



SHOPS AT STATE PLACE

NEWMARK

1103-1155 S STATE ST
CHICAGO, IL 60605

PROPERTY DETAILS

Lease Rate	Negotiable
Year Built	2004
Property Type	Retail
Building Size	61,639 SF



PROPERTY DESCRIPTION

Join Walgreens, Fitness Formula Club, Kraser's Natural Pet, Impact Physical Therapy and others at The Shops at State Place in the heart of Chicago's South Loop neighborhood. The Shops at State Place is situated directly off of the Roosevelt CTA Red, Green, and Orange "L" station and within walking distance from some of Chicago's most visited tourist attractions including the Shedd Aquarium, Field Museum, Millennium Park, Grant Park, Soldier Field, Willis Tower, The Art Institute of Chicago, and Buckingham Fountain. The available storefronts range in size from 1,287 - 4,043 SF providing an excellent opportunity for an array of retail, restaurant, medical office, or service-oriented users. The surrounding area is densely populated with over 58,883 people living within a one (1) mile radius earning an average annual household income in excess of \$142,000 per year. The area features a daytime population in excess of 500,000 people within one (1) mile and visibility to approximately 30,500 VPD.

LOCATION DESCRIPTION

The property is strategically located on the northeast corner of the signalized intersection of State Street and Roosevelt Street in the heart one of Chicago's oldest and fastest growing neighborhoods known as the "South Loop". The property is situated right outside of the Roosevelt CTA Red, Green, and Orange "L" station and is within walking distance from several CTA bus stations providing convenient access to the surrounding Chicago neighborhoods. Some of Chicago's top tourist attractions such as the Shedd Aquarium, Field Museum, Millennium Park, Grant Park, Willis Tower, The Art Institute of Chicago, and Buckingham Fountain are all within walking distance of the site.



PROPERTY HIGHLIGHTS

- Located in Chicago’s rapidly growing South Loop, at the corner of State and Roosevelt Streets with heavy pedestrian, vehicle & public transportation traffic
- The property is situated right outside of the Roosevelt CTA Red, Green, and Orange “L” station and is within walking distance from several CTA bus stations
- Onsite parking lot with 150+ spaces



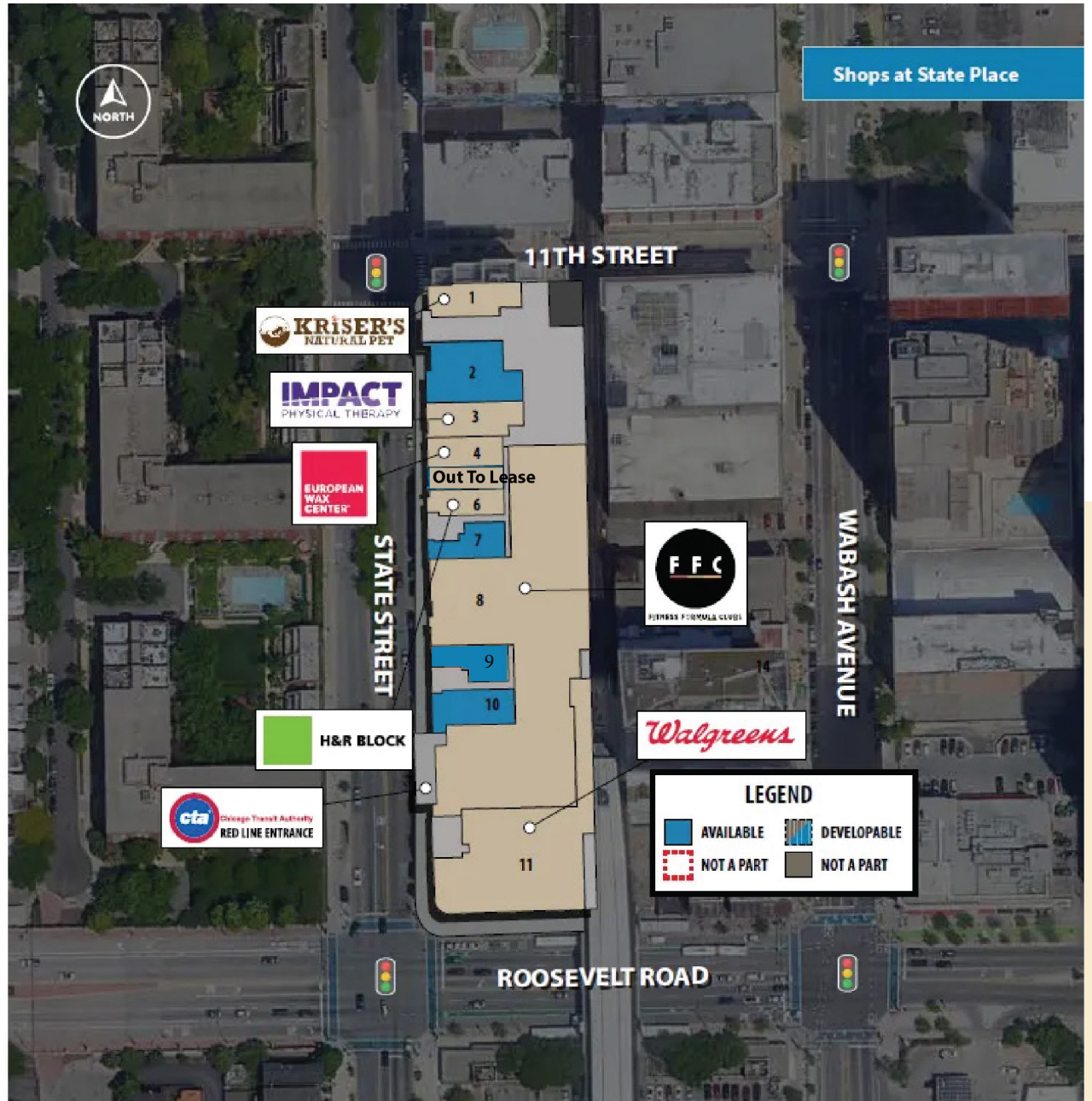
SPACES AVAILABLE

Space Name	Space Size	Lease Rate	Lease Term
1142 S. State Street	1,287 SF	Negotiable	Negotiable
1142 S. State Street	1,358 SF	Negotiable	Negotiable
1142 S. State Street	2,318 SF	Negotiable	Negotiable
1142 S. State Street	4,043 SF	Negotiable	Negotiable
1142 S. State Street	1,692 SF	Negotiable	Negotiable

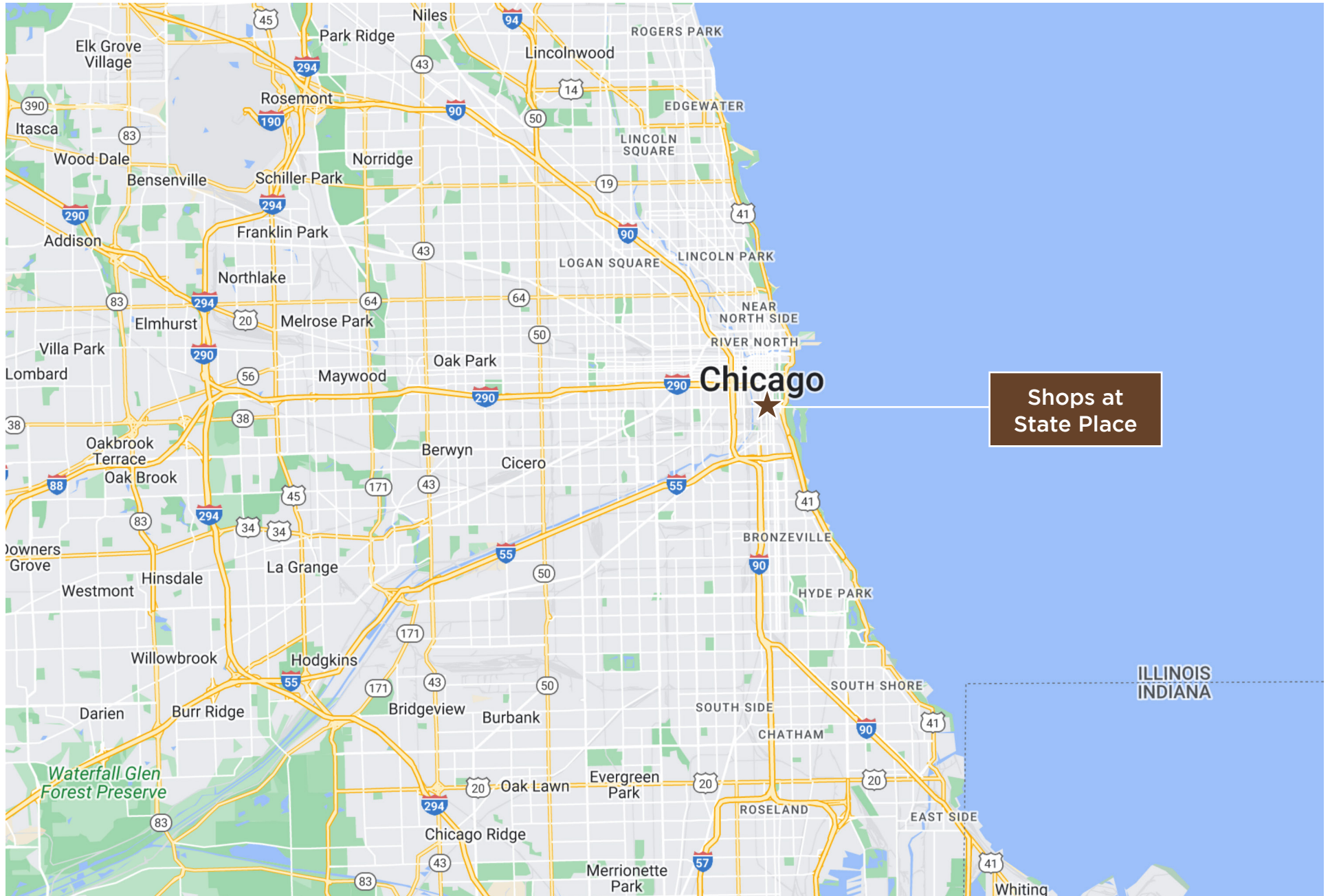
SITE PLAN

Tenant Roster

UNIT	TENANT	SF
1	Kriser's Feeding Pets for Life	2,052
2	Available	4,043
3	Impact Physical Therapy	2,517
4	European Wax Center	1,778
5	Out To Lease	1,287
6	H & R Block	1,551
7	Available	1,358
8	Fitness Formula	30,066
9	Available	1,692
10	Available	2,318
11	Walgreens	12,977

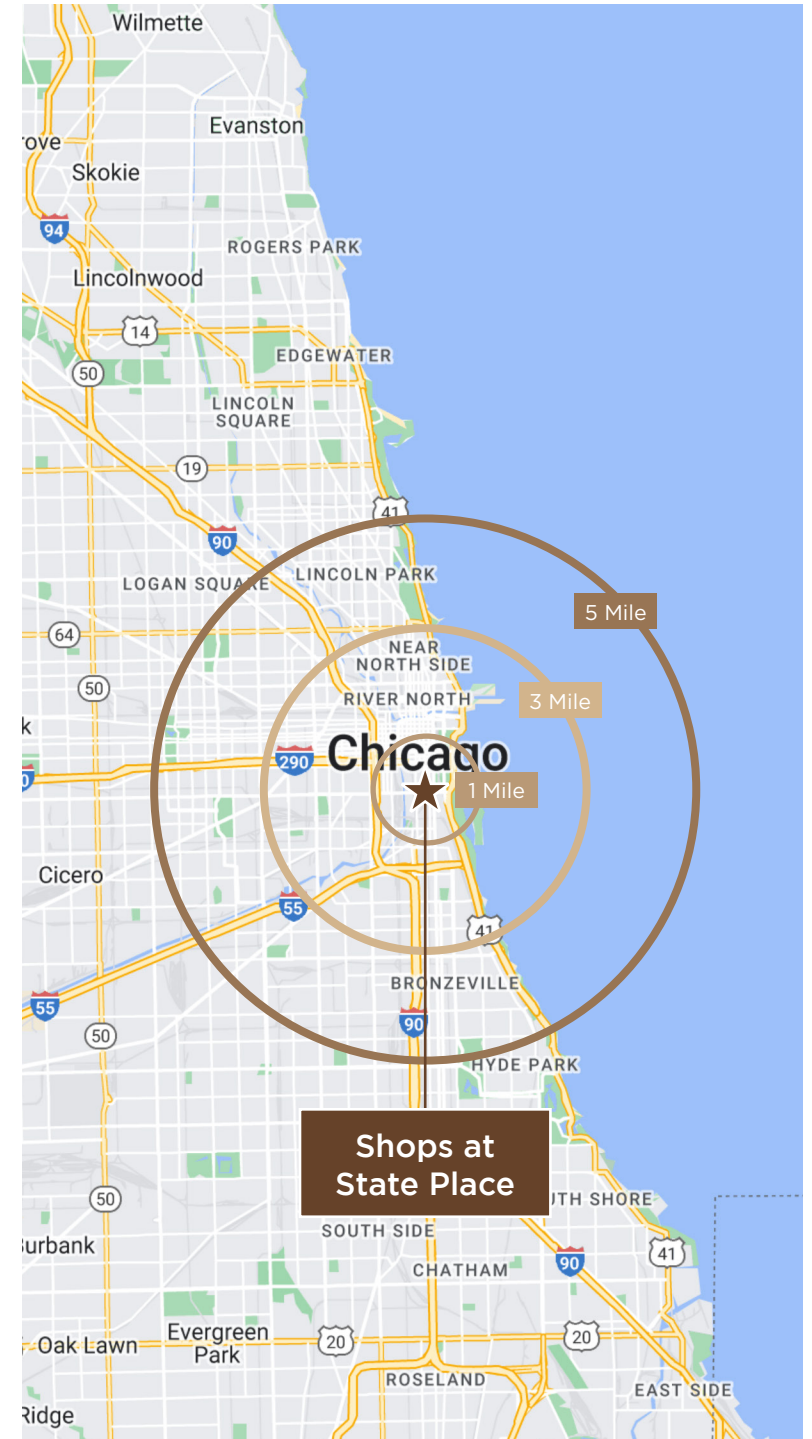


LOCATION



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	14,531	62,815	138,837
Total Population	27,821	116,620	269,564
Population White	55.40%	55.30%	54.80%
Population Black	22.70%	15.40%	17.90%
Population Hispanic	4.80%	8.50%	12.90%
Population Asian	16.80%	22.10%	18.10%
Population Pacific Islander	0.00%	0.00%	0.00%
Population American Indian	0.20%	0.30%	0.20%
Population Other	2.60%	4.80%	7.20%
Persons Per Household	1.9	1.9	1.9
Average Household Income	\$104,848	\$109,938	\$102,575
Average House Value	\$425,006	\$445,074	\$446,537
Average Age	34	35.4	36.1
Average Age Male	34.5	35.3	35.8
Average Age Female	33.9	35.5	36.5



NEWMARK

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