



**N. WABASH AVENUE**  
CHICAGO, IL



**FOR  
SALE**

**5,500 SF OF RETAIL  
SPACE ON THE  
GROUND FLOOR  
OF A 7-STORY  
RESIDENTIAL  
BUILDING**

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**Larry Kling**

312-758-4908

[larry.kling@nrmk.com](mailto:larry.kling@nrmk.com)

**James Schutter**

312-446-7283

[james.schutter@nrmk.com](mailto:james.schutter@nrmk.com)

**Holly Estler**

773-383-1457

[holly.estler@nrmk.com](mailto:holly.estler@nrmk.com)

**Nick Garlick**

630-664-1412

[nick.garlick@nrmk.com](mailto:nick.garlick@nrmk.com)

**NEWMARK**



# 5,500 SQUARE FEET IN THE HEART OF THE LOOP

## HOT SPOT

Located on the corner of Wabash Avenue and Benton Place, 171 North Wabash Avenue's 5,500 SF **invite you to create a single or multi-tenant brand house - the kind of retail/restaurant experience the savviest customers crave.** Steps from the Washington and Wabash train station, and within walking distance of historic State Street and Millennium Park, it lies on a highly traveled street in the heart of the Loop.

**171** N. WABASH





# RESURGENCE OF THE LOOP



Pedestrian activity on State St increased to 35M YTD 2024, 10% increase over 2023.



CTA ridership increased by 13% from 2023.



Citywide Hotel occupancy rates as high as 65%.



3.2M Metra passengers in July 2024. A 17% increase from July 2023.



Office occupancy numbers in Chicago are now at the highest rate outside of Texas peaking around 70% on the highest occupied day of the week, above LA, NYC and SF.



Google commits to the Loop with \$100M redevelopment of Thompson Center for their HQ.

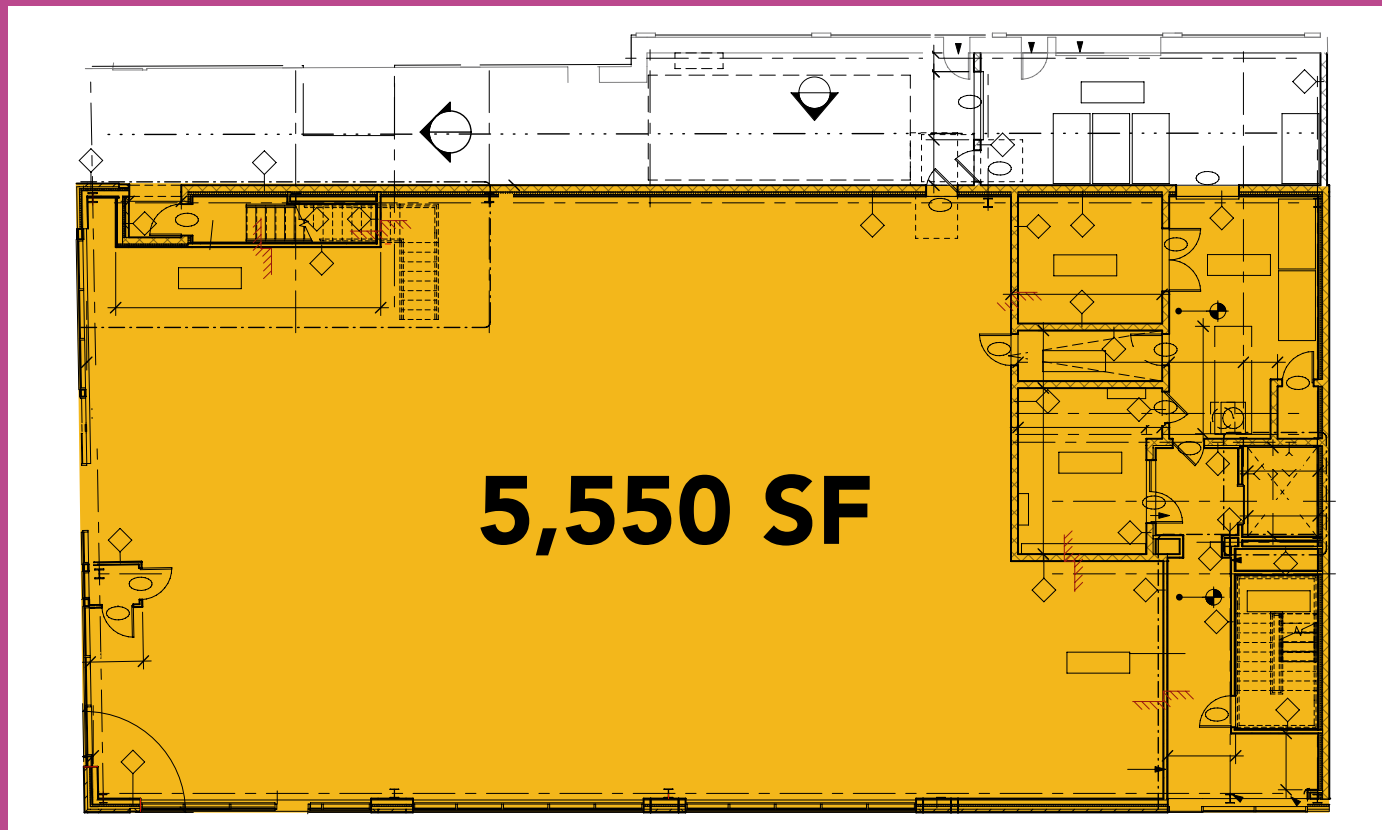


The Loop's residential growth rate is more than 3 times as fast as all studied downtowns nationally.

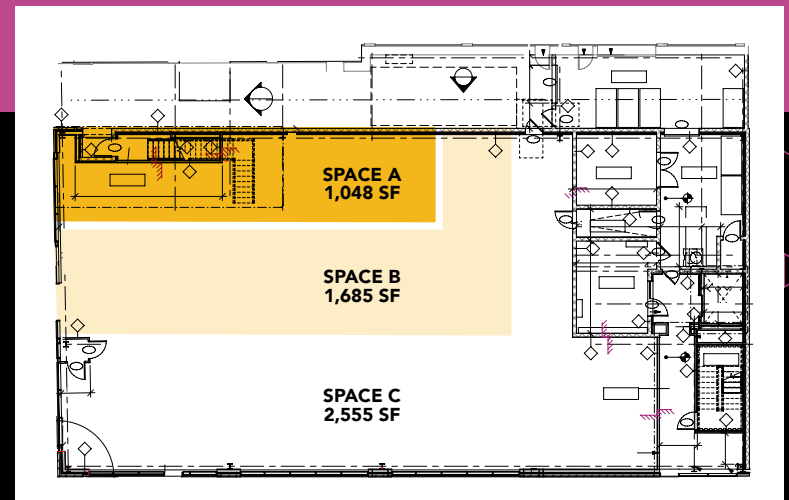




## SINGLE-TENANT



## MULTI-TENANT



# THE BRAND HOUSE OPPORTUNITY

# THE AREA

## NOTABLE AREA RETAILERS

About Last Knife, Chick Fil-A, Elephant & Castle, Free Rein, Sweetgreen, Taco Bell Cantina, The Hala Guys



### TRANSPORTATION

One Block in proximity to multiple CTA Elevated Rail Commuter lines Red, Blue, Brown, Green, Orange, Pink, and Purple



### DINING OUT

**\$77M+**




Spent on Food Away from Home in 2024 within 0.5 Miles



### MASSIVE OFFICE PRESENCE

**\$16.5M SF**  
of office within  
0.25 mile radius

### 2023 DEMOGRAPHICS

	1/2 Mile	1/4 Mile
 Total Population	17,534	3,517
 Average HH Income	\$209,879	\$233,508
 Daytime Population	226,467	54,928



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