

Chicago Riverfront Retail Opportunity

20,168 SF Freestanding Building with Surface Parking at Halsted & Division



1160 North Halsted // Chicago, IL

Broker Contacts

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CITADEL
PROPERTY ADVISORS



Fast Facts

Size (SF)	20,168
Lot Size (AC)	1.1 acres
Parking	27 spaces
Year Built	2015
R.E. Taxes	\$359,153 (\$17.81 psf)
Parcel	17-05-405-005-0000
Zoning	PD 1233

Demographics

3-mile radius

522,637
POPULATION

\$204,618
HOUSEHOLD INCOME

738,499
EMPLOYEES

Highlights

- Rare 20,168 SF freestanding retail/showroom building situated on a 1.08-acre riverfront site in Chicago's Near North Side
- Prominent signalized corner location at Halsted & Division with exceptional visibility and exposure to traffic connecting Lincoln Park, Goose Island, Old Town, and River West
- 27 dedicated surface parking spaces, a highly uncommon amenity for a downtown Chicago retail property
- Positioned amid billions of dollars of nearby investment, including Halsted Landing's 2,400-unit mixed-use development and Bally's Chicago entertainment district
- Surrounded by affluent demographics, with average household incomes exceeding \$200,000 within both the 1-mile and 3-mile trade areas

Bally's Chicago (four blocks south)

\$1.7 billion riverfront casino and entertainment resort featuring a 500-room hotel, 3,000-seat theater, extensive dining options, and one of the largest gaming floors in Illinois. Projected Summer 2027 opening.



Halsted Landing (three blocks south)

\$1.1 billion mixed-use megaproject proposed by the Onni Group featuring four skyscrapers, 2,451 residential units (including 490 affordable units), and extensive riverfront activation



Aerial



Binny's

BEST BUY

ULTA

POTTERY BARN

west elm

REJUVENATION

WORLD MARKET

The Container Store



SEPHORA

Crate & Barrel

CB2

HALSTED ST

LINCOLN PARK

NORTH AVE

OLD NAVY

Wild Fork

NORDSTROM
Rack



DESIGN WITHIN REACH

MARS
SNACKING
INNOVATION
CENTER



ETHAN ALLEN

Advocate
Medical Group
Primary Care

BRITISH
INTERNATIONAL SCHOOL
OF CHICAGO, LINCOLN PARK

Northwestern
Medicine



SKYZONE
TRAMPOLINE PARK

PETSMART

DICK'S
SPORTING GOODS

MARIANOS

AMC
THEATRES

OLD TOWN

CLYBOURN AVE



THE SALT SHED

GOOSE ISLAND

LEXUS



DIVISION ST



HALSTED
LANDING
2,400 UNITS

GOLD COAST

BALLY'S
CASINO

CHICAGO AVE



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