

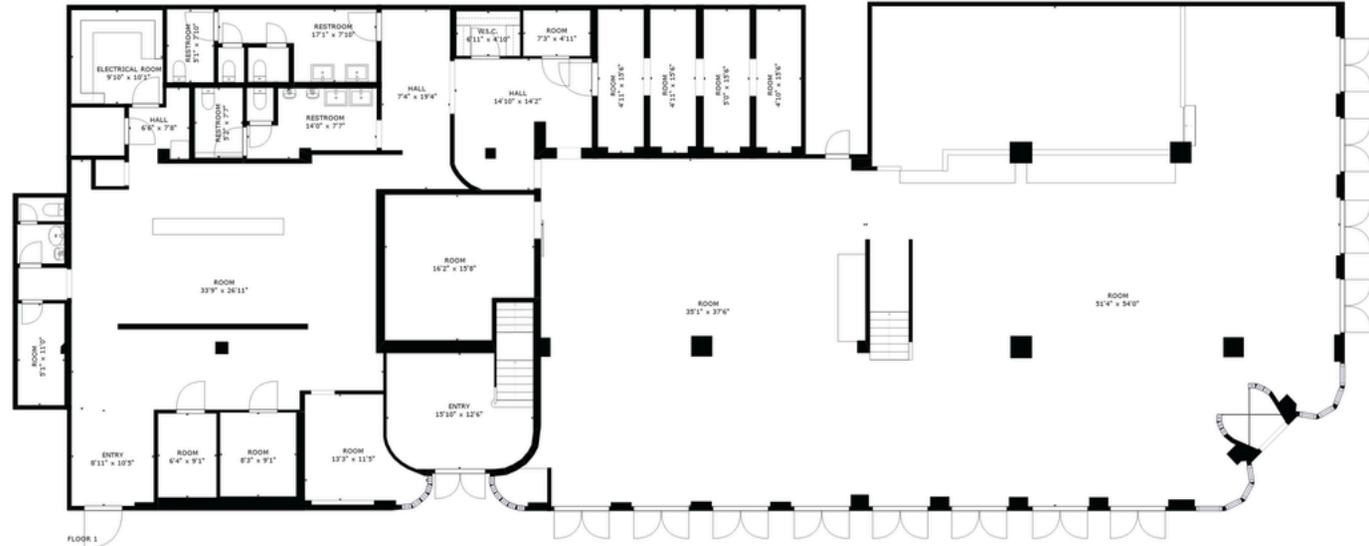
1301 SOUTH WABASH AVENUE

FIRST
STREET
RETAIL
PARTNERS



Set against the backdrop of the South Loop, just steps from the newly announced Chicago Fire stadium and the transformative 78 and Riverline developments. With unmatched visibility, deep neighborhood roots, and momentum building all around, this is a rare chance to reimagine a legacy location and bring fresh life to a corner ready for its next act.

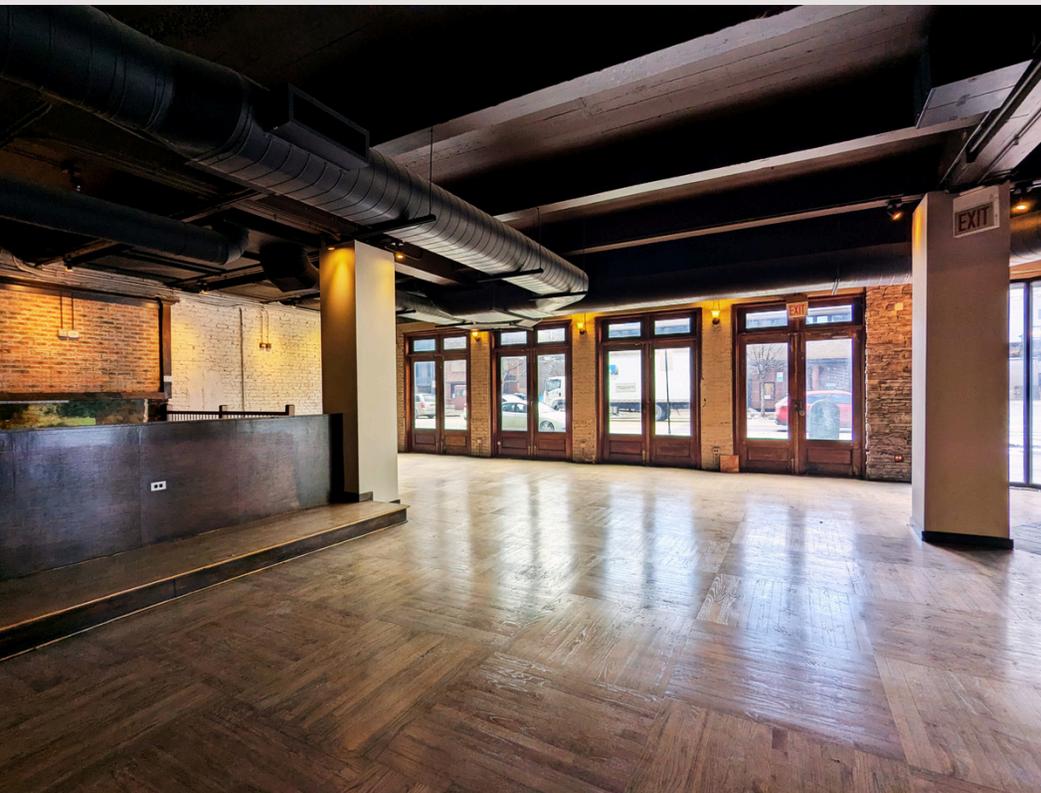
GROUND FLOOR RESTAURANT 7,237 SF



ICONIC
VIBRANT
BOLD







ZONING:

DX-7 Commercial ground floor,
mixed-use flexibility

FRONTAGE:

~55' on Wabash Avenue
Prominent corner visibility

INFRASTRUCTURE:

Existing restaurant build-out
elements including ventilation,
hood, coolers, and commercial
utilities.

HIGHLIGHTS:

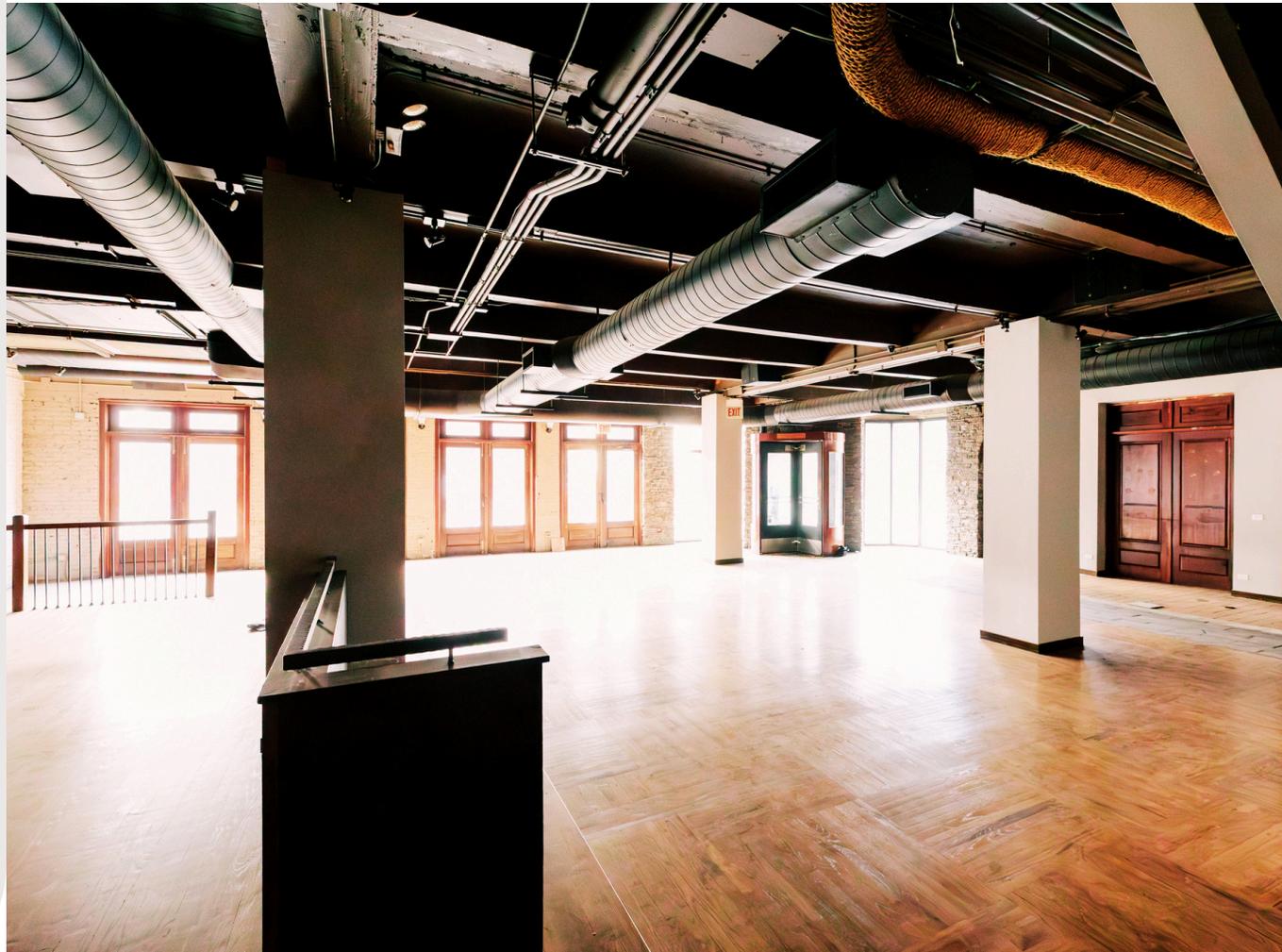
Large footprint ideal for flagship
concept

High foot traffic in dense
residential district

Surrounded by luxury apartments,
universities, hotels, and cultural
attractions

Perfect for trendy dining + social
concepts

The South Loop is uniquely positioned for continued restaurant growth, driven by a powerful mix of residential density, destination foot traffic, and an increasingly vibrant mixed-use lifestyle. Thousands of new residential units have transformed the neighborhood into a dynamic community, creating a steady customer base that supports dining and retail.





Dearborn Park I

State Place
~200 units

Eleven Thirty
656 units

TRADER JOE'S

South Loop Elementary



Park Michigan
344 units

NEMA
800 units

Sky 55
411 units

Museum Park
~600 units

Museum Pointe
206 units

Museum Park II
170 units

One333
305 units

Dearborn Park II

South Loop Middle School



W 18th St

There are currently thousands of residential units in development/under construction in the South Loop, bringing new residents to an already vibrant and dynamic neighborhood.



THE 78

62-acre site that will fuse neighborhood retail, offices, sports and entertainment and outdoor recreational spaces.

DEMOGRAPHICS	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
2024 Population	58,268	356,034	745,481
Daytime Employees	67,969	679,019	837,551
Total Businesses	5,678	53,514	71,670
2024 Households	31,295	191,742	362,004
Average HH Income	\$138,132	\$132,730	\$121,207





GRANT PARK
 319-acre public park, +20 million annual visitors

- Millennium Park
- Maggie Daley Park
- Buckingham Fountain
- Art Institute of Chicago

THE 78

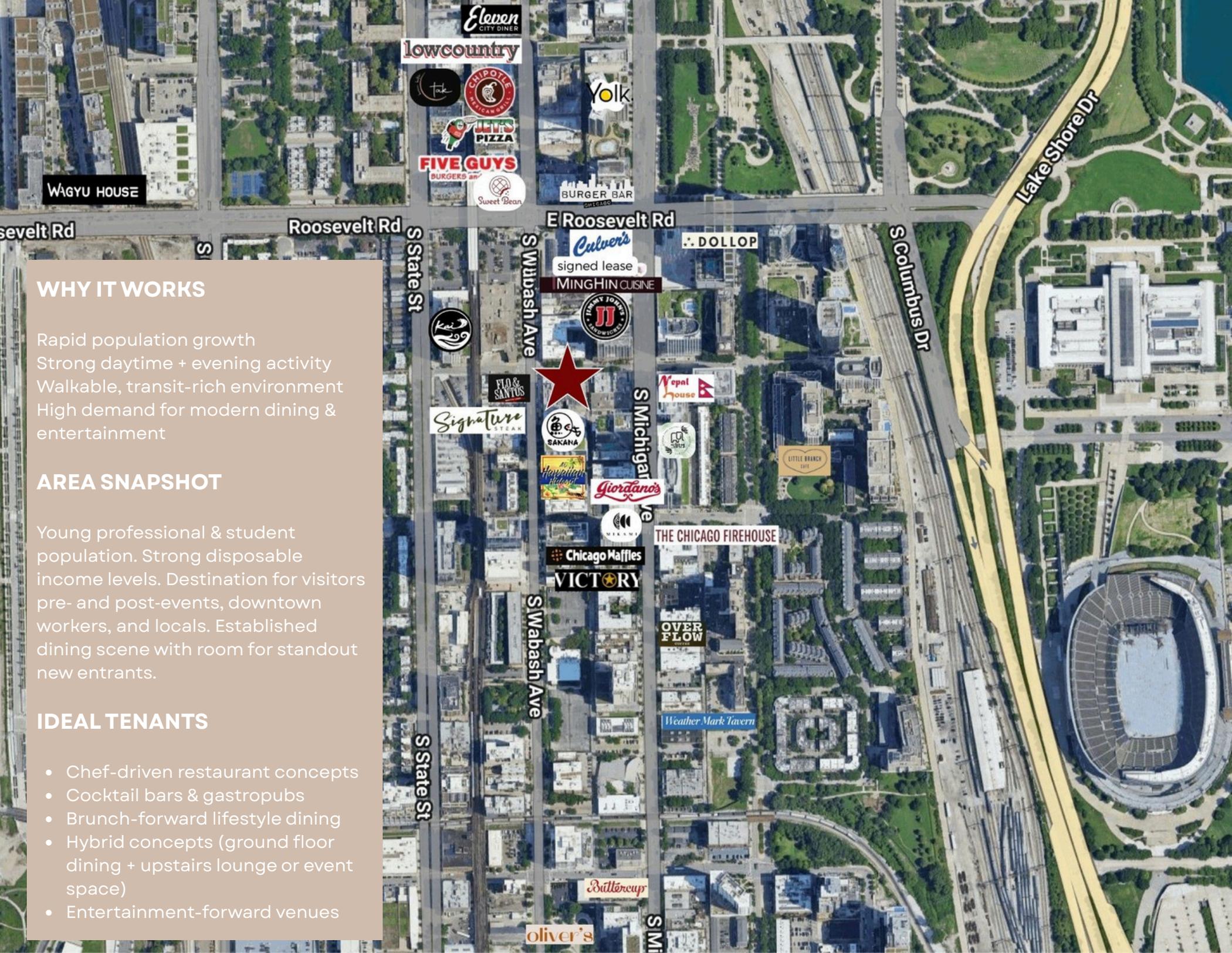
- Chicago Fire stadium slated for development Q1 2026, expected opening in 2028

MUSEUM CAMPUS
 ~5 Million annual visitors

WALK SCORE® 
 WALKER'S PARADISE (95)

TRANSIT SCORE® 
 RIDER'S PARADISE (98)

BIKE SCORE® 
 BIKER'S PARADISE (93)



WHY IT WORKS

Rapid population growth
Strong daytime + evening activity
Walkable, transit-rich environment
High demand for modern dining & entertainment

AREA SNAPSHOT

Young professional & student population. Strong disposable income levels. Destination for visitors pre- and post-events, downtown workers, and locals. Established dining scene with room for standout new entrants.

IDEAL TENANTS

- Chef-driven restaurant concepts
- Cocktail bars & gastropubs
- Brunch-forward lifestyle dining
- Hybrid concepts (ground floor dining + upstairs lounge or event space)
- Entertainment-forward venues



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