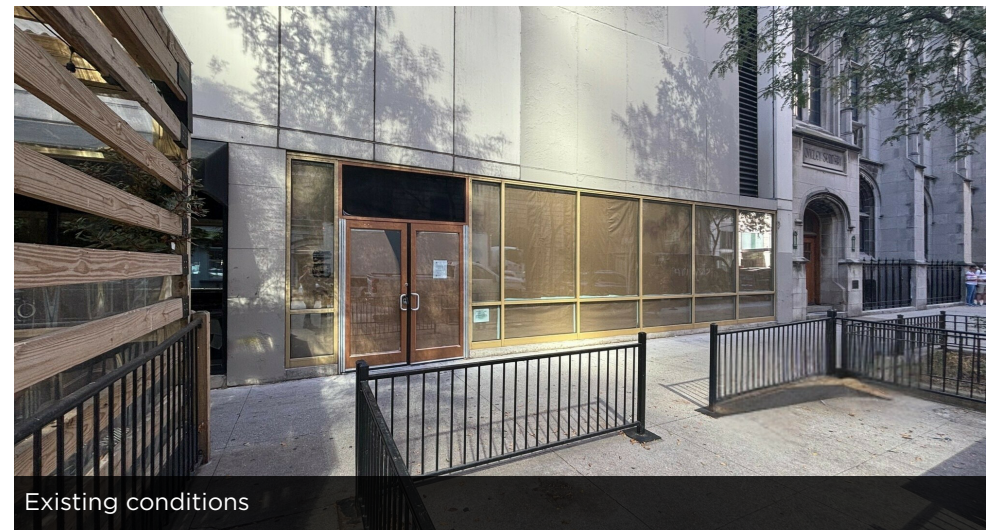
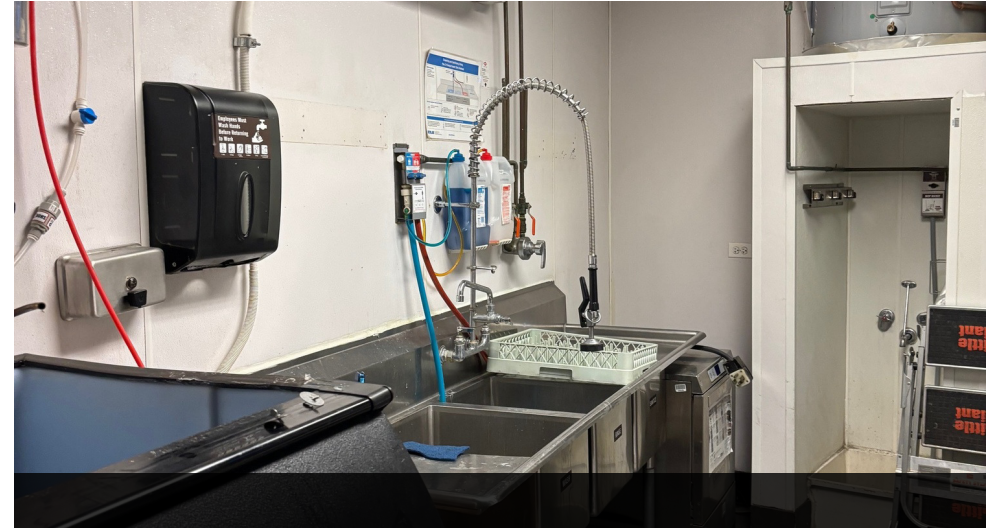
Just steps from the intersection of Michigan Avenue and Rush Street, the space benefits from strong foot traffic, affluent demographics, and proximity to luxury hotels, residential towers, and high-end retail.

With favorable zoning, flexible floor plan options, and hands-on ownership, this space is well-suited for a wide range of uses — including café, boutique retail, wellness, or professional services. Don’t miss this opportunity to establish your brand in one of Chicago’s most iconic and trafficked neighborhoods.

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ADDITIONAL PHOTOS



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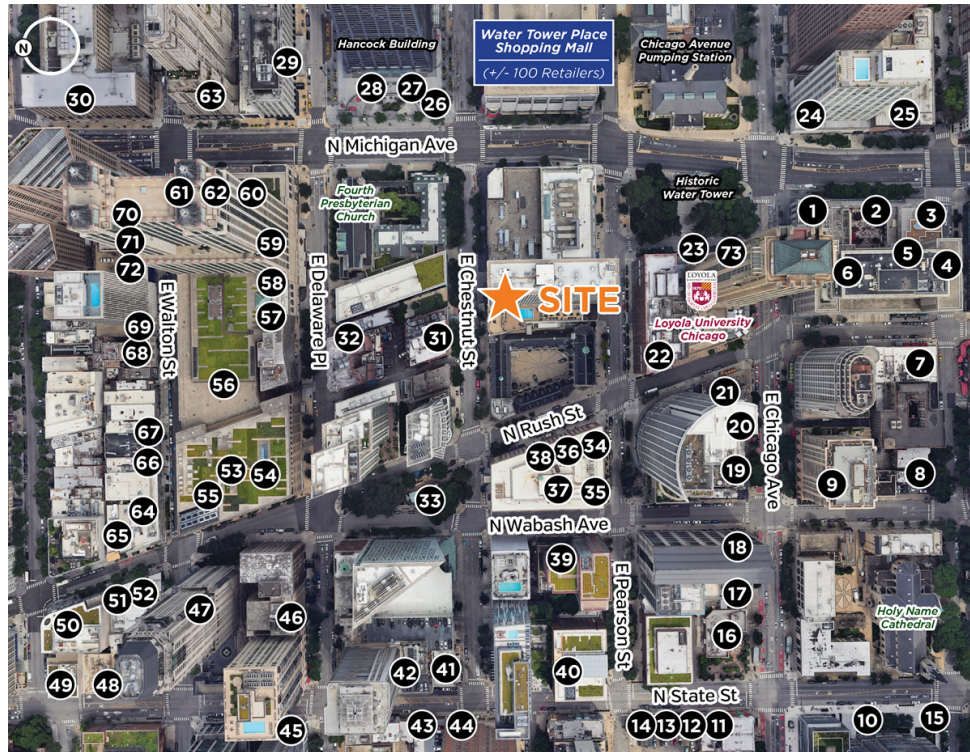
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AREA RETAILERS



RETAIL AERIAL KEY | 111 E CHESTNUT, CHICAGO

- | | | |
|-----------------------------|----------------------------|-------------------------------------|
| 1. Ralph Lauren | 31. The Tremont Hotel | 61. Gucci |
| 2. Victoria's Secret & PINK | 32. The Whitehall Hotel | 62. Equinox Gym |
| 3. Tiffany & Co | 33. Jeni's Ice Cream | 63. Louis Vuitton |
| 4. The Peninsula | 34. Lamborghini | 64. DIOR |
| 5. Shanghai Terrace | 35. Epic Burger | 65. Versace |
| 6. Nordstrom Rack | 36. Maserati | 66. AMIRI |
| 7. Giordano's | 37. Bentley | 67. Patagonia |
| 8. Sunny Side Up | 38. Perillo | 68. Swiss FineTiming |
| 9. Pippin's Tavern | 39. Bistronomic | 69. Mira Couture |
| 10. Sophia Steak | 40. Alpana | 70. Doc B's Restaurant |
| 11. Friends Ramen | 41. Tempo Cafe | 71. Hendrickx Belgian Bread Crafter |
| 12. Subway | 42. Potash Markets | 72. Gaylord Fine Indian Cuisine |
| 13. Vin Tea Food & Drink | 43. Pizano's Pizza | 73. Park Hyatt |
| 14. Mister J's | 44. Big Shoulders Coffee | |
| 15. Muan JAI Thai Hot Pot | 45. Chase Bank | |
| 16. McDonald's | 46. The Talbott | |
| 17. Pollo Campero | 47. Waldorf Astoria | |
| 18. Chick Fil-A | 48. Walgreens | |
| 19. Flaco's Tacos | 49. Citi | |
| 20. Streeter's Tavern | 50. Cartier | |
| 21. Devil Dawgs Rush St | 51. Glossier Chicago | |
| 22. Starbucks | 52. Lululemon | |
| 23. NoMI | 53. Maje Bloomingdale's | |
| 24. Walgreens | 54. Tesla | |
| 25. Neiman Marcus | 55. Tricoci Salon & Spa | |
| 26. The Cheesecake Factory | 56. Sunglass Hut | |
| 27. Starbucks | 57. Four Seasons Hotel | |
| 28. Jamba | 58. Adorn Bar & Restaurant | |
| 29. The Westin | 59. Kate Spade | |
| 30. The Drake | 60. Bloomingdale's | |



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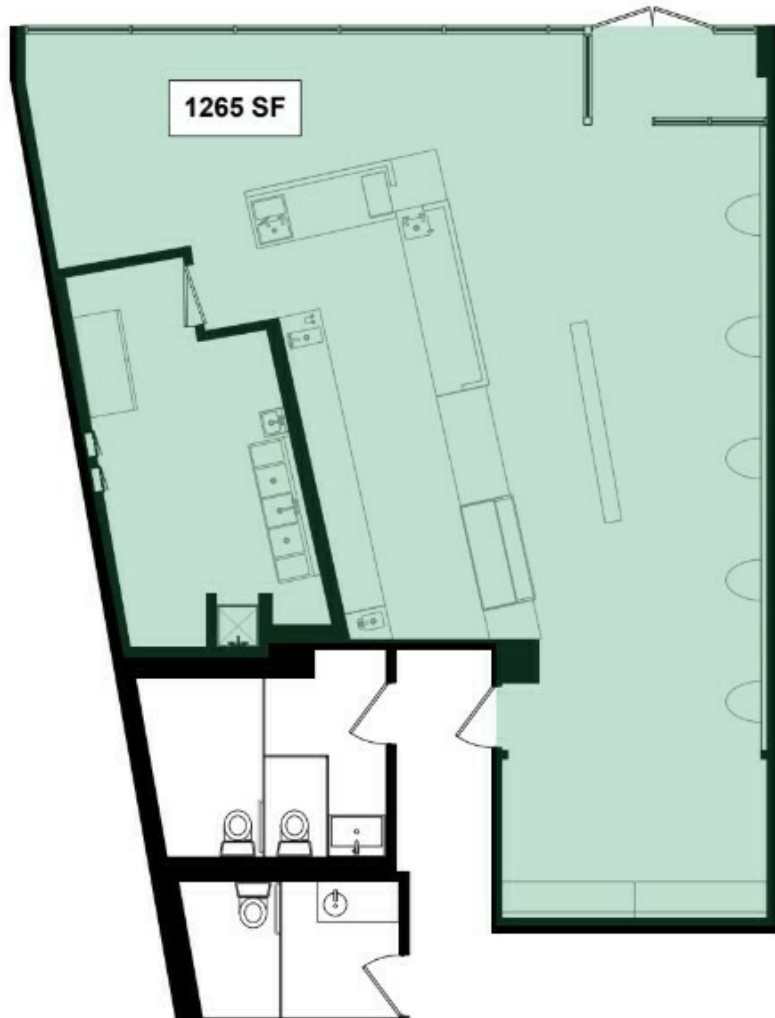
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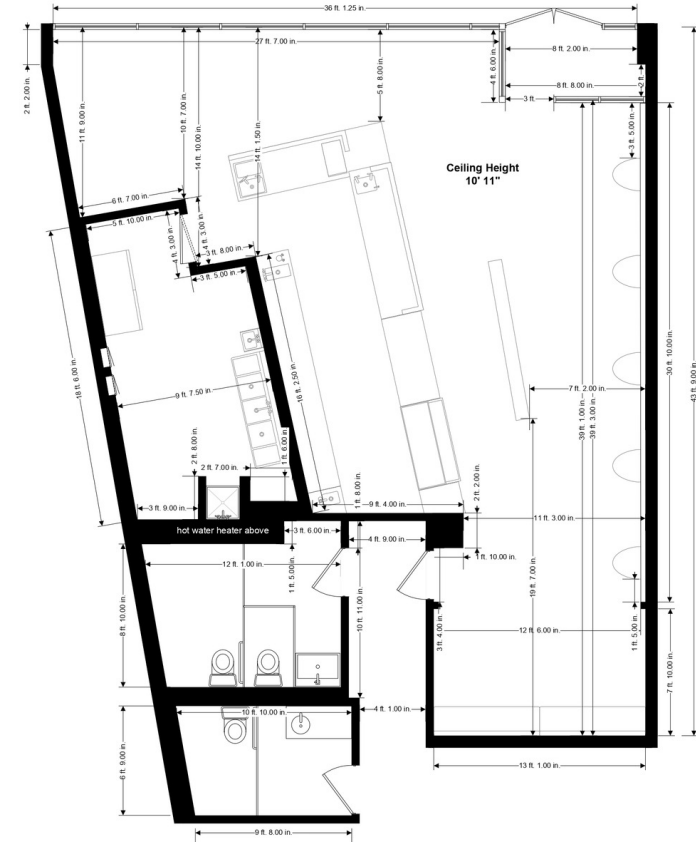
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East Chestnut Street



The accuracy of the information is neither expressly or implicitly warranted and is subject to alteration, additions, and/or withdrawal without further notice.

East Chestnut Street



et Chicago IL 60611

loorgans Inc - Chicago

SIZE	FROM/TO	DWG NO	REV
SCALE	1/4" = 1'-0"	Ground Floor	SHEET
			1 OF 4

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DEMOGRAPHICS MAP & REPORT

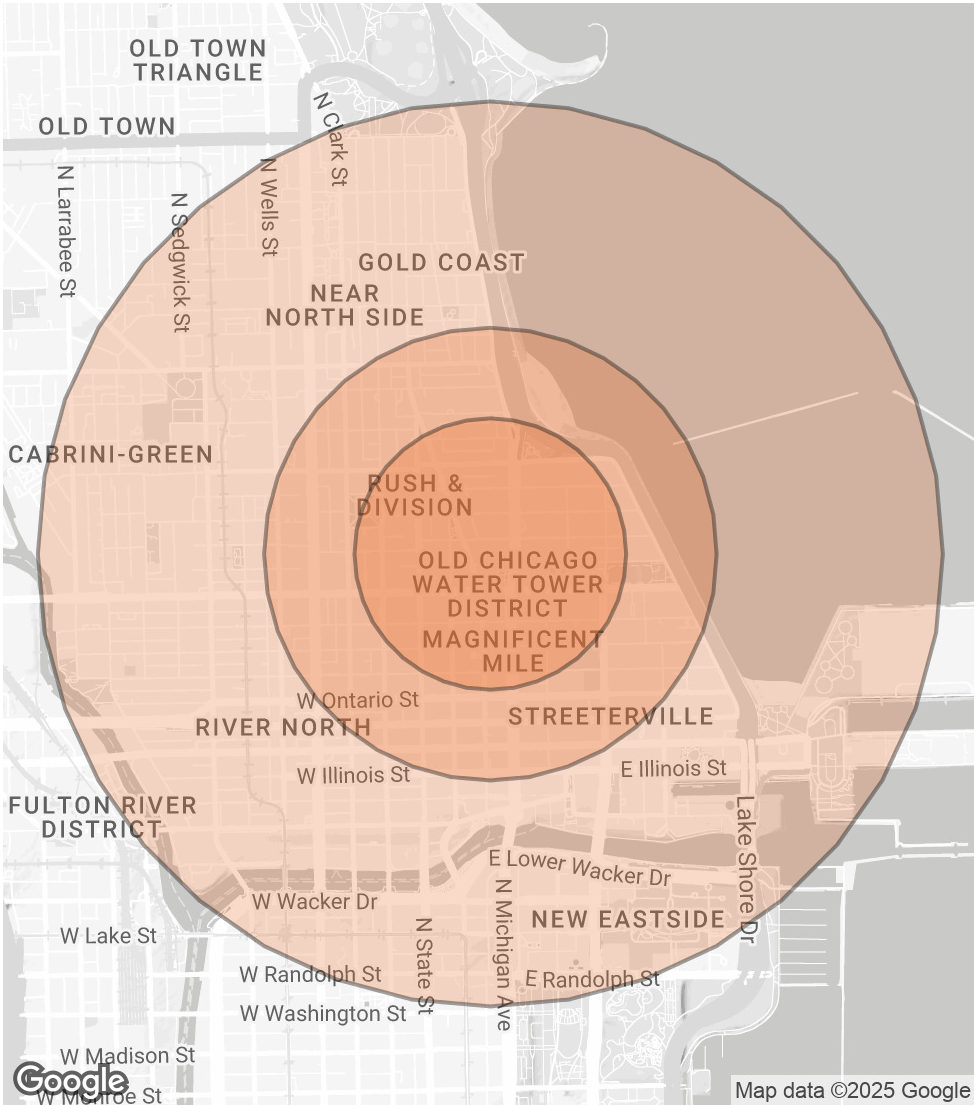
POPULATION 0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	19,363	42,161	117,900
AVERAGE AGE	48	44	42
AVERAGE AGE (MALE)	48	44	41
AVERAGE AGE (FEMALE)	48	44	42

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	12,656	27,289	75,275
# OF PERSONS PER HH	1.5	1.5	1.6
AVERAGE HH INCOME	\$176,700	\$167,660	\$182,638
AVERAGE HOUSE VALUE	\$969,433	\$883,364	\$778,851

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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