



GROUND LEVEL RETAIL LOCATED IN OLD TOWN/GOLD COAST

PROPERTY INFORMATION

Highly sought-after ground level retail located in Old Town/Gold Coast sub-market. High-visibility with over 17,000 vehicles per day. Walk score of 90 (Walker's Paradise). Large floor to ceiling windows provides great natural light and exposure to traffic. Fantastic space for Med Spa, Financial Services, Salon, Insurance Agency, Title Company, Art Gallery, Etc. Nearby redevelopment of former Cabrini-Green will add an additional 482 residential units within 1 block of site. Pedestrian traffic expected to explode in coming years!

SPACE TYPE: Ground Level Retail

SIZE: 1,250 SF

RENTAL RATE: \$35/SF NNN

ZONING: PD 1006

2018 REAL ESTATE TAX: \$6.83/SF

PARKING: 2 interior spaces

TRAFFIC COUNTS: Over 17,000 VPD

BUILT: 2008

NEARBY RETAILERS: Jewel-Osco, Target, CVS Pharmacy, Panera Bread, UPS Store

DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
2018 Est. Population	81,750	419,809	896,235
Households (2018)	52,355	241,543	440,217
Avg. HH Income	\$154,843	\$146,012	\$117,920

DANIEL WINKOWSKI

847.445.7325

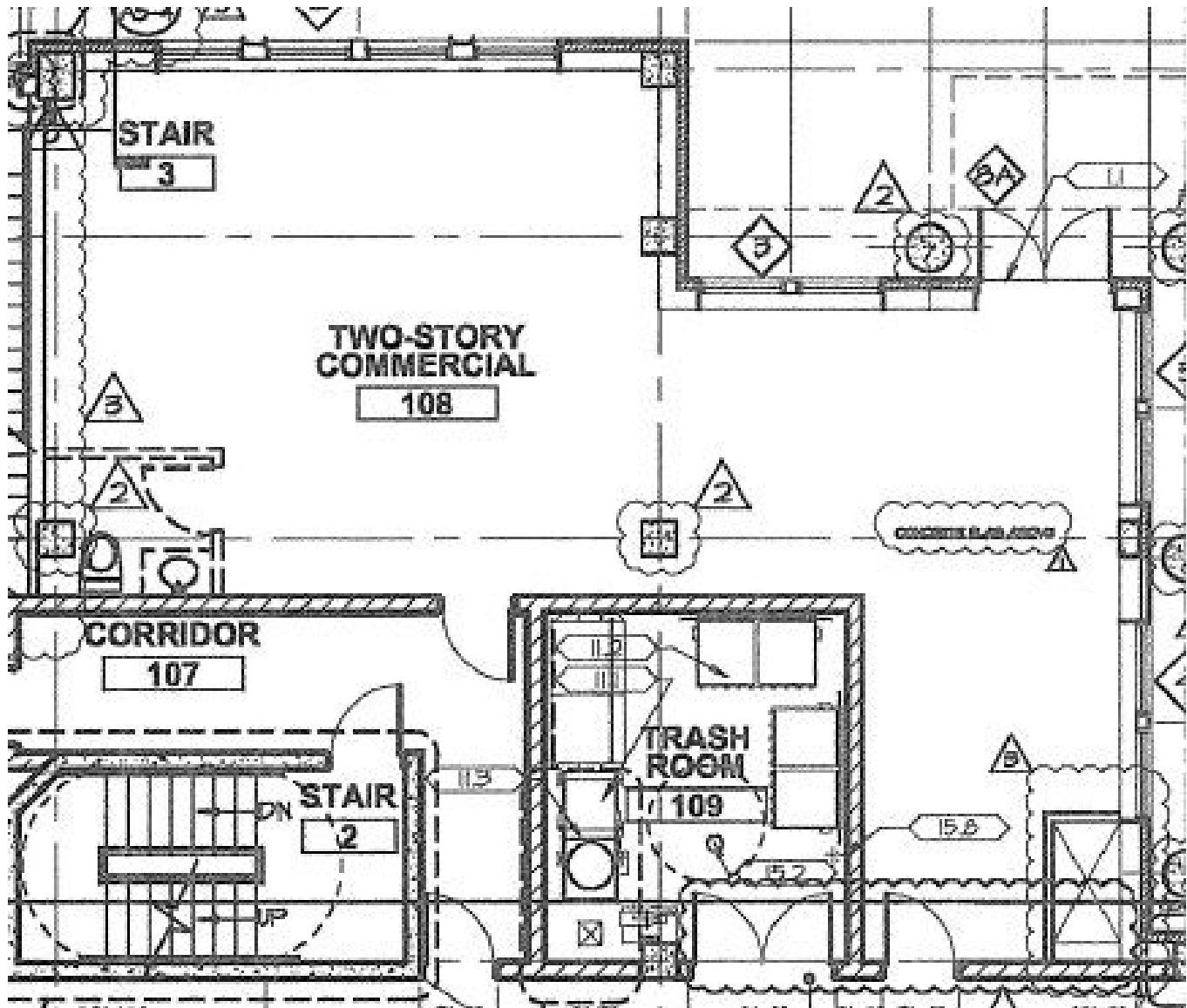
danw@atproperties.com

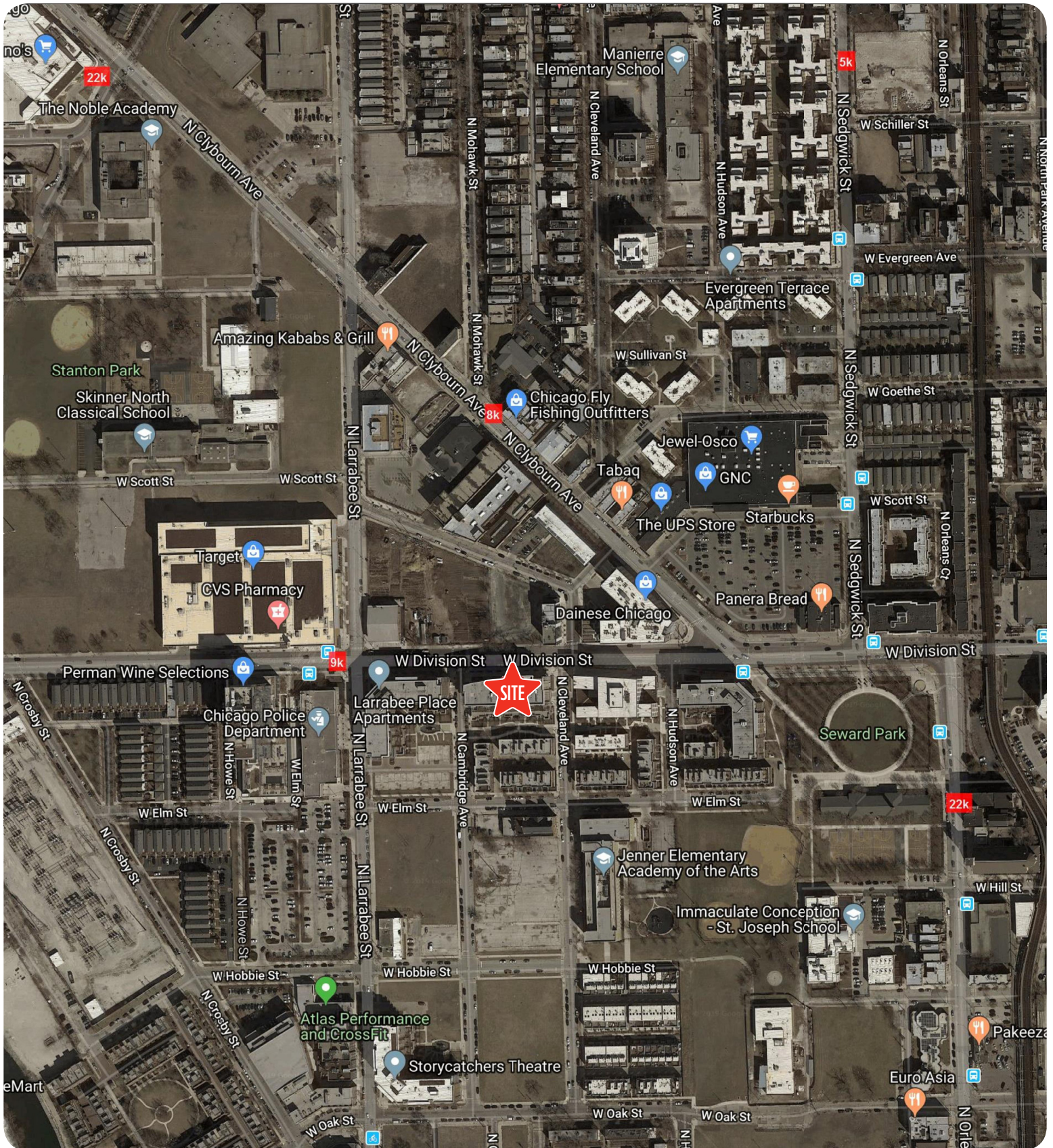
MARK HACKENDAHL

319.721.5927

markh@atproperties.com







511 W Division St		1 mi radius	3 mi radius	5 mi radius
Chicago, IL 60610				
POPULATION	2018 Estimated Population	81,750	419,809	896,235
	2023 Projected Population	79,468	407,816	881,911
	2010 Census Population	73,924	391,084	866,134
	2000 Census Population	69,361	359,469	885,854
	Projected Annual Growth 2018 to 2023	-0.6%	-0.6%	-0.3%
	Historical Annual Growth 2000 to 2018	1.0%	0.9%	-
	2018 Median Age	36.9	34.2	33.8
HOUSEHOLDS	2018 Estimated Households	52,355	241,543	440,217
	2023 Projected Households	52,380	241,611	444,487
	2010 Census Households	45,068	211,085	400,321
	2000 Census Households	41,560	187,095	377,588
	Projected Annual Growth 2018 to 2023	-	-	0.2%
	Historical Annual Growth 2000 to 2018	1.4%	1.6%	0.9%
RACE AND ETHNICITY	2018 Estimated White	74.1%	69.7%	57.2%
	2018 Estimated Black or African American	13.6%	12.5%	17.9%
	2018 Estimated Asian or Pacific Islander	8.3%	10.0%	9.9%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.5%
	2018 Estimated Other Races	3.9%	7.5%	14.6%
	2018 Estimated Hispanic	8.0%	13.9%	26.3%
INCOME	2018 Estimated Average Household Income	\$154,843	\$146,012	\$117,920
	2018 Estimated Median Household Income	\$103,087	\$99,735	\$81,126
	2018 Estimated Per Capita Income	\$99,293	\$84,219	\$58,105
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.3%	6.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.1%	5.2%
	2018 Estimated High School Graduate	6.5%	7.7%	14.8%
	2018 Estimated Some College	10.2%	9.9%	12.7%
	2018 Estimated Associates Degree Only	2.8%	3.3%	4.2%
	2018 Estimated Bachelors Degree Only	43.4%	41.7%	33.2%
	2018 Estimated Graduate Degree	33.9%	33.0%	24.0%
BUSINESS	2018 Estimated Total Businesses	6,341	49,246	64,247
	2018 Estimated Total Employees	75,960	806,010	959,476
	2018 Estimated Employee Population per Business	12.0	16.4	14.9
	2018 Estimated Residential Population per Business	12.9	8.5	13.9