



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$11 - \$12
Available SF:	1,735 - 3,610 SF
Delivery Date:	June, 2026
Year Built:	2026
Submarket:	Fulton Market
Signage Exposure:	~235,000 VPD

Property Overview

Opportunity to lease ground-floor retail in a brand-new 72-unit luxury apartment building in Fulton Market. Scheduled for completion in June 2026, 455 Carpenter offers retailers a prime chance to establish a presence in one of the city's most dynamic and fast-growing markets. Ideally positioned at the southeast corner of Grand Avenue and Carpenter Street, the property features exceptional visibility and prominent signage opportunities along the building's north façade fronting the Kennedy Expressway (~226,000 VPD) and Grand Avenue (~9,000 VPD). The retail space includes floor-to-ceiling windows, black iron compatibility, with limited on-site parking.

Property Highlights

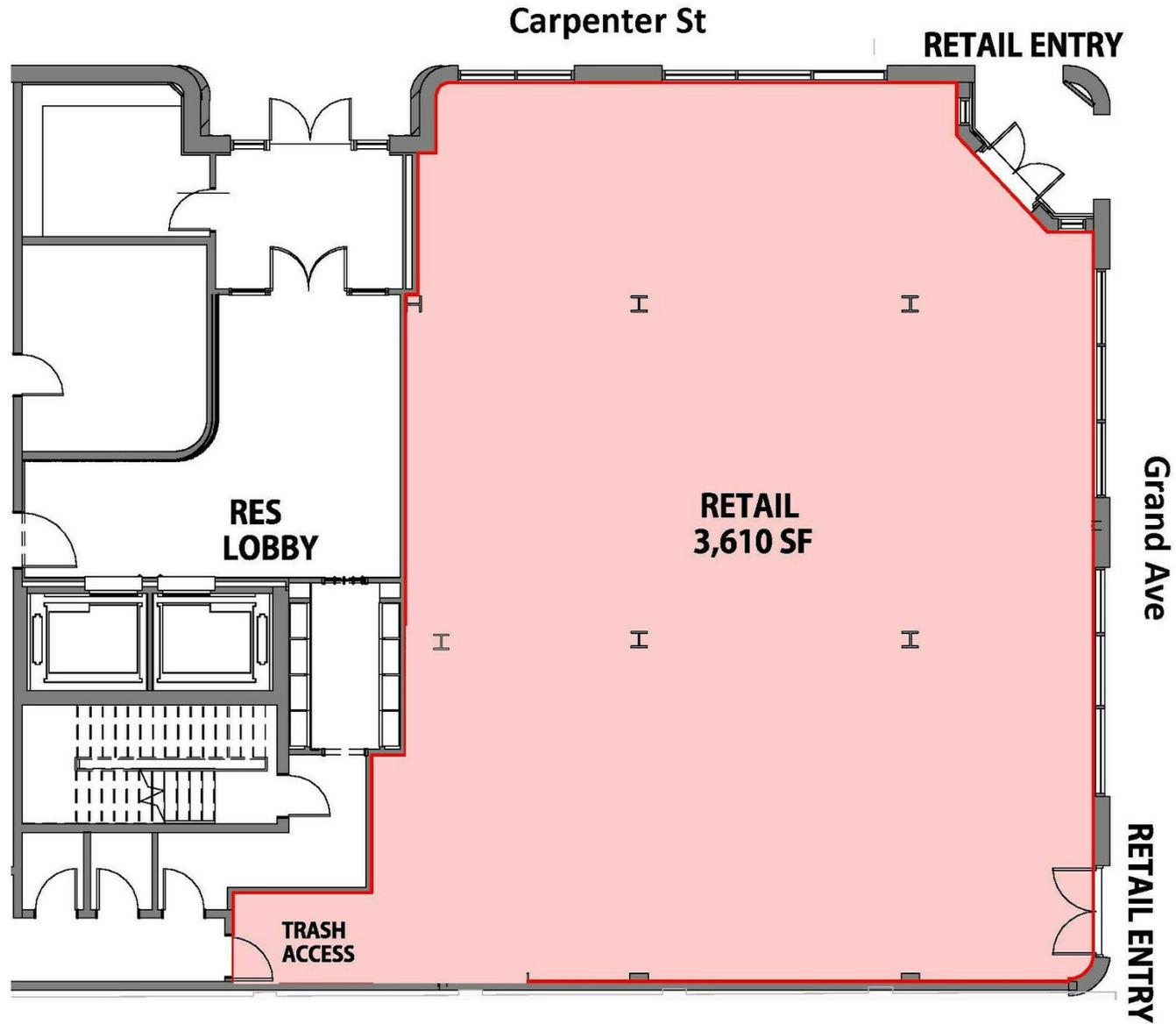
- Opportunity to lease retail space at the base of a brand new 72-unit apartment building in Chicago's dynamic Fulton Market
- Dedicated parking is available (limited availability)
- Black Iron Compatible
- Spacious interior with excellent natural lighting throughout via floor to ceiling windows
- Rare signage opportunity facing the Kennedy Expressway providing exposure to over 226,000 VPD

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

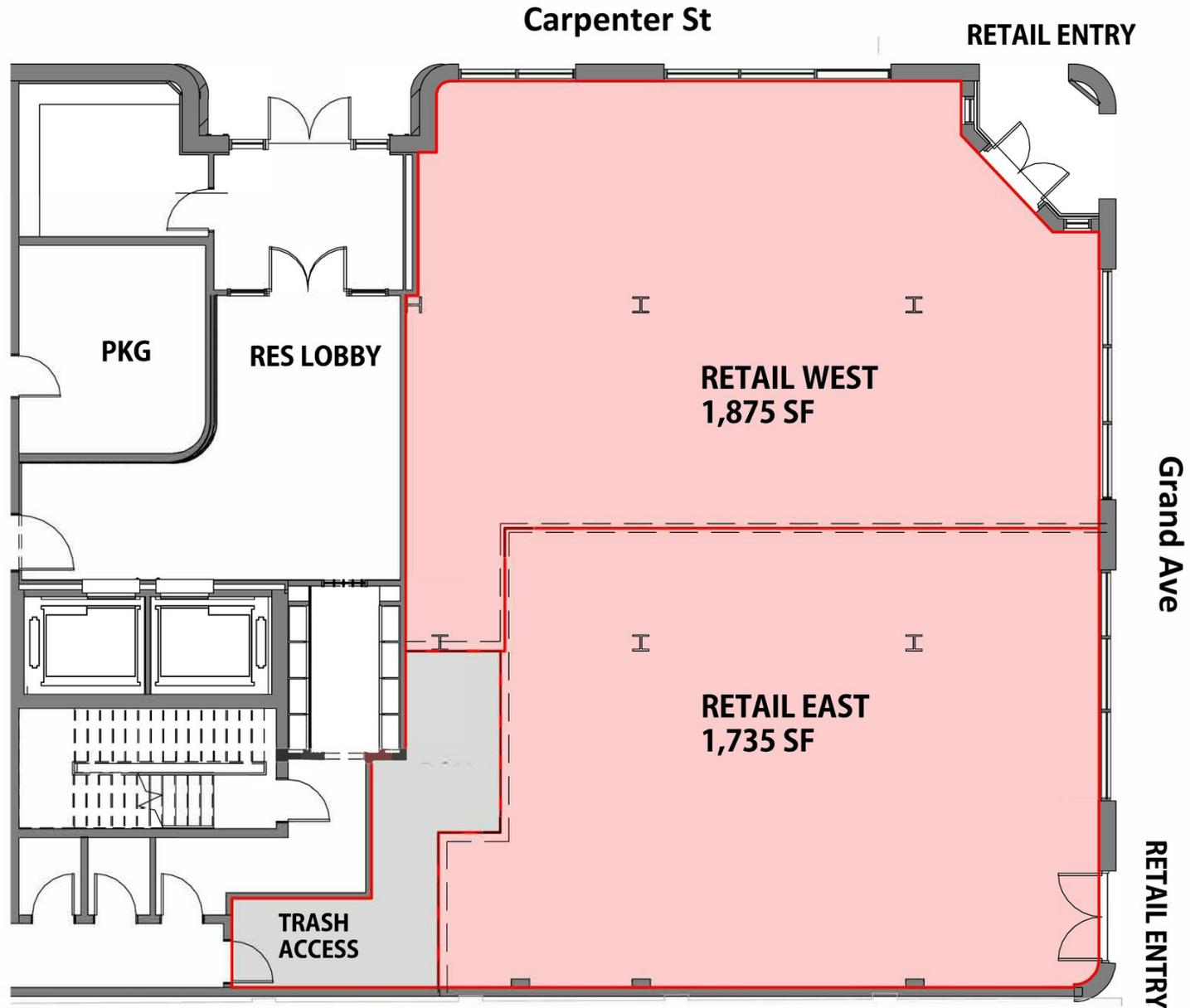


Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

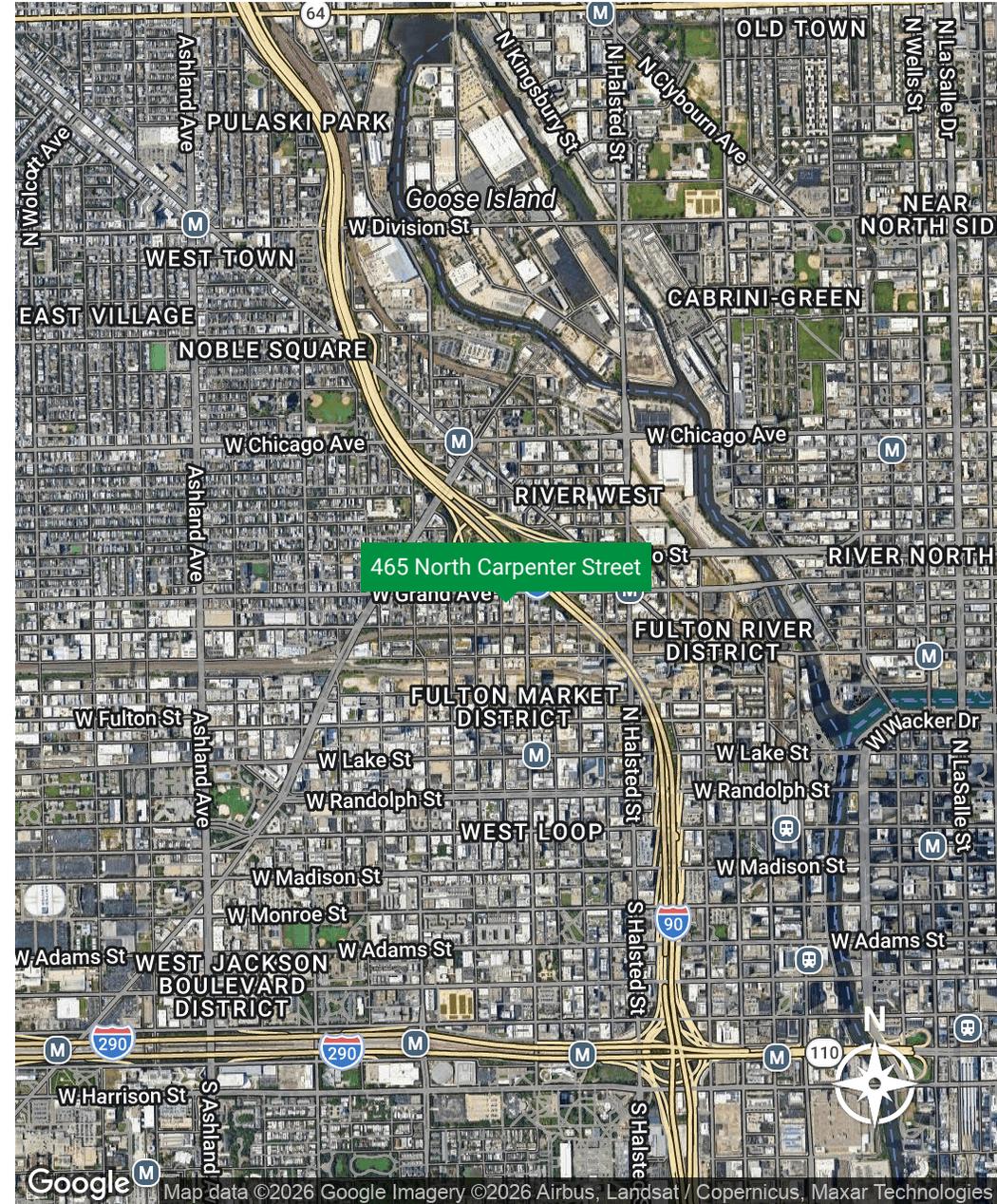
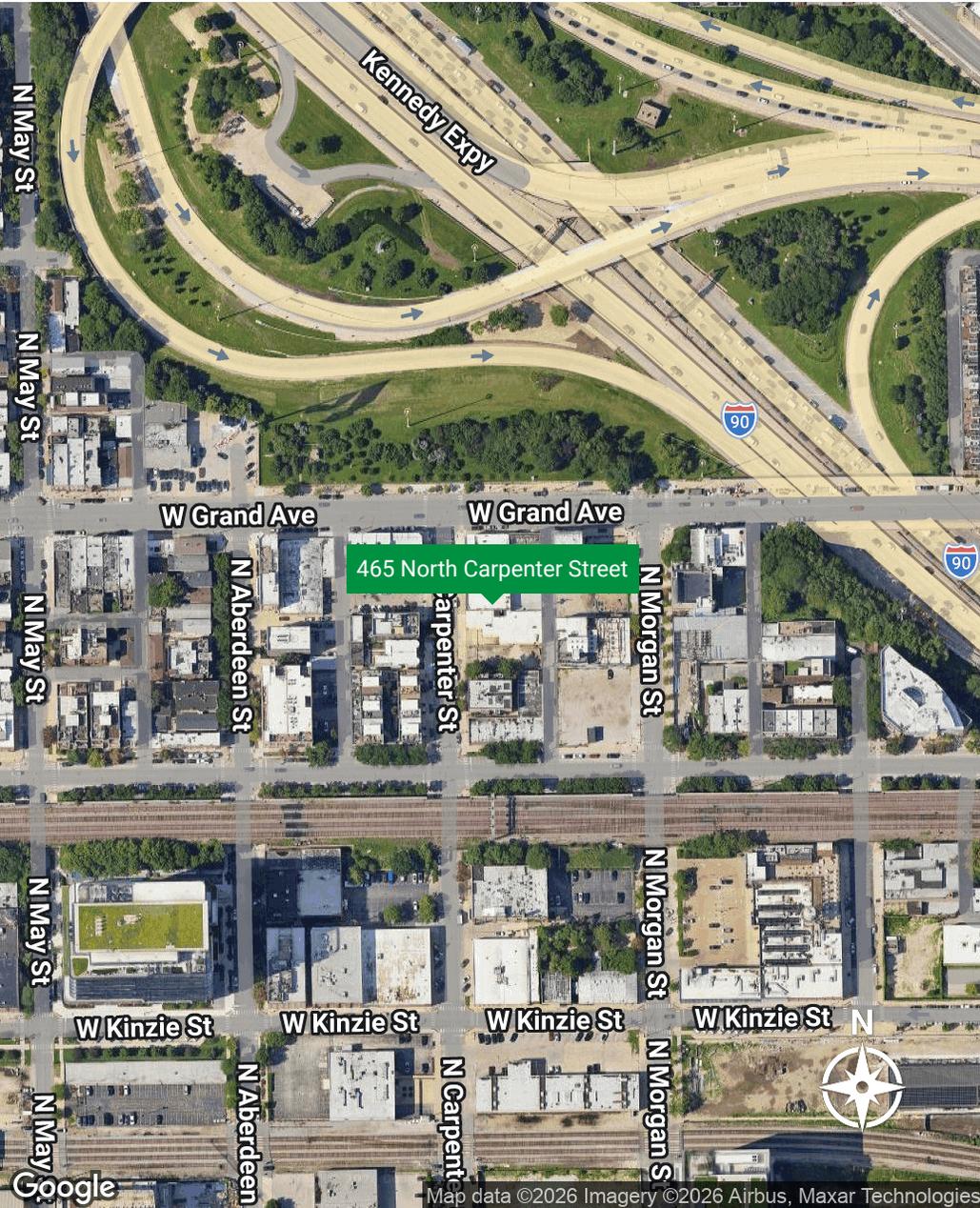
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

FOR LEASE | 465 NORTH CARPENTER STREET

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

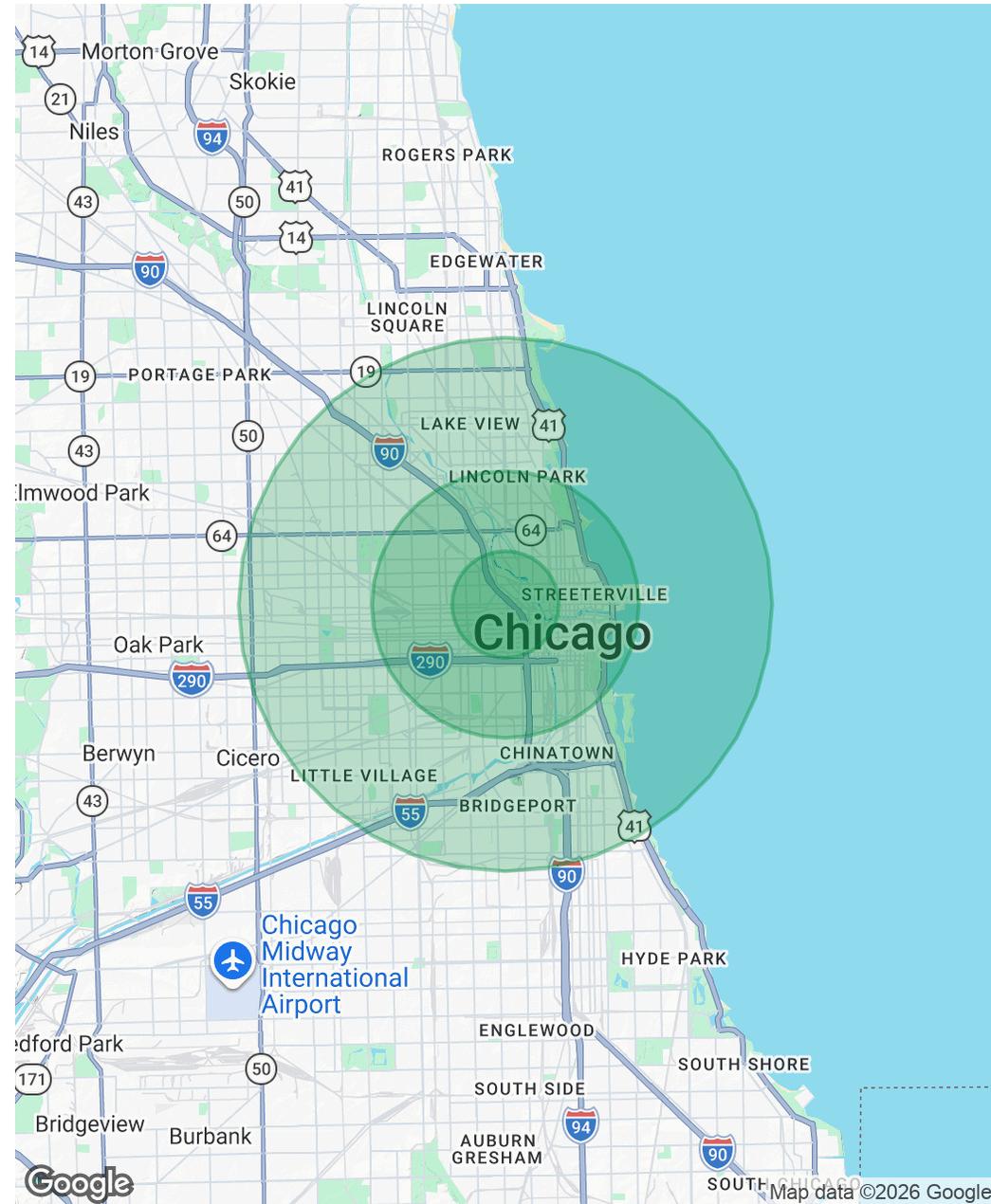
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Population	1 Mile	2.5 Miles	5 Miles
Total Population	64,503	382,190	959,618
Average Age	36	38	37
Average Age (Male)	36	37	37
Average Age (Female)	36	38	38

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	37,404	207,625	455,449
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$192,111	\$170,519	\$134,489
Average House Value	\$674,163	\$718,079	\$590,164

Demographics data derived from AlphaMap



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com