

691

North
MILWAUKEE



New Construction River West
Retail with Parking *For Lease*

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CHICAGO COMMERCIAL | URBAN TEAM

Leasing Overview

Space Available	3,080 SF
Minimum Divisible	1,489 SF
Asking Rate	\$34/SF NNN
Estimated NNNs	\$7/SF
Zoning	C1-3
Floor	Ground
Estimated Delivery Date	November 2025
Ceiling Height	~15' Up to
Parking	Negotiable
Sub-Market	River West
Aldermanic Ward	27/Burnett



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architectural rendering

Leasing Highlights

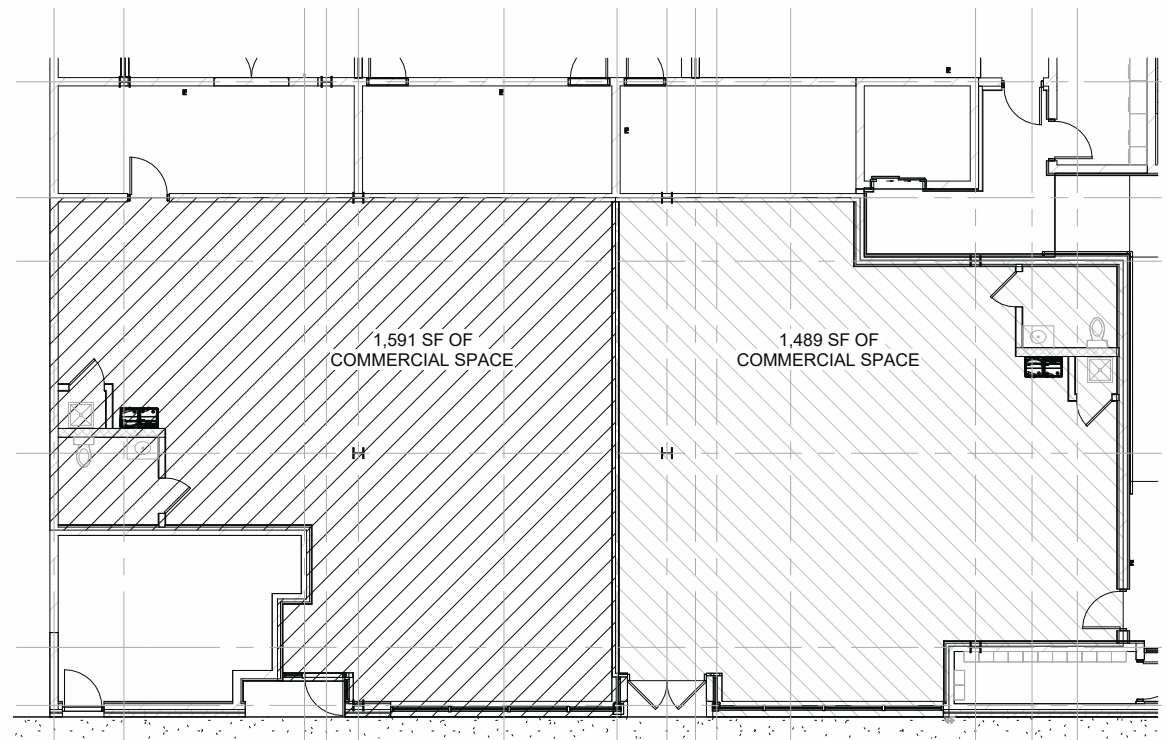
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- 3,080 SF ground floor retail space, divisible to 1,489 SF, located at the base of a new construction 34-unit boutique apartment building.
- Expansive ~15' ceilings with excellent window line, black iron capability and garage parking spaces available.
- Highly visible retail location along Milwaukee Avenue conveniently located between River North and Fulton Market.
- Steps from the under construction Bally's Casino, approved NOMA development and re-development of the former Chicago Tribune site.
- Surrounded by notable retailers including CVS Pharmacy, Jersey Mike's, Orangetheory Fitness, Dunkin' Donuts, Dos Bros, Contrast, US Bank, Subway, Gangnam Market, Big Shoulders Coffee, Wingstop, Sushi X, Windy City Cafe, Dandelion Nursery, D'Agostino's Pizza and Gallery Cafe.
- In the immediate vicinity of ~850 recently constructed apartment units.
- 1 Block to Chicago Avenue Blue Line CTA Station.

Floor Plan

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Area Map

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Sub-market Overview

River West Description

The River West neighborhood is among Chicago's most rapidly developing neighborhoods. The neighborhood's main commercial corridors consists of Halsted Street, Milwaukee Avenue, Grand Avenue and Chicago Avenue.

The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries and retail boutiques. In addition to the neighborhood's historic building stock, the River West Neighborhood is experiencing a large influx of new residential luxury apartment and condo developments.

The neighborhood's increase in demand is in large part due to its proximity to the West Loop, Fulton Market, River North and Chicago's Loop.

Another reason for the significant increase in demand for the neighborhood is its accessibility via the CTA Blue Line, Milwaukee Avenue's "Hipster Highway" and the I-94 Expressway.



Area Demographics

	0.25 Miles	0.5 Miles
Total Population	4,207	11,422
Average Age	32.5	33.3
Total Households	2,418	6,324
People Per Household	1.7	1.8
Average Household Income	\$229,704	\$209,384
Average Home Value	\$577,842	\$529,398

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