



**659** <sup>S</sup><sub>V</sub> Wells

## South Loop 2nd Generation Retail Opportunity *For Lease*

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# Leasing Overview

|                 |                 |
|-----------------|-----------------|
| Space Available | 748 SF          |
| Asking Rate     | \$32/SF NNN     |
| Estimated NNNs  | ~\$15/SF        |
| Frontage        | 52'             |
| Ceiling Height  | 12'9"           |
| Zoning          | DX-12           |
| Date Available  | January 1, 2027 |
| Condition       | 2nd-Generation  |
| Sub-Market      | South Loop      |
| Aldermanic Ward | 34   Conway     |

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# Leasing Highlights

- 748 SF 2nd Generation retail space, situated at the base of a 183-unit luxury condo tower.
- 52' Wells Street frontage complemented by a unique opportunity to utilize the exterior arcade.
- DX-12 zoning, allowing for a variety of business uses.
- Surrounded by high-density luxury residential development, with an estimated 9,000+ residential units in the immediate area.
- Strong neighborhood demographics and density characterized by a diverse mix of young professionals, families, and established longtime residents.
- Easy access to public transportation, Ida B Wells Drive and Lake Shore Drive.

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*the proposed future home of the Chicago White Sox and The 78 Chicago - the City's largest planned development.*

## Area Co-Tenancy

 **McDonald's Park**



  
BRITISH  
INTERNATIONAL SCHOOL  
OF CHICAGO, SOUTH LOOP  
A NORD ANGLIA EDUCATION SCHOOL

**Roosevelt  
Collection**

**78**  
The 78 Chicago

**UBER**

 **PEPSICO**

*Walgreens*

*Ferrara*

 **CISCO**

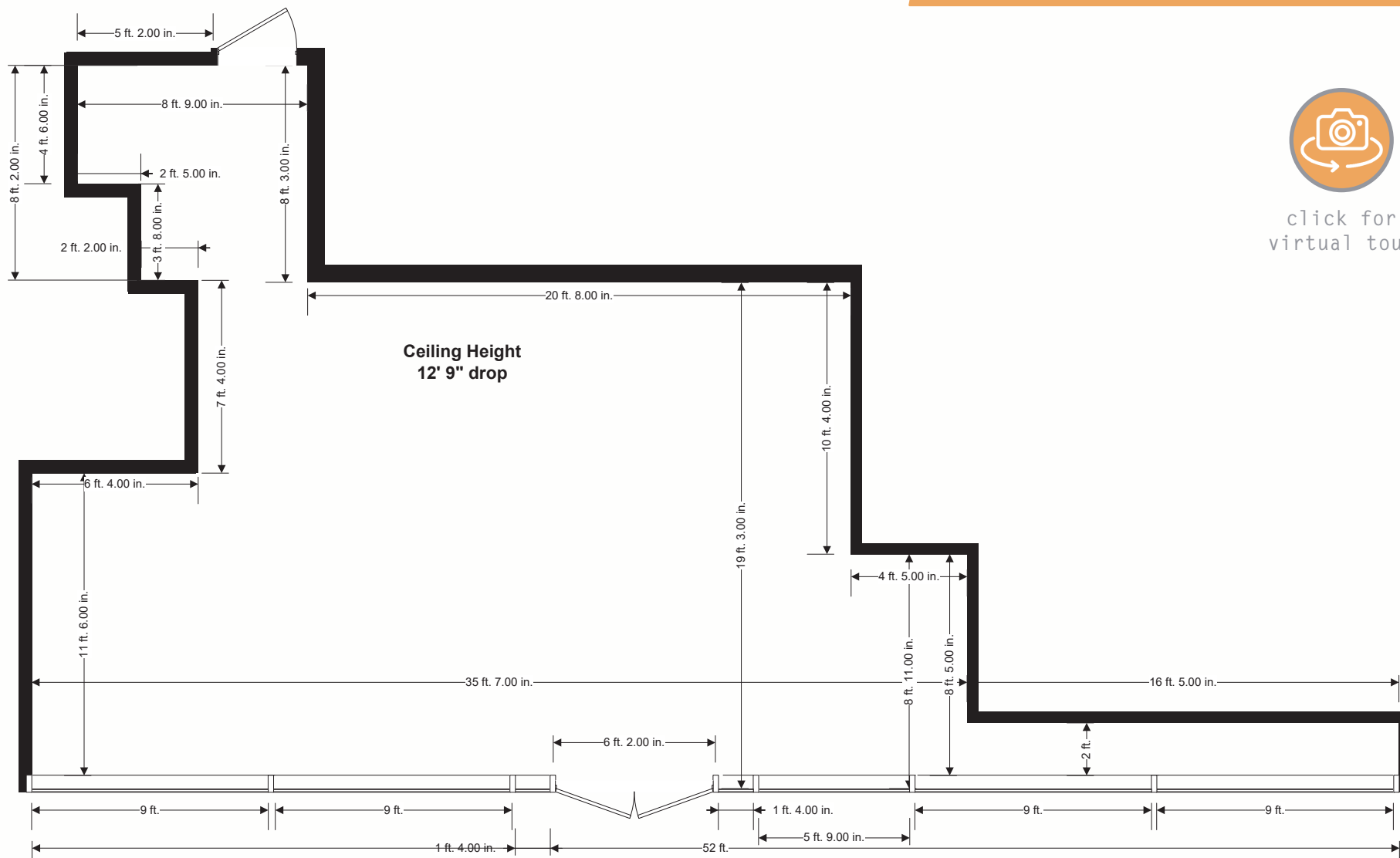
Phenomenal immediate area co-tenancy with market drivers including McDonald's Park (new future home to the Chicago Fire), Old Chicago Post Office (home to Uber, Pepsico, Walgreens, Ferrara, Cisco and more), Roosevelt Collection, British International School of Chicago - South Loop, the proposed future home of the Chicago White Sox and The 78 Chicago - the City's largest planned development.

# Floor Plan

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# Submarket Overview

## South Loop

Chicago’s South Loop is a high-density, mixed-use neighborhood fueled by a strong residential base, Downtown employment, and year-round destination traffic. Just minutes from the Loop, the neighborhood is anchored by Grant Park, Museum Campus, Soldier Field, McCormick Place, Wintrust Arena, and Columbia College Chicago, drawing a steady mix of residents, professionals, students, and visitors. Major corridors including Roosevelt Road, State Street, and Michigan Avenue support an established mix of dining, retail, fitness, healthcare, and professional services.

With CTA Red, Green, and Orange Line service, Metra access, and convenient connections to Lake Shore Drive and Chicago’s expressway system, the South Loop offers exceptional citywide accessibility. Its combination of density, visibility, walkability, and proximity to Downtown creates a powerful built-in customer and workforce base—making the neighborhood a proven destination for retail and office users.



## Area Demographics

|                          | 0.25 Miles | 0.5 Miles | 1 Mile    |
|--------------------------|------------|-----------|-----------|
| Total Population         | 9,631      | 23,446    | 69,618    |
| Average Age              | 30.4       | 30.7      | 31.5      |
| Total Households         | 5,232      | 13,049    | 40,363    |
| People Per Household     | 1.5        | 1.5       | 1.6       |
| Average Household Income | \$160,724  | \$157,599 | \$188,539 |
| Average Home Value       | \$355,728  | \$388,382 | \$434,164 |



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