

170
N STATE

THE JOINT
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 MID-AMERICA®

PRIME RETAIL SPACE IN THE HEART OF CHICAGO'S LOOP



160
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FEATURES

- Corner space expandable to 3,877 SF with 46' of frontage along State Street
- Black-Iron capability
- Highest concentration of annual pedestrian traffic at the corner of Randolph and State Streets, with 24M annually per Chicago Loop Alliance
- Easy access to public transportation with multiple CTA Stops (State/Lake Red Line 2.1M riders and Block37 Blue Line 1.3M annual riders)
- Immediate residential density above retail with 600 room student resident facility for Art Institute and across from Block 37 with 600 residential units
- Significant traffic generated from adjacent ABC Street Studio, Gene Siskel Film Center (1,500 annual screenings) and Chicago's Theatre District (Goodman Theatre, James M. Nederlander Theatre and The Chicago Theatre)

NEIGHBORING TENANTS



SEPHORA

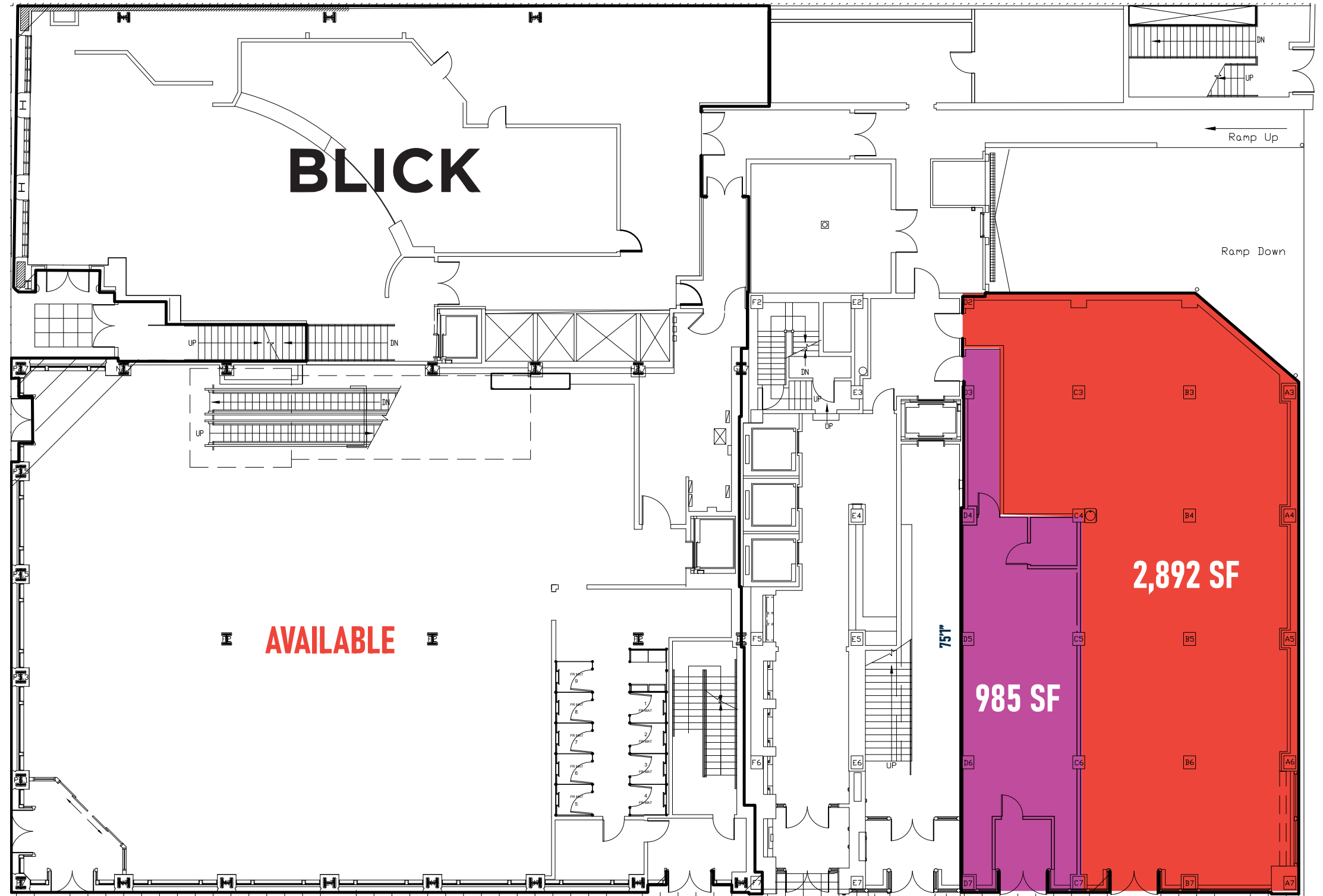


PRIMARK®



FLOORPLAN

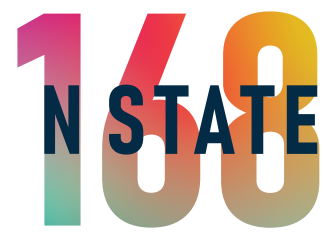
W RANDOLPH STREET (11,400 VPD)
143,176 PEDESTRIANS PER WEEK



ENTRANCE TO ART INSTITUTE STUDENT RESIDENCIES
ENTRANCE TO GENE SISKEL FILM CENTER

985 SF
2,892 SF

ABILITY TO COMBINE
FOR 3,877 SF



N STATE STREET (30,800 VPD)
191,331 PEDESTRIANS PER WEEK



AREA MAP



TOTAL POPULATION

17,351
.5 MILE



DAYTIME POPULATION

178,328
.5 MILE



AVERAGE HH INCOME

\$111,994
.5 MILE





160
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