

# MILLENNIUM PROPERTIES R/E *For Lease: 1,875 SF Retail Space* *Prime South Loop Location*

1720 S Michigan Ave., Chicago, IL

**\$28.00/SF NNN**



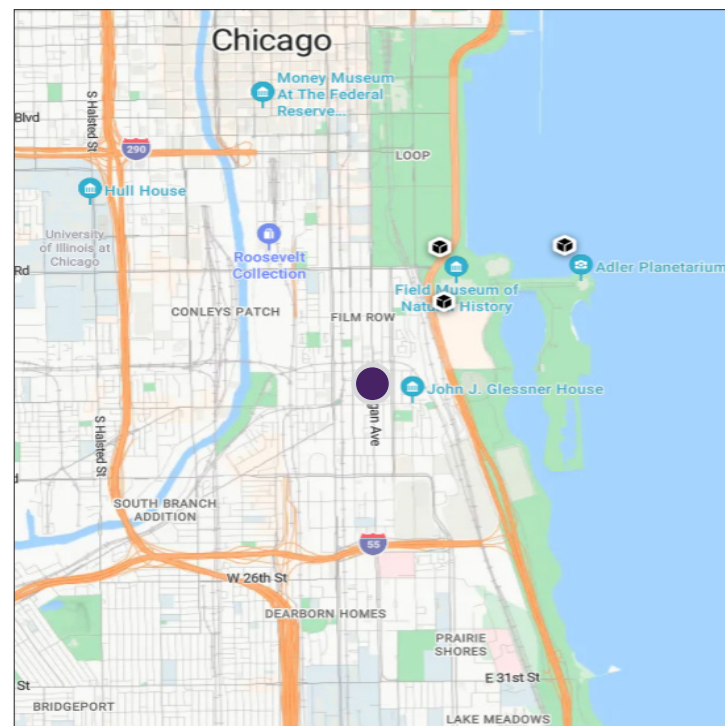
## Property Highlights

- 1,875 SF space available
  - Highly visible unit ideal for retail, medical or office user
  - Floor-to-ceiling windows
  - Former gymnastics studio
- 33-story, 496-unit luxury condominium building
- Prime location near hard corner of 18th Street and Michigan Avenue
- Nearby attractions: Mariano's, multiple farmer's markets, Starbucks, Dunkin', Peet's Coffee, several restaurants, shops and more
- Easy access to expressway and public transportation
- CAM - \$4.00/SF
- RE Taxes - \$11.00/SF
- Traffic count: 19,505 vehicles daily
- Zoning: PD-100

## Property Overview

Available for lease is a prime 1,875 square foot retail space is located in the South Loop, one block from the hard corner of 18th Street and Michigan Avenue. The space is part of a 496-unit luxury condominium building. There is ample street parking. This location benefits from excellent visibility as well as the close proximity to the Loop, Soldier Field, Millennium Park, Grant Park, the Museum Campus, the lakefront, numerous shops, boutiques, restaurants and public transportation.

The South Loop is a very desirable area for students, young professionals and businesses alike. Since the addition of the Cermak Green Line station, this area has seen significant development including hotels, offices, bars, restaurants and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,346	337,207	766,710
Households	26,132	170,885	340,370
Median Income	\$104,424	\$97,665	\$84,434

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