

FULLY LEASED MULTI-TENANT RETAIL IN THE CENTER OF THE CHICAGO LOOP

*105 W. Madison Street
Chicago, IL 60602*

6,700 SF



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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
2027 NOI	\$464,250
Occupancy:	100%
Building Size:	6,700 SF
Lot Size:	0.17 Acres
Year Built:	1928
Renovated:	2017
Zoning:	DC-16
Submarket:	Loop
Traffic Count:	Approx. 12,100 VPD

Property Overview

Located at the southwest corner of Clark and Madison, 105 W. Madison is one of the most iconic retail locations in Chicago's Loop. This fee simple retail consists of 6,700 square feet with 12,100 vehicles per day, heavy pedestrian traffic, and one of the best view corridors in all of downtown. The offering features a stabilized 100% leased income-producing investment across three (3) street-level units and partial second floor, along with a cell tower lease. The diverse tenant mix includes Dunkin', Subway, and Nature's Grace and Wellness, complemented by an annuity from a Verizon cell tower license agreement. Located in one of Chicago's densest commercial hubs, the asset sits within a premier trade area featuring a population of over 401,312 and an average household income exceeding \$148,000 within three (3) miles. The property further benefits from significant nearby institutional investment, with JPMorgan Chase renovating its Loop headquarters directly across the street to the east and Google completing a \$280 million redevelopment of the Thompson Center into its new Chicago headquarters, two (2) blocks to the north, collectively adding over 15,000 new employees to the immediate area.

Property Highlights

- 100% leased property consisting of three (3) street-level units on triple net leases totaling 6,700 SF in the Chicago Loop
- Fully leased to Dunkin', Subway, and Nature's Grace and Wellness, along with a supplemental Verizon cell tower lease
- Strategically positioned at the center of a high-amenity corridor, surrounded by dense concentration of office, residential, retail, dining, and hospitality options
- The Property benefits from high foot traffic. Madison Street is the primary pedestrian route to the CTA, Ogilvie, and Union Stations

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Tenant Overview

Company:	Nature's Grace and Wellness
Founded:	2014
Business Type:	Cannabis Retail
Headquarters:	Vermont, Illinois
SF Occupied:	4,700 SF
Website:	https://www.naturesgraceandwellness.com

Highlights

Nature's Grace is a family-owned cannabis cultivator and processor headquartered in Vermont, Illinois. Operating out of a large-scale facility on a fifth-generation farm, it is a leading provider of medical and adult-use products in the Midwest. Operating as Bud & Rita, Nature's Grace is commencing with a new seven (7) year lease with percentage sales upside.

Tenant Overview

Company:	Dunkin' Donuts
Locations:	13,000+
Founded:	1950
Headquarters:	Quincy, Massachusetts
SF Occupied:	1,300 SF
Website:	https://www.dunkindonuts.com/

Highlights

Dunkin' Donuts is an American multinational coffee and doughnut company founded in Quincy, Massachusetts. As one of the world's largest baked goods chains, it operates over 13,000 locations across nearly 40 countries, serving millions of customers daily. Dunkin' has occupied this space since 2016 and is one of the chains most performing stores.

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Tenant Overview

Company:	Subway
Locations:	36,000+
Founded:	1965
Headquarters:	Shelton, Connecticut
SF Occupied:	700 SF
Website:	https://www.subway.com

Highlights

Subway is an American multi-national fast-food franchise specializing in submarine sandwiches and salads, headquartered in Shelton, Connecticut. It is one of the world's largest restaurant chains, with approximately 37,000 locations in over 100 countries. Subway is commencing with a new five (5) year lease.

Tenant Overview

Company:	Verizon Wireless
Locations:	6,362+
Founded:	2000
Headquarters:	New York, New York
SF Occupied:	N/A (Cell Tower Lease)
Website:	https://www.verizon.com

Highlights

Verizon Communications is an American multinational telecommunication company headquartered in New York City. It is a global leader in technology and communications, operating at one of the largest wireless networks in the U.S. with over 140 million subscribers.

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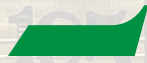
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LOCATION INFORMATION





Market Insights

- Chicago's Central Loop is experiencing renaissance with a measurable influx of institutional capital and corporate commitment, driven by two of the world's largest companies making transformative investments within blocks of 105 West Madison.
- JPMorgan Chase – Chicago's largest bank by market share and one of the city's largest private employers – is in the midst of a comprehensive renovation of Chase Tower, its longtime headquarters at 10 South Dearborn Street, directly across the street from the property to the east. The overhaul will transform the 60-story skyscraper into a modern, state-of-the-art workplace designed for flexible, collaborative work, and will anchor more than 14,500 Chicagoland employees to the Central Loop for the foreseeable future. An independent study by Deloitte found that JPMorgan Chase contributes \$4.9 billion in annual economic activity to Cook County, stimulating an additional 22,000 jobs across local industries.
- Simultaneously, Google is completing the \$280 million redevelopment of the Thompson Center at 100 West Randolph, set to serve as the tech giant's new Chicago headquarters for approximately 2,000 employees. Fourteen ground-floor retail spaces totaling approximately 60,000 square feet are now available for lease, signaling the emergence of a new retail node, just two (2) blocks north of 105 West Madison.
- Together, these projects represent the most significant private investment in Chicago's Central Business District in decades. For retail investors, the trajectory is clear – institutional employers are committing to the Loop at scale, and the foot traffic fundamentals underpinning retail demand at 105 West Madison are only strengthening.

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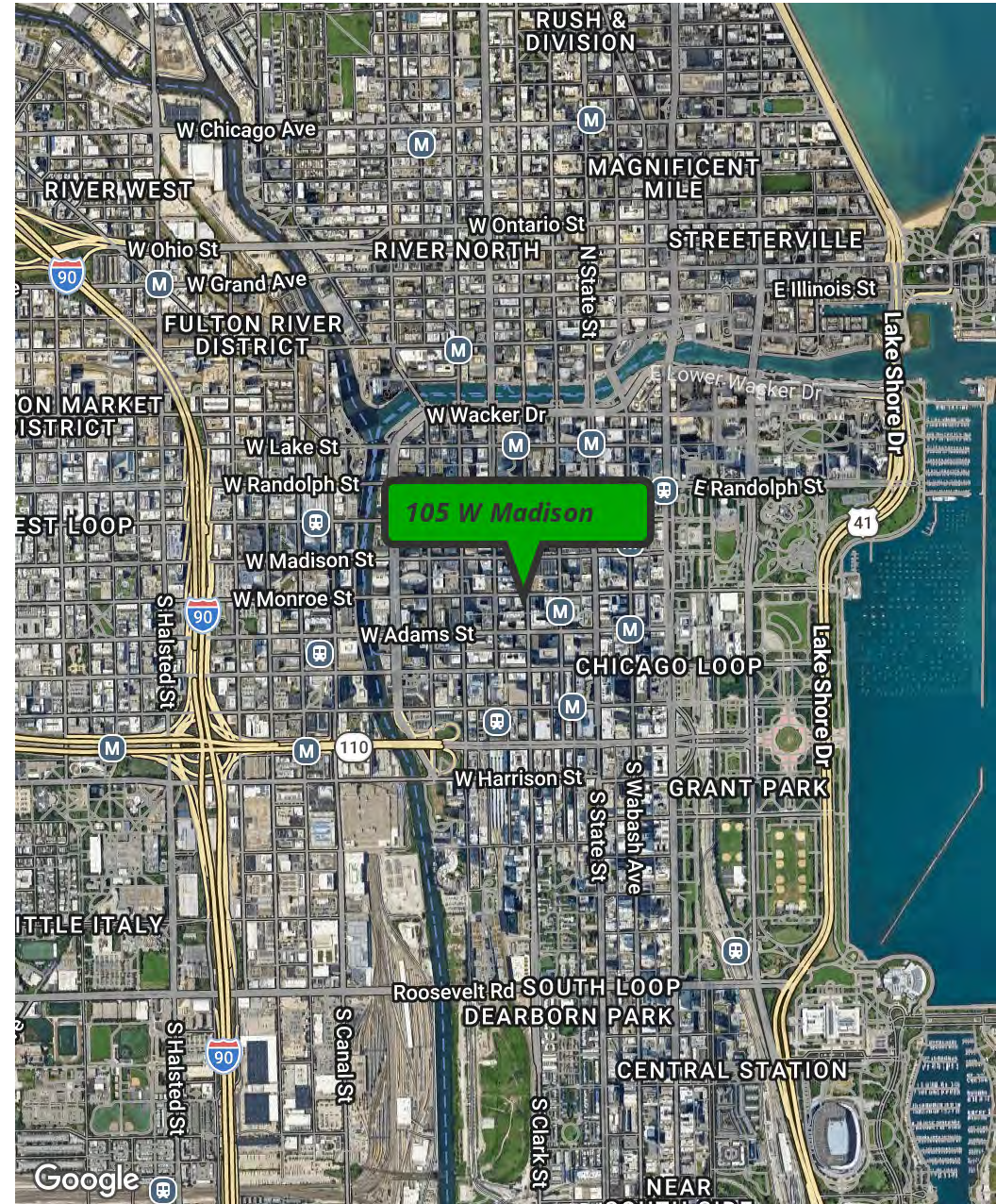
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RETAIL PROPERTY FOR SALE

LOCATION MAP



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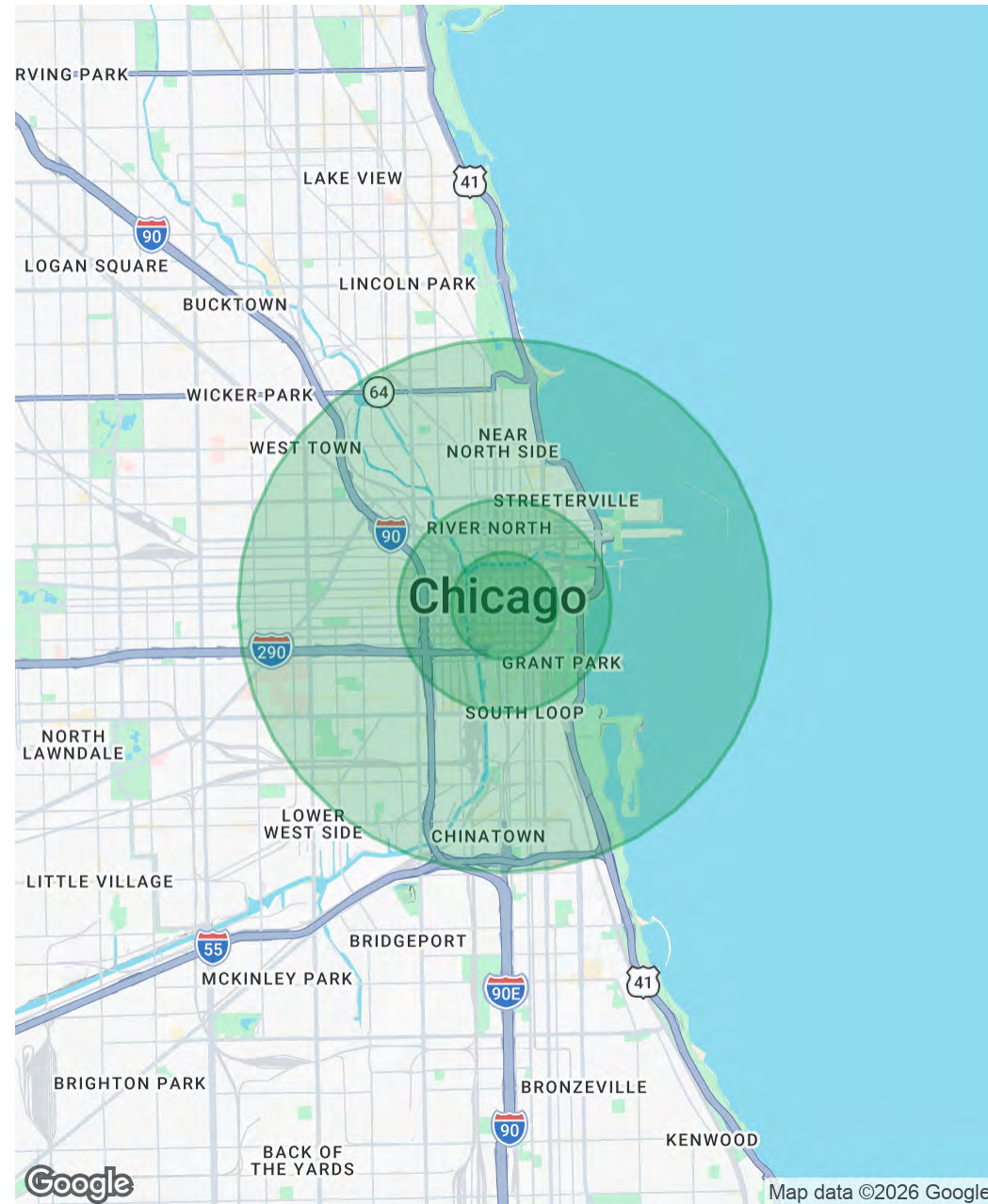
DEMOGRAPHICS

RETAIL PROPERTY FOR SALE

Population	0.5 Miles	1 Mile	2.5 Miles
Total Population	15,592	92,610	292,017
Average Age	29.8	33.2	35.5
Average Age (Male)	31.6	34.7	35.7
Average Age (Female)	28.8	32.6	35.6

Households & Income	0.5 Miles	1 Mile	2.5 Miles
Total Households	8,905	56,836	165,835
# of Persons per HH	1.8	1.6	1.8
Average HH Income	\$195,826	\$187,805	\$176,745
Average House Value	\$407,274	\$543,571	\$600,146

2023 American Community Survey (ACS)



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ADVISOR BIOS

RETAIL PROPERTY FOR SALE

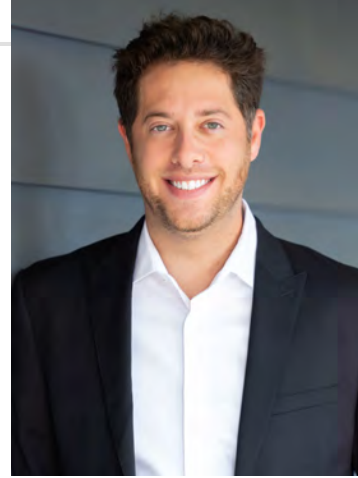
MEET THE TEAM



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