

Offering Summary

Available SF:	Up to 6,116 SF
Asking Rent:	Negotiable
NNN's:	Approx. \$10 PSF
Building Size:	95,267 SF
Lot Size:	0.5 Acres
Year Built:	1921
Renovated:	2018
Zoning:	DX-10
Market:	Chicago
Submarket:	West Loop

Property Overview

6,116 SF storefront located at the corner of Green Street & Van Buren Street in Chicago's West Loop neighborhood. West Loop is one of the most lively and affluent neighborhoods in Chicago featuring a population of over 455,000 within three (3) miles and an average household income of over \$143,000 within one (1) mile. The building features excellent accessibility located just blocks from the Interstate-90/Interstate-290 interchange, Chicago Union Station, Ogilvie Transportation Center and the UIC-Halsted Blue Line "L" Station. Neighboring retailers include Whole Foods, Mariano's, Target, Walgreens, UPS Store, FedEx, FFC West Loop, Lululemon, Billy Reid, Warby Parker, Allbirds, Patagonia and a number of restaurants including Ever, Swift & Sons, Elina's, Monteverde, Girl & The Goat, Roister, Rose Mary, Lyra, Timeout Market, ABA, Publican, Au Cheval, Loyalist and Small Cheval, Five Guys, Blaze Pizza, and Potbelly, among many other national and local restaurants and retailers.

Property Highlights

- The space features open interior, bow-truss ceiling, excellent natural lighting and a potential to rent several parking spaces in an adjacent lot
- Located just blocks from the Interstate-90/Interstate-290 interchange, Chicago Union Station, Ogilvie Transportation Center and the UIC-Halsted Blue Line "L" Station
- Located in an affluent neighborhood with a population of over 455,000 within three (3) miles of the property and an average household income of over \$143,000 within one (1) mile from the Property

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FOR LEASE | 322 SOUTH GREEN STREET

LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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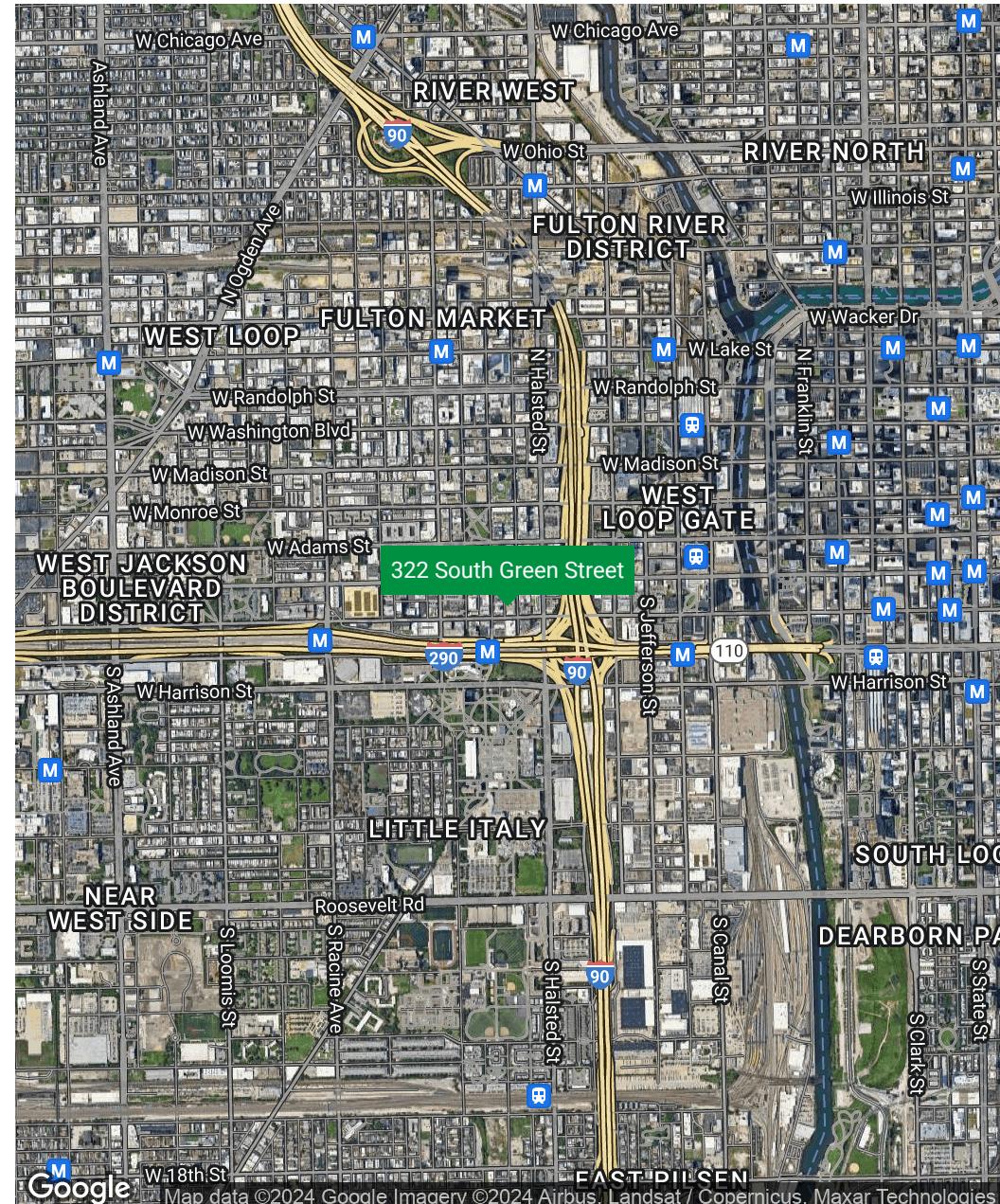
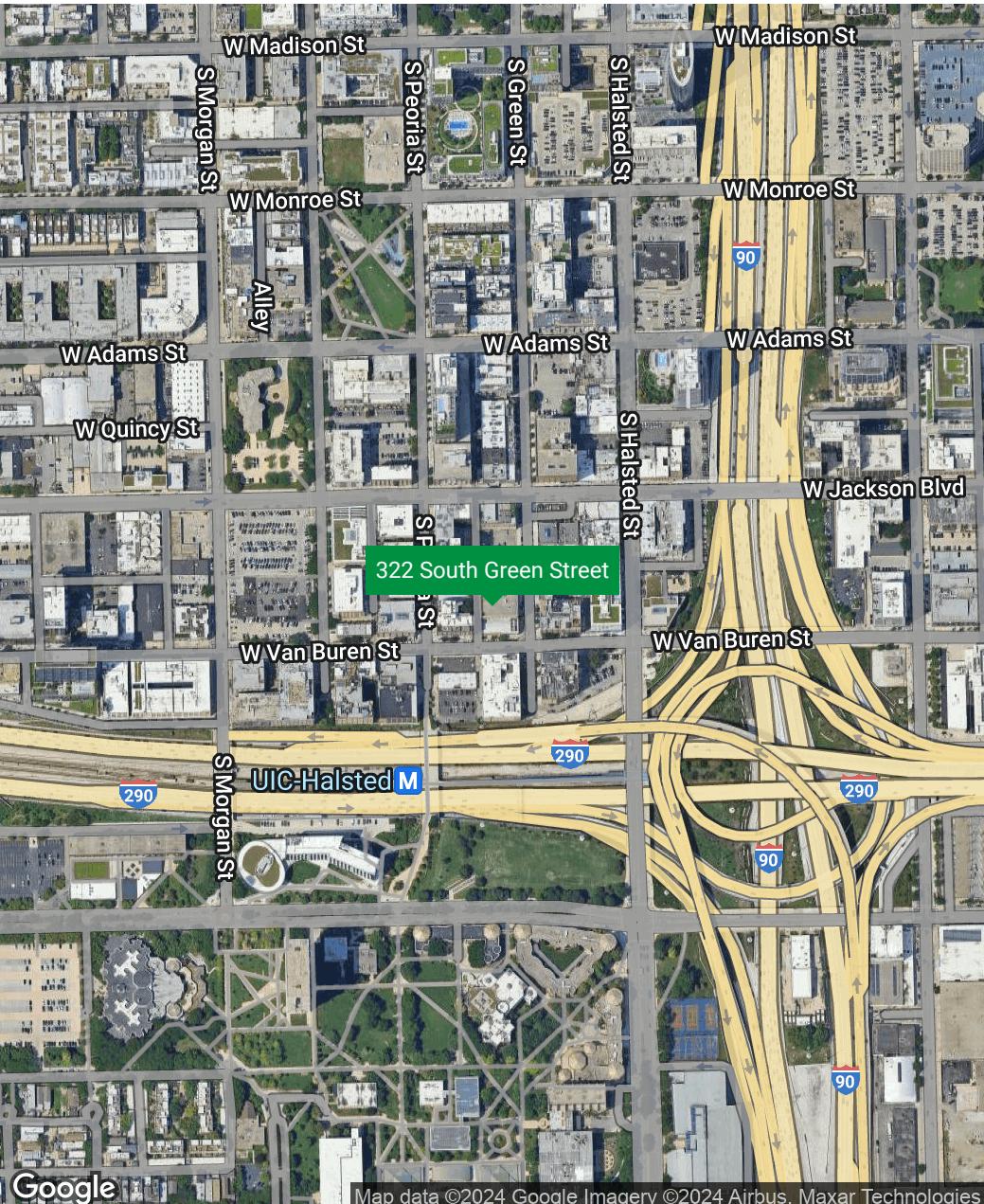
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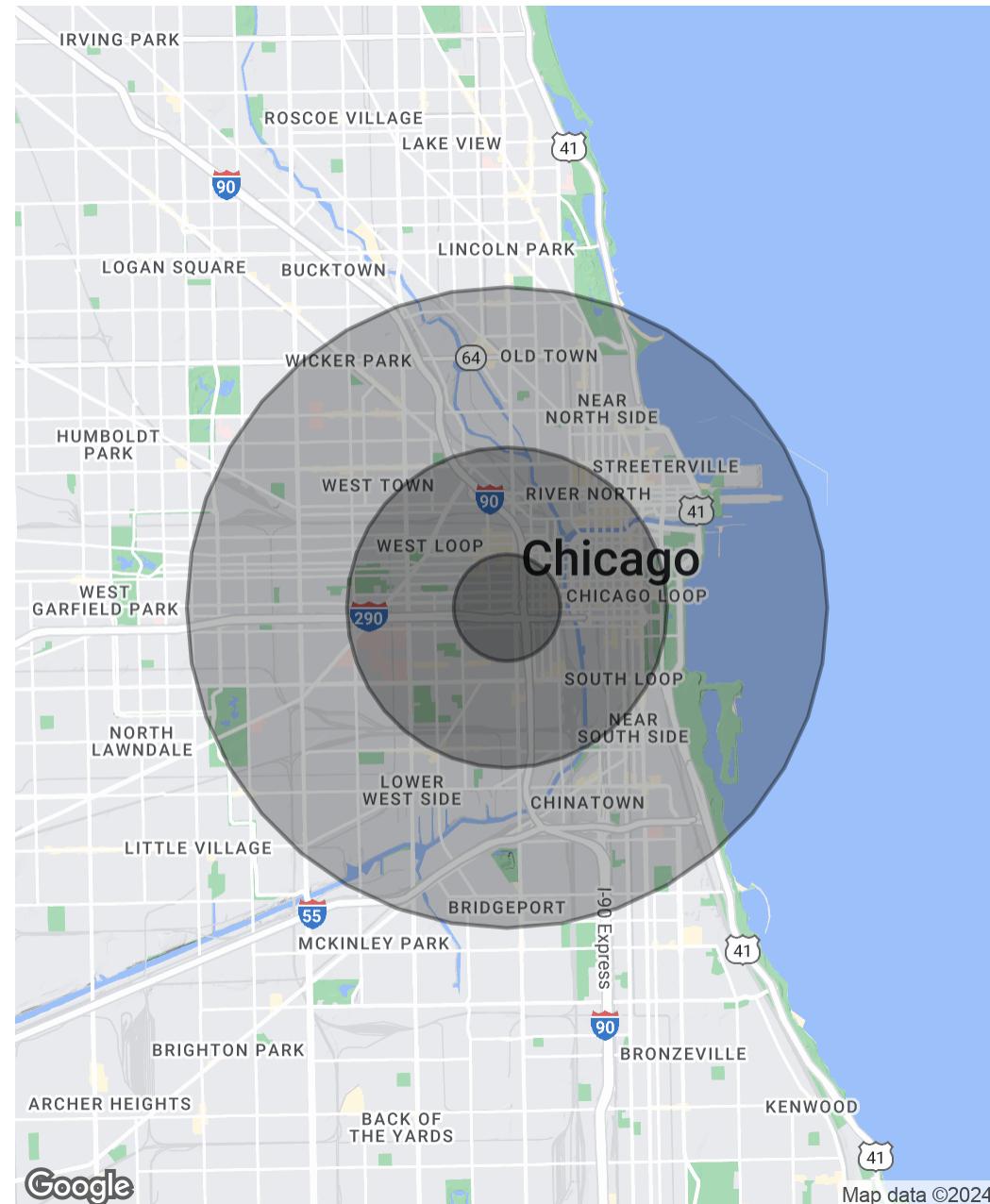
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Population	0.5 Miles	1.5 Miles	3 Miles
Total Population	62,608	456,378	945,895
Average Age	35	38	37
Average Age (Male)	35	38	37
Average Age (Female)	34	39	38

Households & Income	0.5 Miles	1.5 Miles	3 Miles
Total Households	33,498	229,038	415,792
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$143,010	\$133,731	\$118,620
Average House Value	\$558,636	\$639,310	\$570,426

Demographics data derived from AlphaMap



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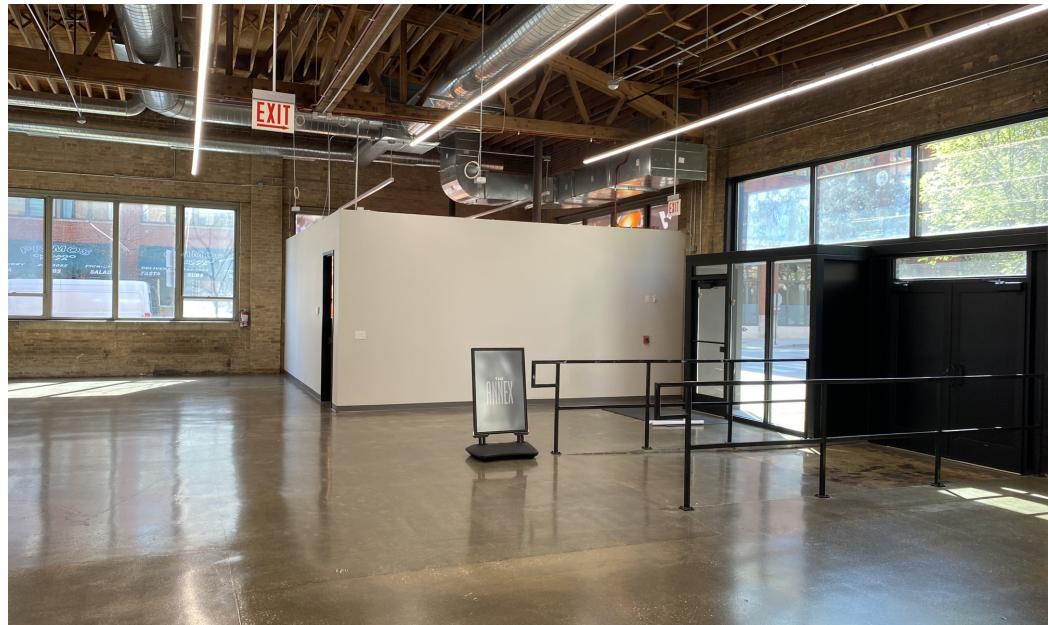
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ADDITIONAL PHOTOS



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