

FOR SALE OR LEASE

7,168 SF RETAIL CONDO | LAKESHORE EAST



FOR SALE or LEASE | 7,168 SF Retail Condo in Lakeshore East | 222 N Columbus Dr, Chicago, IL 60601 | info@goldstreetre.com

THE OPPORTUNITY

- **Prime Location:** 222 N Columbus Drive, Unit C1 — highly visible corner unit at the base of the 52-story Park Millennium in the heart of Lakeshore East
- **Size & Structure:** 7,168 SF ground-floor retail condominium in a 2002 masonry mixed-use building
- **Visibility:** Surrounded by dense residential towers, hotels, and office buildings with strong foot traffic
- **Transit-Oriented:** Steps from Millennium Station, CTA bus routes, and multiple 'L' stops
- **Frontage:** Prominent exposure at Stetson Drive & Benton Place
- **Parking:** Adjacent underground public garage at Park Millennium
- **Current Use:** Former Bockwinkel's grocery with deli, produce, and liquor departments
- **Zoning:** PD 70 (Planned Development 70 District)
- **TOD Eligible:** Yes
- **Neighborhood:** New Eastside / Lakeshore East
- **Alderman:** Brendan Reilly (42nd Ward)

* NOTE: Do not disturb employees. Tenant is still open and operating.

222 N Columbus Drive

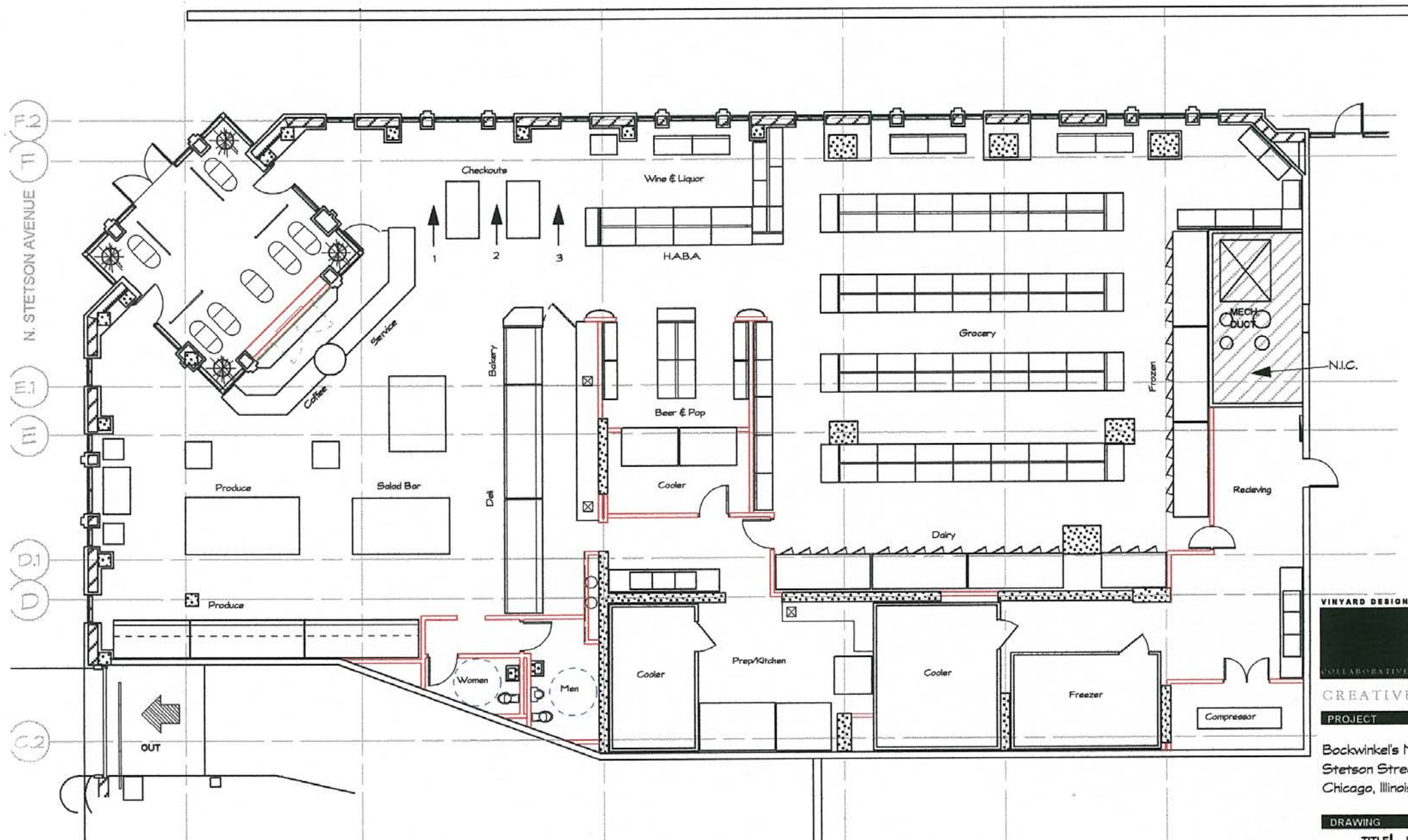
Chicago, IL 60601



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7,168 SF - GROUND FLOOR

222 N Columbus | Chicago, IL 60601



VINYARD DESIGN
COLLABORATIVE

CREATIVE ENVIRONMENTS

PROJECT

Bockwinkel's Market
Stetson Street & South Water Street
Chicago, Illinois

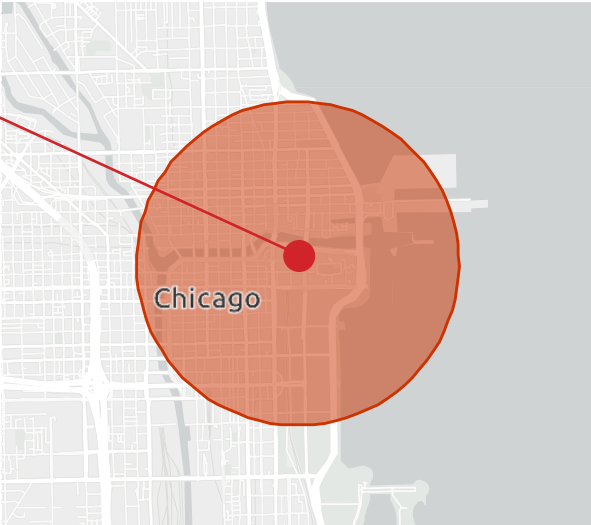
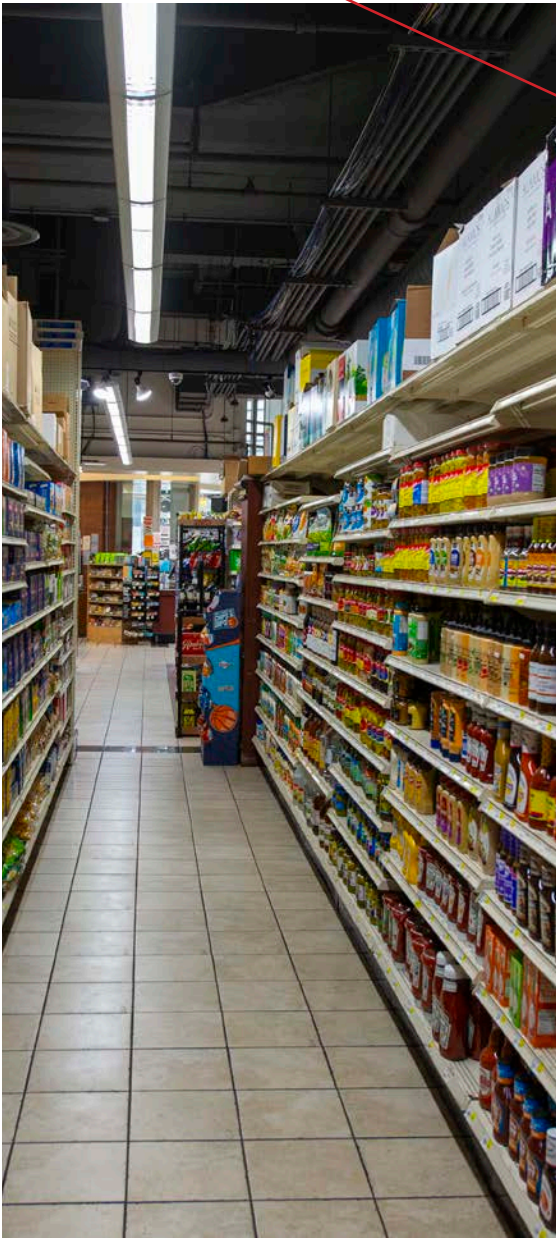
DRAWING

TITLE Picture Plan

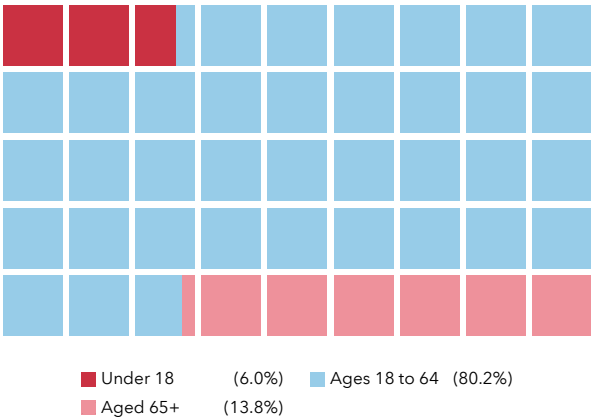
751 Roosevelt Road
Building 7, Suite 312
Glen Ellyn, IL 60137
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vdc@vinyarddesign.com

LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



POPULATION BY AGE



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

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Population Trends and Key Indicators

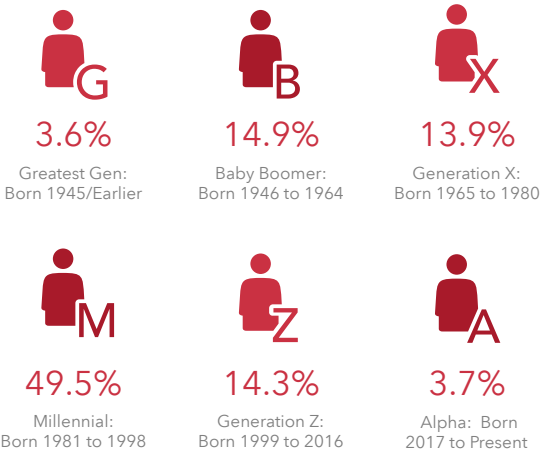
222 N Columbus Dr, Chicago, Illinois, 60601
Ring bands: 0-1 mile radius

87,753	55,225	1.54	34.6	\$136,817	\$566,068	128	84	59
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

ANNUAL HOUSEHOLD SPENDING



POPULATION BY GENERATION



Variables	0 - 1 miles
2023 Total Population	87,753
2023 Total Households	55,225
2023 Average Household Size	1.54
2023 Median Household Income	\$136,817
2023 Median Age	34.6

Variables	0 - 1 miles
2023 Per Capita Income	\$121,042
2023 Median Household Income	\$136,817
2023 Average Household Income	\$190,629
2028 Per Capita Income	\$137,016
2028 Median Household Income	\$151,600
2028 Average Household Income	\$210,416



GOLDSTREET
PARTNERS

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