

1

**NORTH STATE  
STREET**

CHICAGO, IL

*Retail For Lease  
on the Corner of State and  
Madison*





*1 NORTH STATE STREET*

SPACE DETAIL

SQ. FT.

SPACE A

1,823 SF

SPACE B

3,410 SF

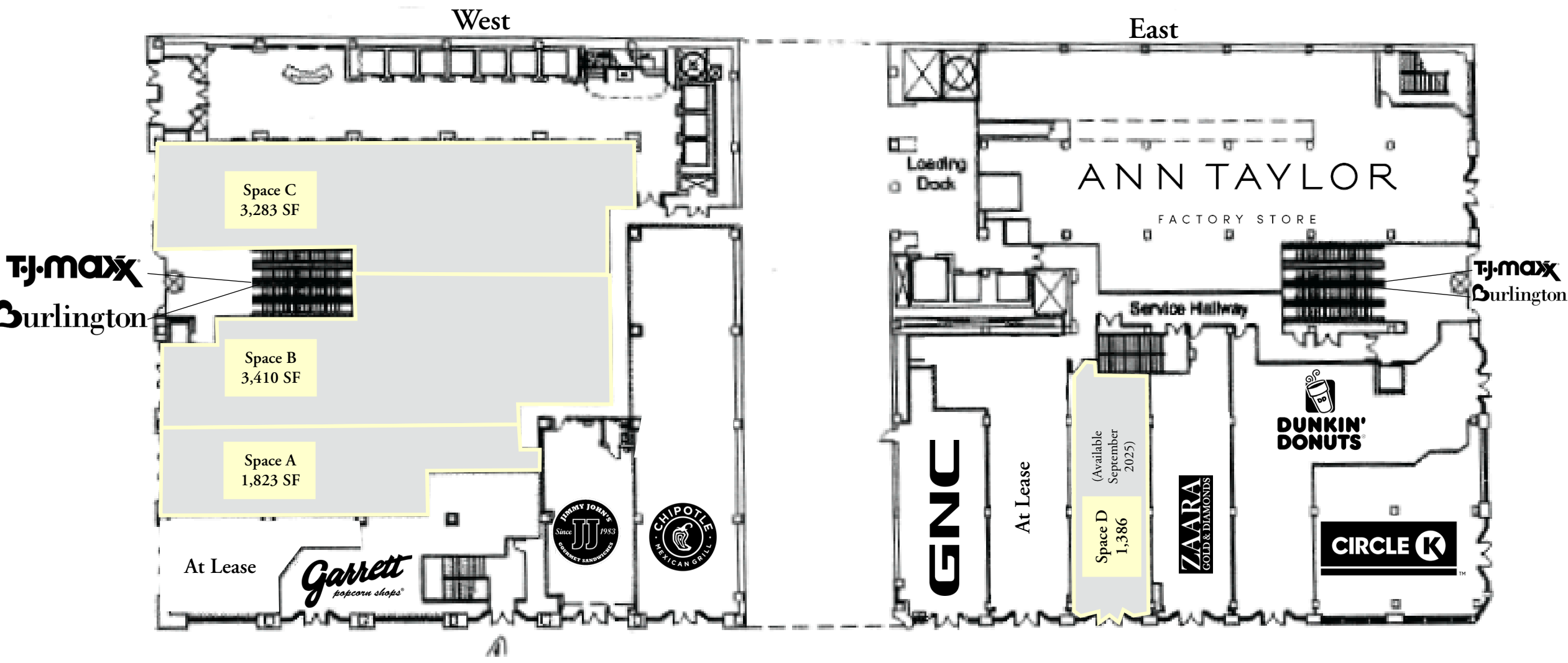
SPACE C

3,283 SF

SPACE D

1,386 SF

# 1 NORTH STATE STREET



# 1 NORTH STATE STREET

RETAIL

State and Madison is the most iconic corner in the Chicago Loop and has been for over 100 years.

4 Spaces Ranging from 1,300 SF to 3,400 SF

*Within 1 Mile in 2023*

93,529

Population

624,962

Daytime Population

32

Median Age

\$187,008

Average Household Income

## Area Retailers



Walgreens



TARGET

TJ-maxx

Burlington

MAGNOLIA  
EST. BAKERY 1996

NORDSTROM

rack

ZARA

BANANA REPUBLIC  
FACTORY

SEPHORA



OFF  
5TH

ANTHROPOLOGIE

ODYSSEY



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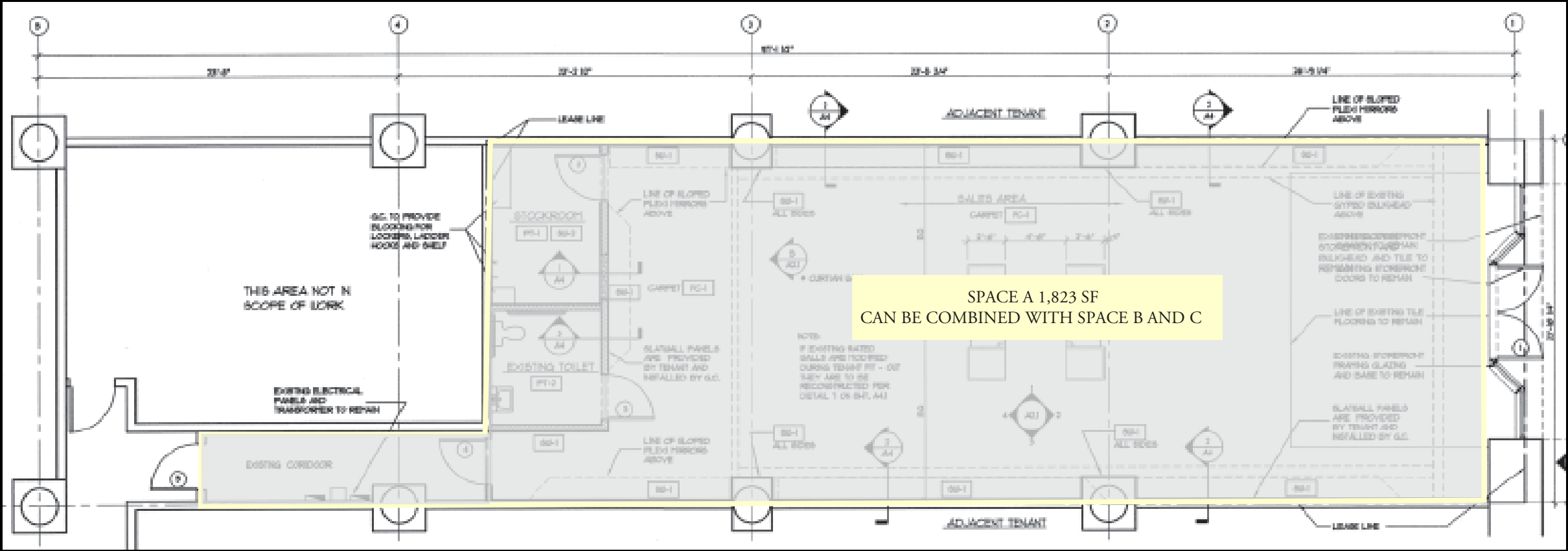
## *1 North State Street*

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- Join TJ Maxx and Burlington Coat Factory at 1 North State Street
- 1 North State Street offers the premier location opportunity for retailers in Chicago's East Loop at State and Madison
- Surrounded by our other long-term cotenants: Garrett's Popcorn, Chipotle, Jimmy Johns, Dunkin' Donuts, and GNC
- State Street and Madison Street have a combined pedestrian count of 87,683 per weekday
- The East Loop is home to over 71,000 college students
- Easy in and out loading facilities



# 1 NORTH STATE STREET

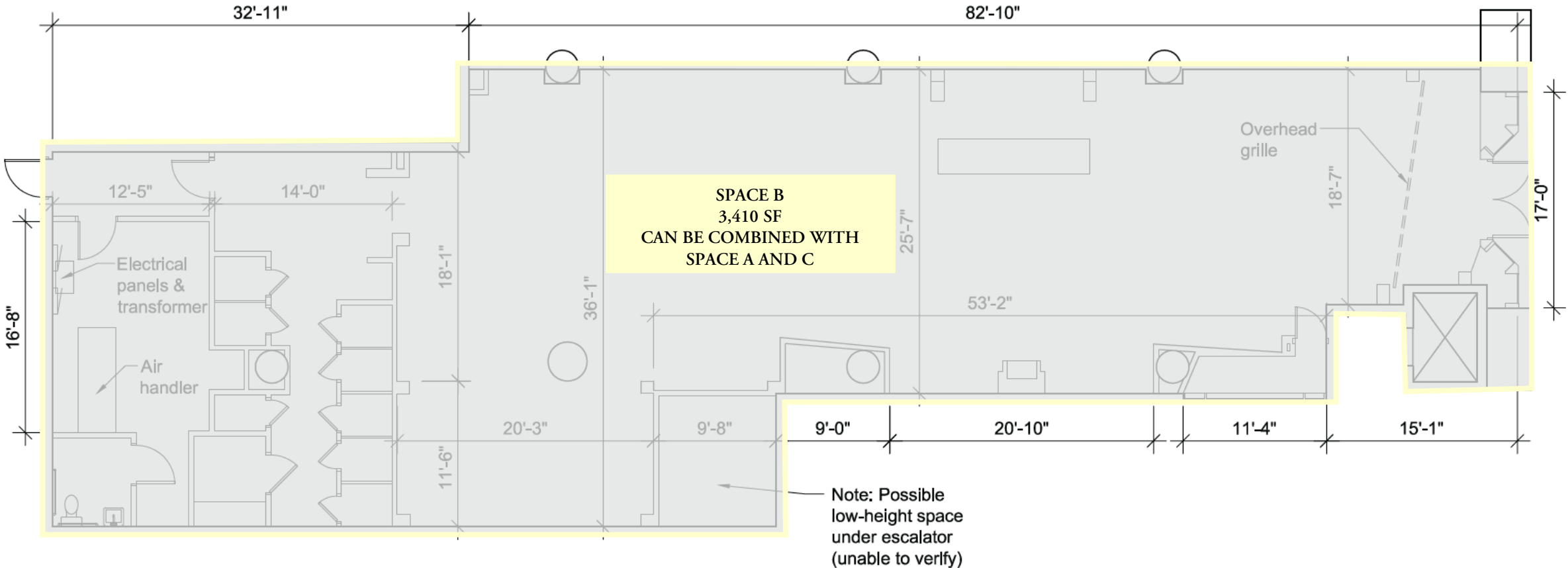


State Street

# 1 NORTH STATE STREET



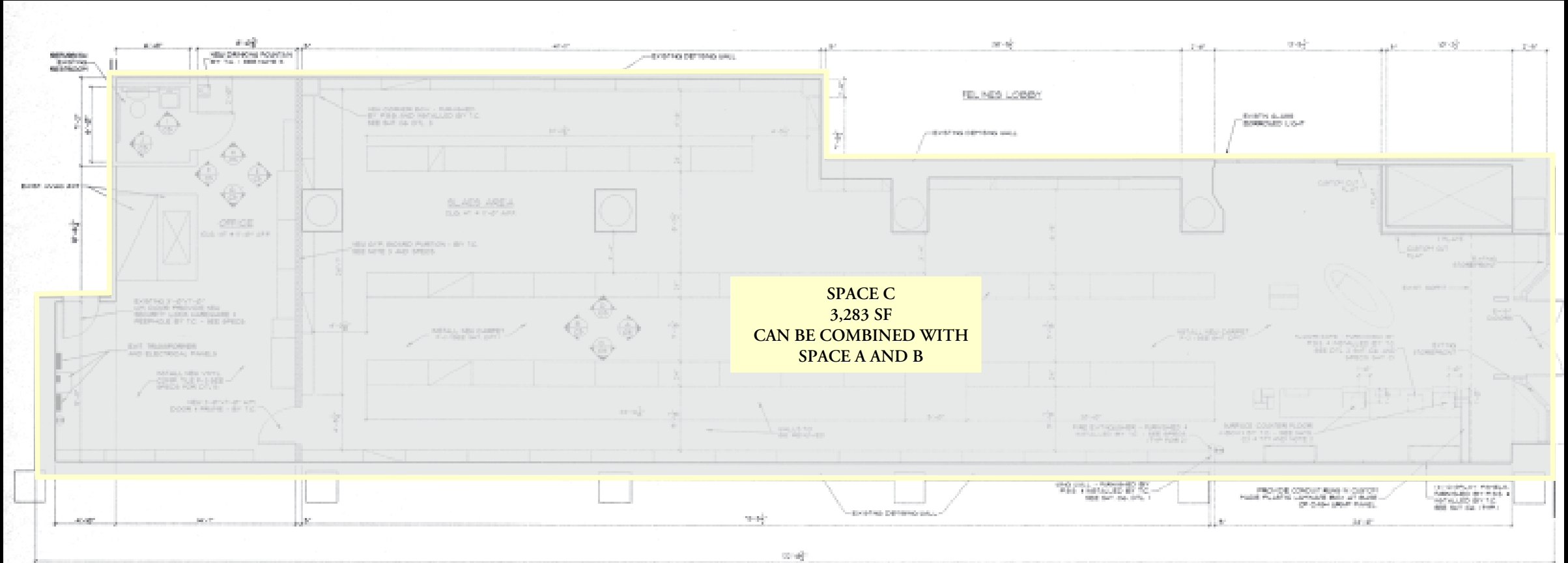




State Street

# 1 NORTH STATE STREET



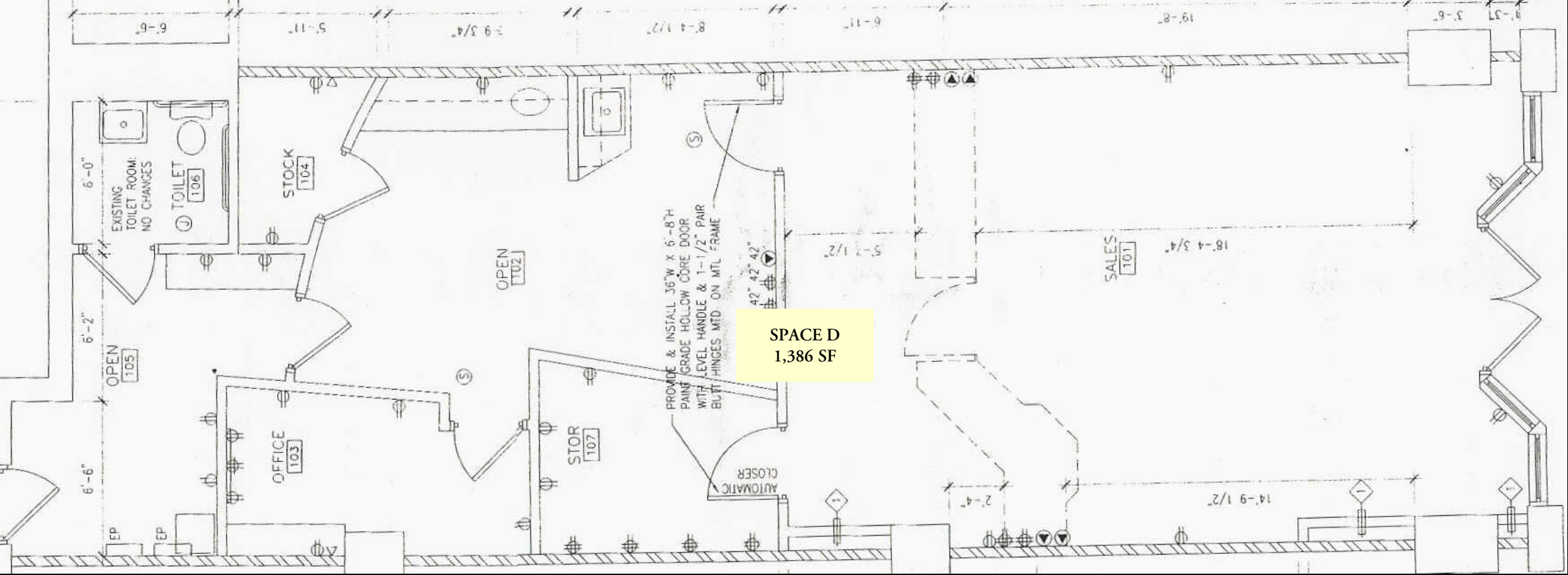


State Street

Space C Exterior Photo

# 1 NORTH STATE STREET





Madison Street

Space D Exterior Photo

# 1 NORTH STATE STREET



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