

# 525 S. STATE STREET

UNIVERSITY CENTER | CHICAGO, IL



MSC

GROUND FLOOR RETAIL FOR LEASE







# 525 S. STATE STREET

## DEMOGRAPHICS

### EST. POPULATION

1/8 mi **3,221**

1/4 mi **8,609**

1/2 mi **23,284**

### EST. EMPLOYEES

1/8 mi **2,762**

1/4 mi **22,156**

1/2 mi **100,387**

### EST. MEDIAN AGE

1/8 mi **26**

1/4 mi **29**

1/2 mi **32**

### EST. MED HH INCOME

1/8 mi **\$121,503**

1/4 mi **\$117,479**

1/2 mi **\$108,012**

### EST. AVG HH INCOME

1/8 mi **\$217,003**

1/4 mi **\$168,744**

1/2 mi **\$130,796**

### COLLEGE DEGREE

1/8 mi **32%**

1/4 mi **34%**

1/2 mi **35%**

### WALK SCORE

**97%**

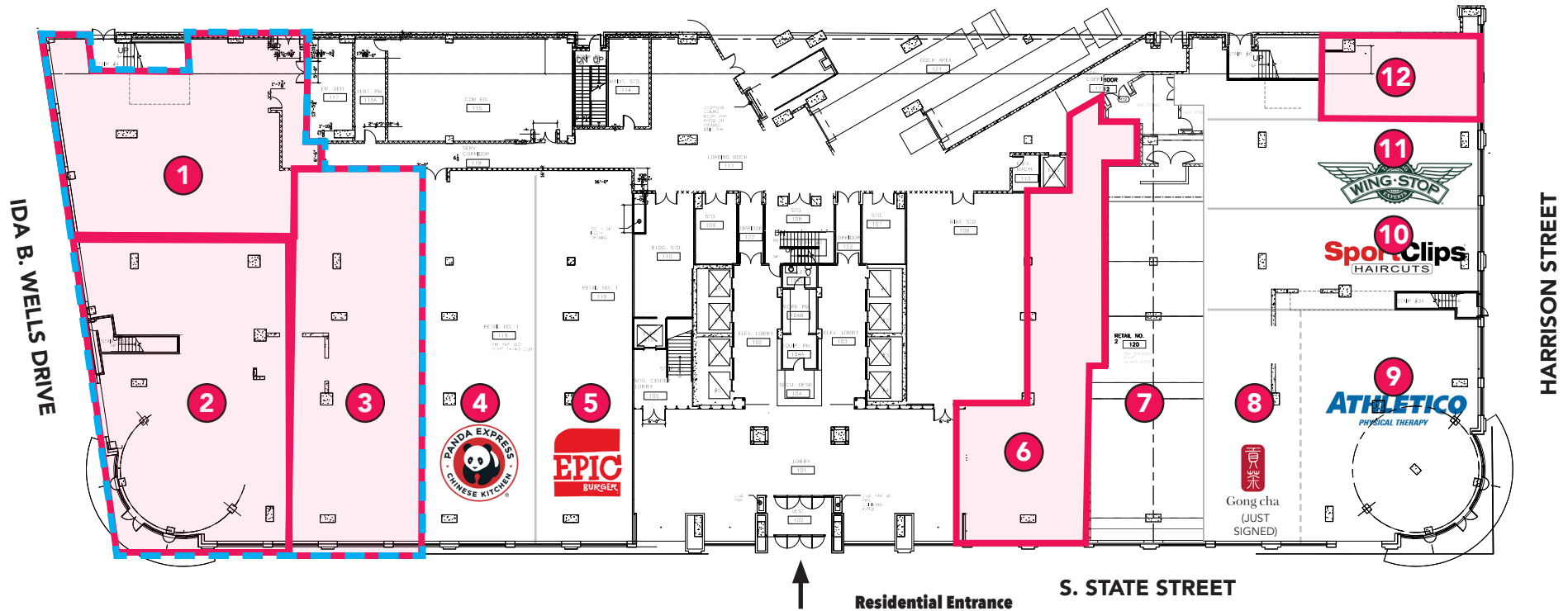
## PROPERTY DETAILS

- ▶ Multiple ground floor retail spaces for lease from ±500 - 7,000 SF available for immediate occupancy
- ▶ ±16,700 SF just signed Planet Fitness
- ▶ ±1,700 students living in ±500 apartments
- ▶ Centrally located in the heart of the South Loop; near the Theater District, one block from the Business District and a quick walk to Michigan Avenue; easily accessible by foot or public transportation (the EL/L stop out front)
- ▶ ±50,000 full-time college students within 0.4 miles across 8 institutions
- ▶ 2nd Gen restaurant space available

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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# SITE PLAN



CAN BE  
COMBINED  
9,160 SF

1	AVAILABLE	1,288 SF
2	AVAILABLE	5,222 SF
3	AVAILABLE	2,650 SF
4	Panda Express	2,455 SF
5	Epic Burger	2,434 SF
6	AVAILABLE	2,618 SF

7	Kpop Nara	3,489 SF
8	Gong Cha	1,745 SF
9	Athletico	2,642 SF
10	Sport Clips	1,441 SF
11	Wing Stop	1,610 SF
12	AVAILABLE	515 SF



## EXTERIOR RENDERING

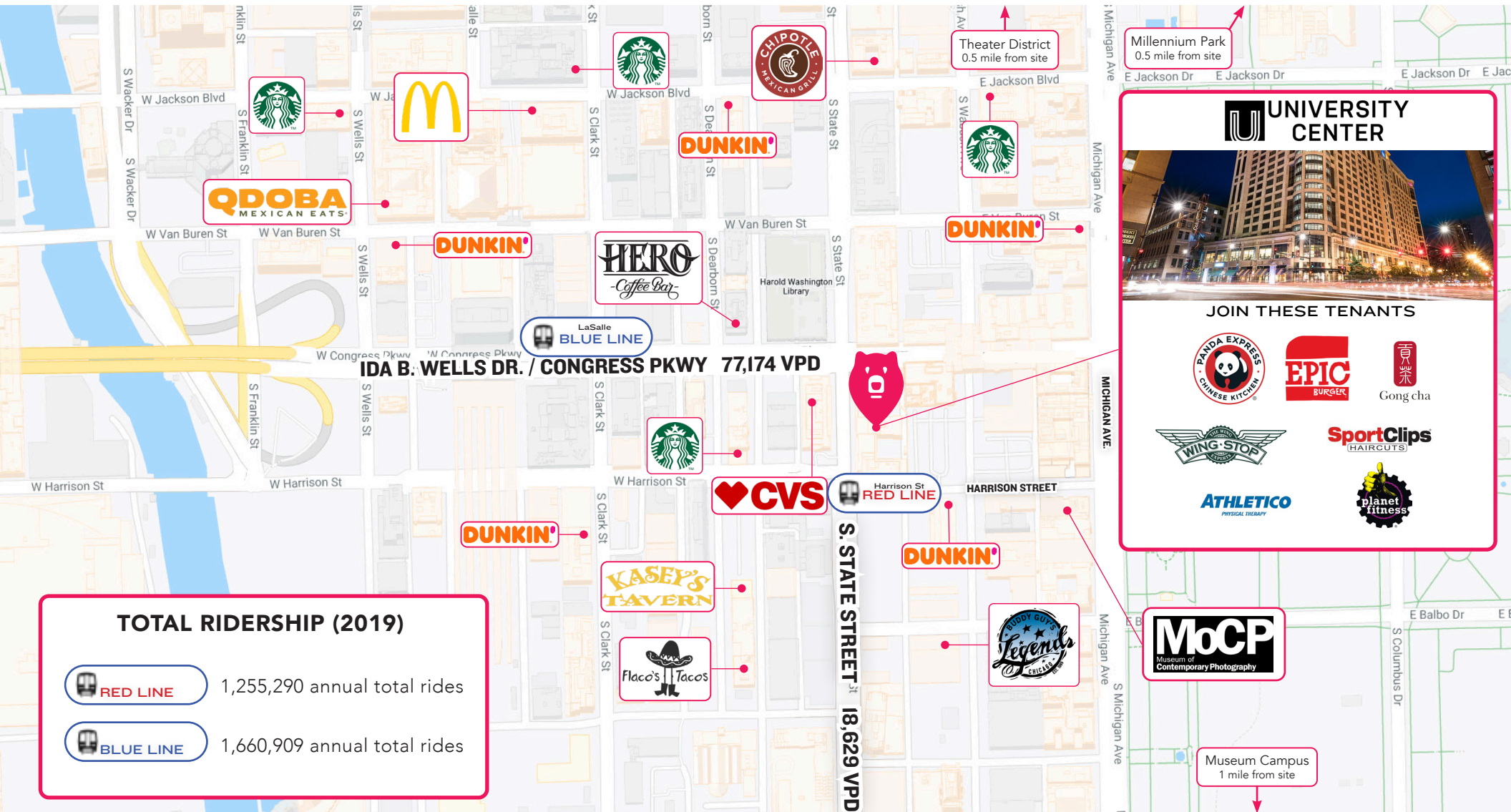


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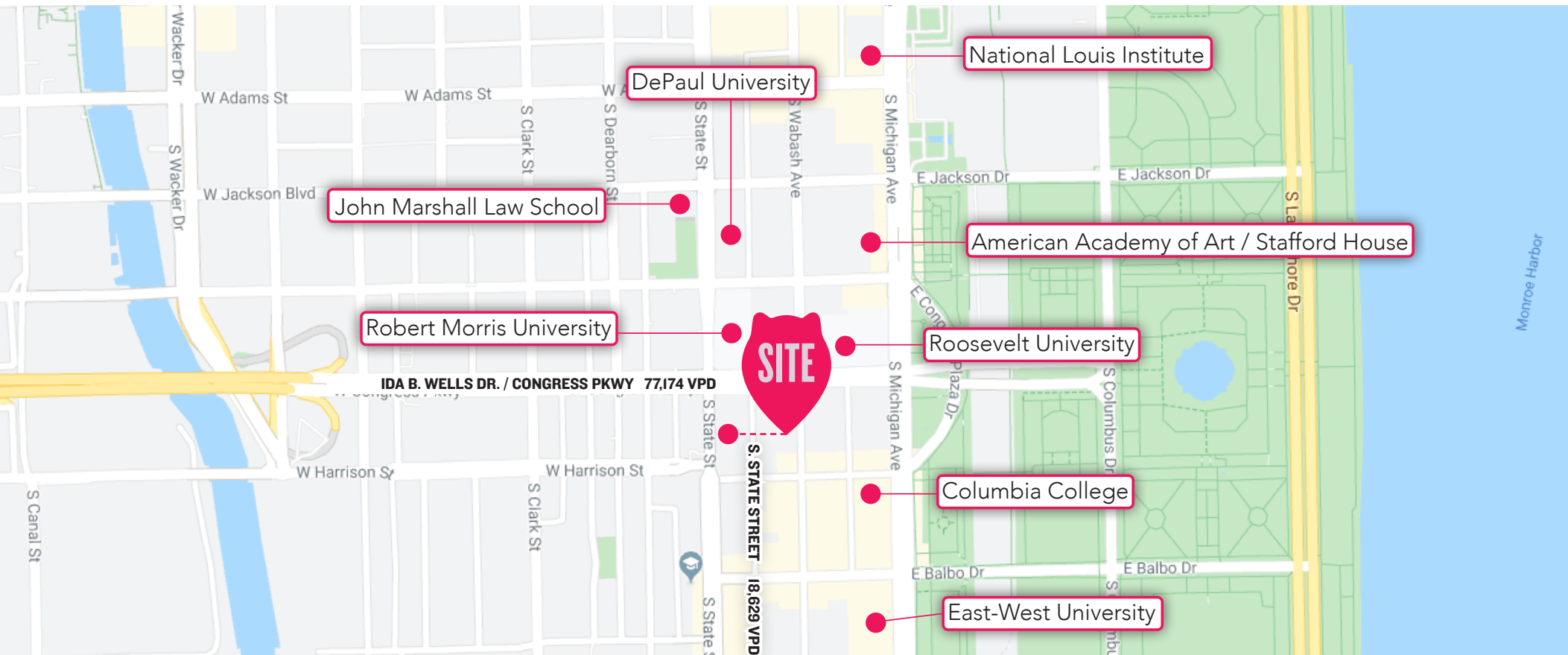
# NEIGHBORHOOD RETAIL AERIAL



## TOTAL RIDERSHIP (2019)

RED LINE	1,255,290 annual total rides
BLUE LINE	1,660,909 annual total rides

## SURROUNDING UNIVERSITIES (IN THE WEST LOOP)



	NATIONAL LOUIS INSTITUTE	JOHN MARSHALL LAW SCHOOL	DEPAUL UNIVERSITY-LOOP CAMPUS	AMERICAN ACADEMY OF ART/STAFFORD HOUSE	ROBERT MORRIS UNIVERSITY ILLINOIS	ROOSEVELT UNIVERSITY	COLUMBIA COLLEGE	EAST-WEST UNIVERSITY	TOTAL
<b>ENROLLMENT</b>	Undergraduate: 4,900 Graduate: 4,100	Undergraduate: 1,907	Undergraduate: 14,507 Graduate: 7,930	Undergraduate: 471	Undergraduate: 4,005 Graduate: 890	Undergraduate: 2,147 Graduate: 1,253	Undergraduate: 6,708 Graduate: 239	Undergraduate: 755	Undergraduate: 33,690 Graduate: 14,412
<b>DISTANCE FROM SITE</b>	.4 mi (3 mins)	.2 mi (2 mins)	.4 mi (3 mins)	.3 mi (2 mins)	390 ft (1 min)	.3 mi (2 mins)	.4 mi (2 mins)	.4 mi (3 mins)	



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