

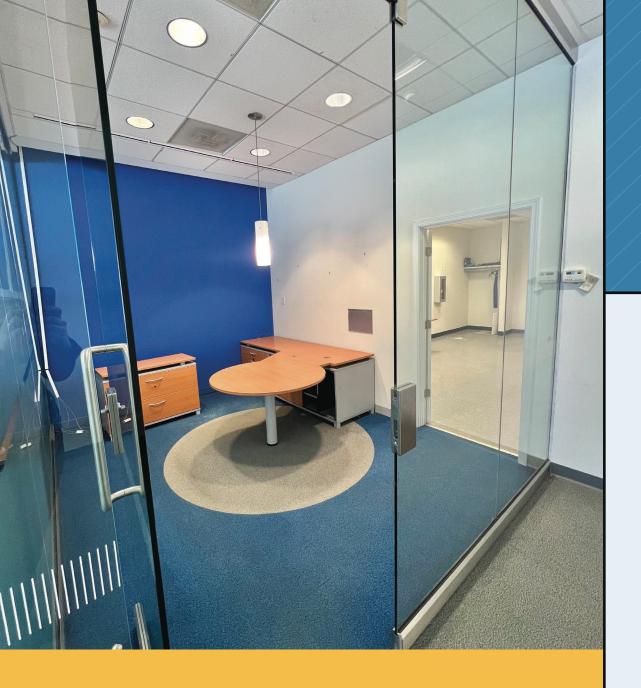




### TON LOUSE

2ND GENERATION RETAIL SPACE AVAILABLE ON TAYLOR STREET

Scott Maesel 312.676.1860 scott.maesel@svn.c<u>om</u> Adam Thomas 847,219,6383 adam.thomas@svn.com Logan Parsons 262.903.8417 logan.parsons@svn.com



West Taylor

STREET

ASKING RENT: \$30/SF N

EST. RE TAXES: \$8/SF

**SPACE AVAILABLE:** 1,280 SF

**FRONTAGE:** 22' (TAYLOR)

**ZONING:** C1-3

DATE AVAILABLE: NOW

**CONDITION:** 2<sup>ND</sup> GENERATION

OFFICE

SUB-MARKET: LITTLE ITALY

WARD/ALDERMAN: 28/ERVIN

Property Overview

\*CAM and insurance included in base rent



#### Leasing Highlights

## West Taylor STREET

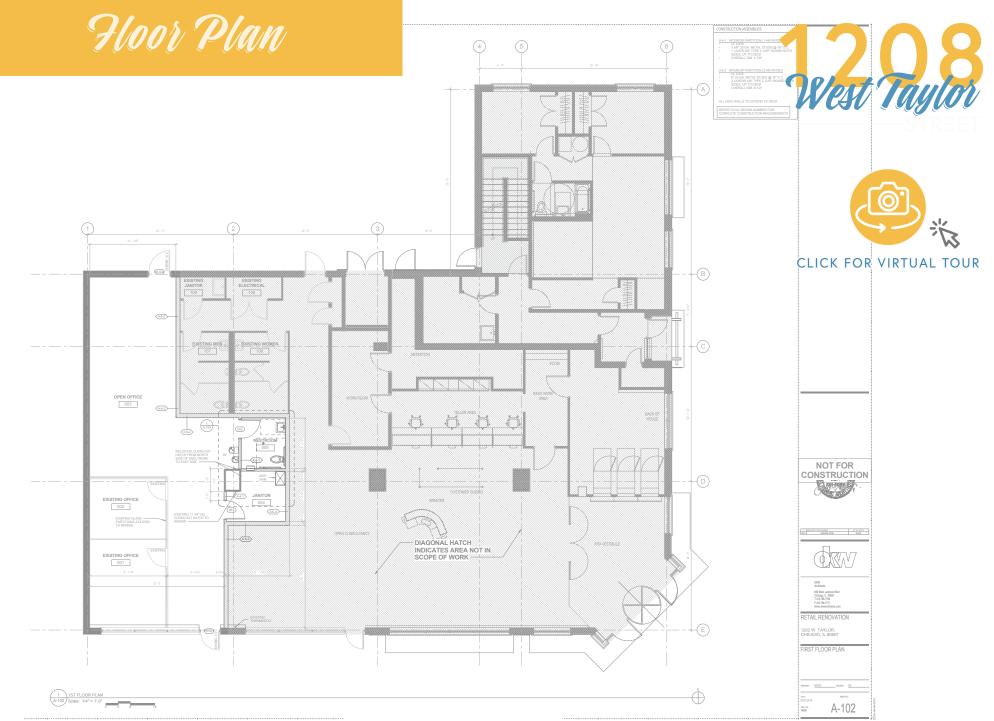
- Highly sought after 2nd generation space with interior glass enclosed offices, an ADA bathroom, kitchenette and break area.
- Excellent retail exposure opportunity in the heart of Little Italy with over 20' of retail frontage.
- Located across the street from a newly constructed 67unit apartment building developed by one of Chicago's most prominent developers, Related Midwest.
- Subject property is included within Related Midwest's Roosevelt Square development, which will in total deliver +2,000 units to the immediate area and ~45,000 SF of retail space.

• Conveniently located in between Illinois Medical District (IMD) and University of Illinois at Chicago (UIC) campus.



- IMD is estimated to welcome ~80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. UIC, home to ~33,000 students (graduate and undergraduate) and +6,000 employees.
- Easily accessible to public transportation via the CTA's Blue and Pink "L" lines. The property also sits along the CTA's 157 bus route (Streeterville/Taylor).





W TAYLOR ST

#### Area Map





#### Area Description



Nestled in the heart of Chicago, **Little Trally** exudes a timeless charm that seamlessly blends old-world heritage with modern vibrancy. This iconic neighborhood, steeped in Italian-American culture and history, offers a unique tapestry of cobblestone streets, charming brownstones, and bustling piazzas. Renowned for its authentic trattorias, gelaterias, and espresso bars, Little Italy is a culinary haven where residents and visitors alike can savor the rich flavors of Italy without leaving the city limits. Beyond its gastronomic delights, this dynamic community also boasts a thriving arts scene, with galleries showcasing local talent, and cultural festivals that celebrate the neighborhood's heritage.

From its quaint storefronts to its lively street festivals, Little Italy captivates with its warmth and authenticity. With its proximity to downtown Chicago and convenient access to public transportation, this neighborhood offers an unparalleled urban living experience. Whether strolling through Arrigo Park, indulging in a plate of homemade pasta, or exploring the historic landmarks that dot the area, Little Italy beckons those seeking a vibrant neighborhood steeped in tradition and brimming with character. For businesses looking to be part of a vibrant community with a rich cultural heritage, Little Italy offers a prime location that embodies the spirit of Chicago's diverse and dynamic urban landscape.







MEDIAN AGE

31.4



AVERAGE INCOME PER HOUSEHOLD

\$128.506



EST.DAYTIME POPULATION



ESTIMATED POPULATION

49,011



IMD EXPOSURE

80,000
daily visitors



UIC EXPOSURE

33,000 6,000 employees





# West Taylor STREET

Scott Maesel 312.676.1860 scott.maesel@svn.com

Adam Thomas 847.219.6383 adam.thomas@svn.com

Logan Parsons 262.903.8417 logan.parsons@svn.com

All SVN® Offices Independently Owned & Operated.