

# 1100 W GRAND AVE

Retail Space with Potential Highway-Facing Signage

1,778 SF - For Lease

**KAIN**  
REAL ESTATE

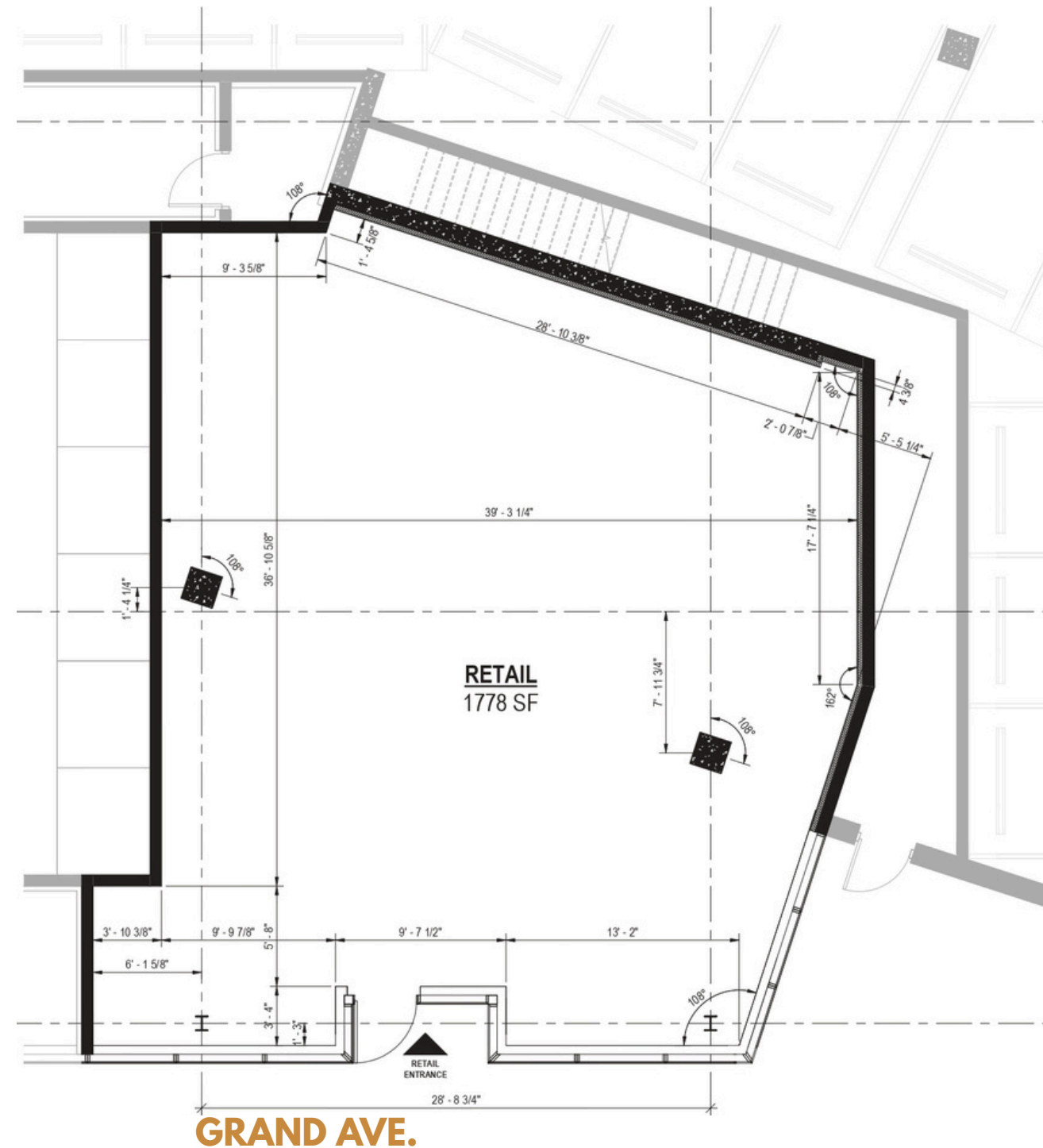


## SPACE PLANS

# 1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St

## RETAIL DIMENSIONAL PLAN - 1,778 SF



## THE OPPORTUNITY

Introducing **1100 W Grand Ave** – a newly constructed, seven-story mixed-use project. The site sits prominently at W Grand Avenue & N Aberdeen Street and retains the well-known flag and flagpole historically maintained by Sterling Bay.

The building includes 99 residential units and approximately 1,700 SF of ground-floor retail fronting Grand Ave. Additional ground-floor features include a bike room and leasing office. Resident amenities are located throughout the building, with a rooftop deck on the seventh floor.

Parking consists of 28 spaces total: 24 within a rear garage with alley and street access, plus four private garage stalls. ZBA approvals and a special use allowing residential below the second floor are already in place. The asset is well-positioned for future lease-up and long-term value creation.

Designed by bKL Architecture.  
Developed by Wildwood Investments & Contemporary Concepts, Inc..



INTERIOR PHOTOS

# 1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



AVAILABLE IN SHELL CONDITION



## ON-SITE SIGNAGE OPPORTUNITY

# 1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



## NORTH ELEVATION (VIEW FROM I-90/94)

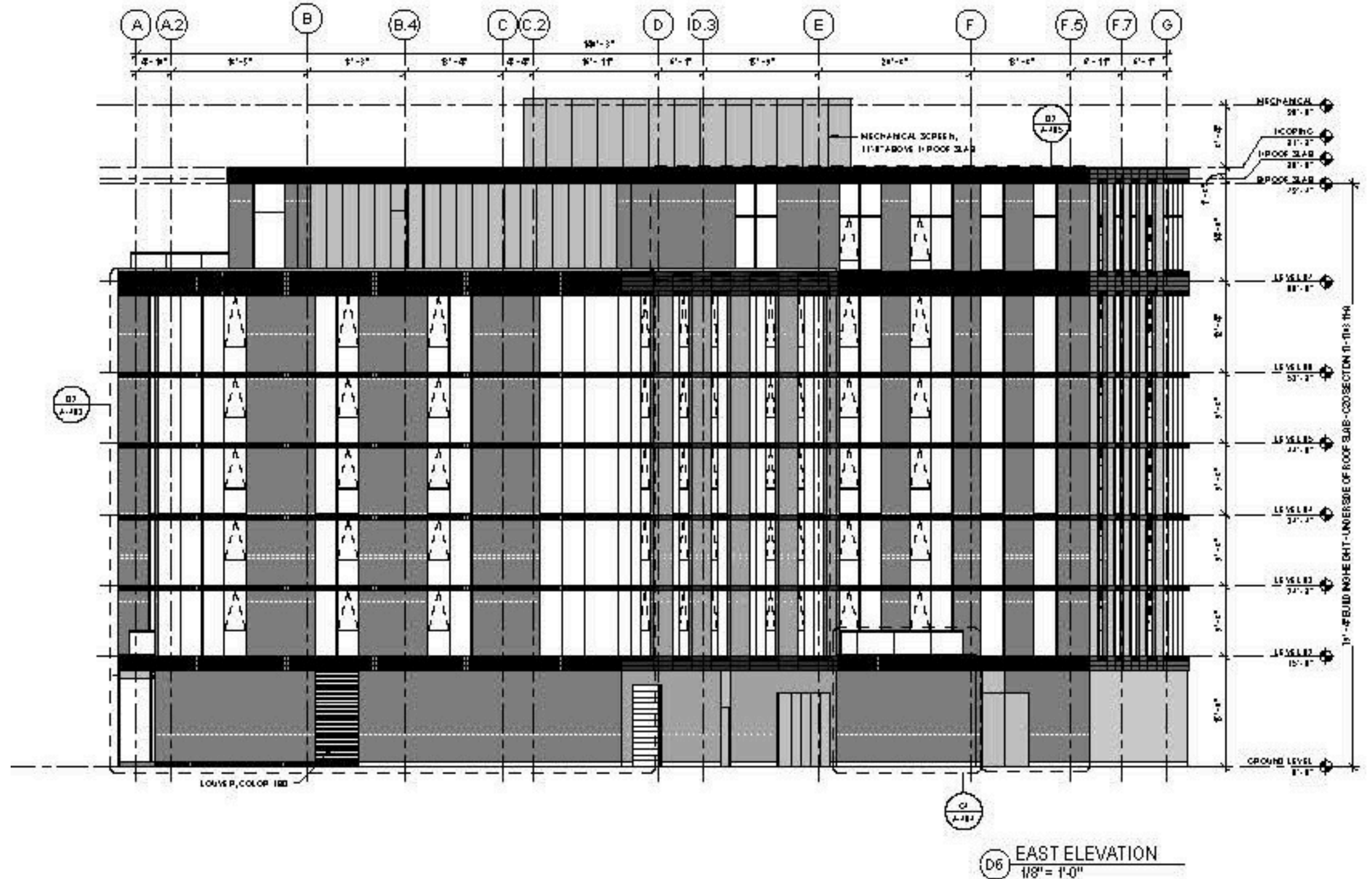
The North Elevation of 1100 W Grand potentially offers a rare branding moment directly visible to southbound I-90/94, which sees 300,000+ vehicles per day. This is premium exposure exclusive to the ground-floor retail tenant. No competing brands. No shared space.

This opportunity delivers:

- Daily visibility to commuters entering the city's core.
- Unobstructed sightlines, extended read times.
- Comparable exposure to paid billboards along this corridor.

Paired with the building's iconic flagpole, your signage becomes part of the city's visual landscape.

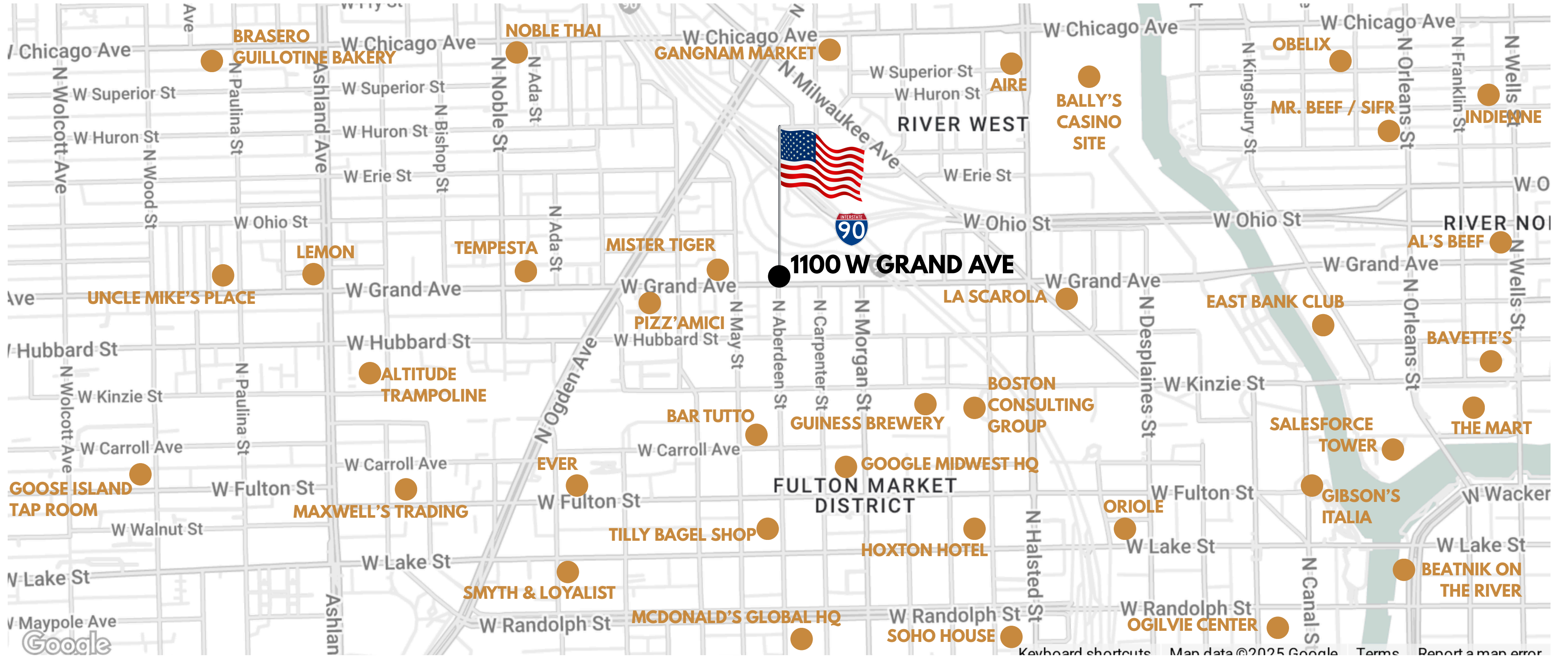
Signage will be offered at additional rent and subject to CDOT, IDOT and City approval.



AREA MAP

# 1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



## DEMOGRAPHICS AND KEY FACTS

# 1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



### LOCATION

In West Town, located directly North of the Fulton Market District, and South of River West

### SIZE

1,778 square feet

### CEILING HEIGHTS

16-feet

### FRONTAGE

32-feet

### CONDITION

Shell Retail Space w/ Tenant Allowance Available

### STATUS

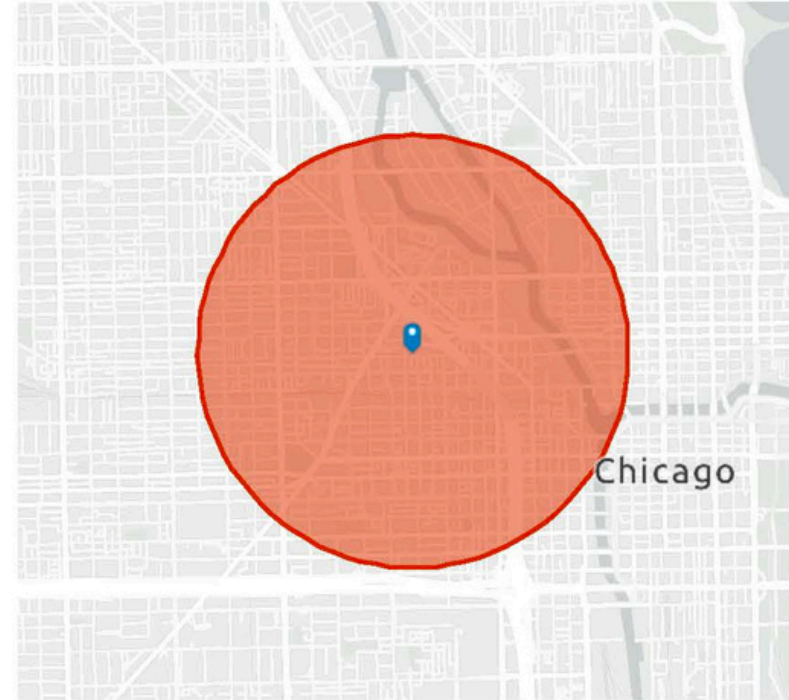
Under construction (delivers April 2026)

### ZONING

C1-5 Zoning  
Alderman Walter Burnett Jr. (27<sup>th</sup> Ward)

### RENTAL RATE

Please contact broker

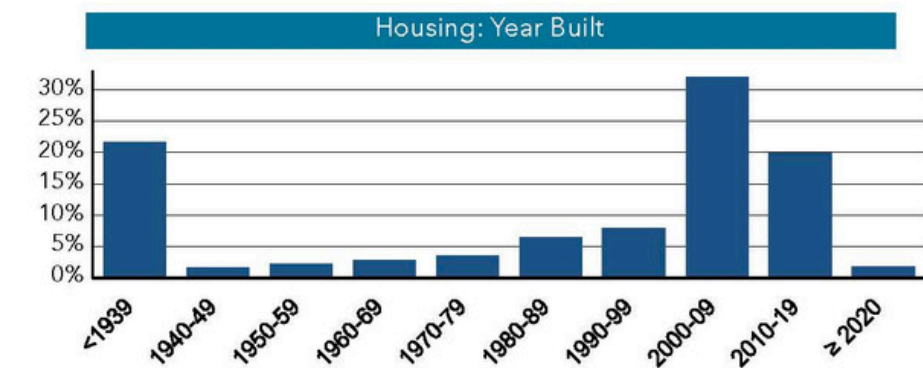
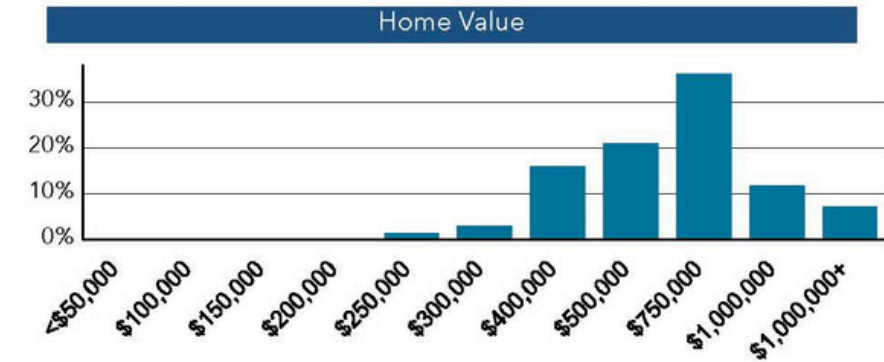
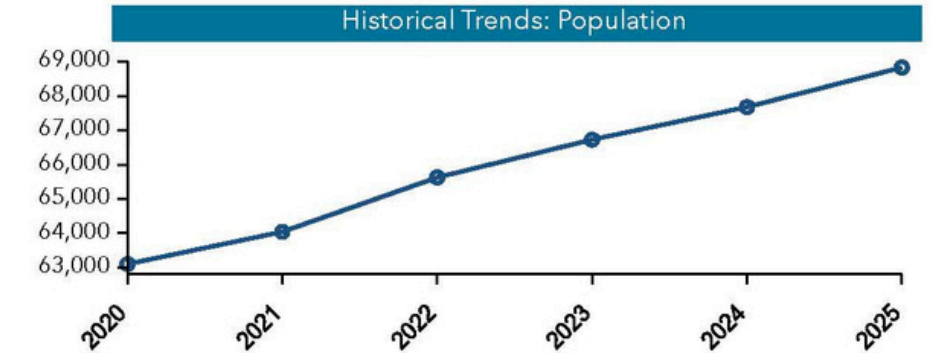


## Population Trends and Key Indicators

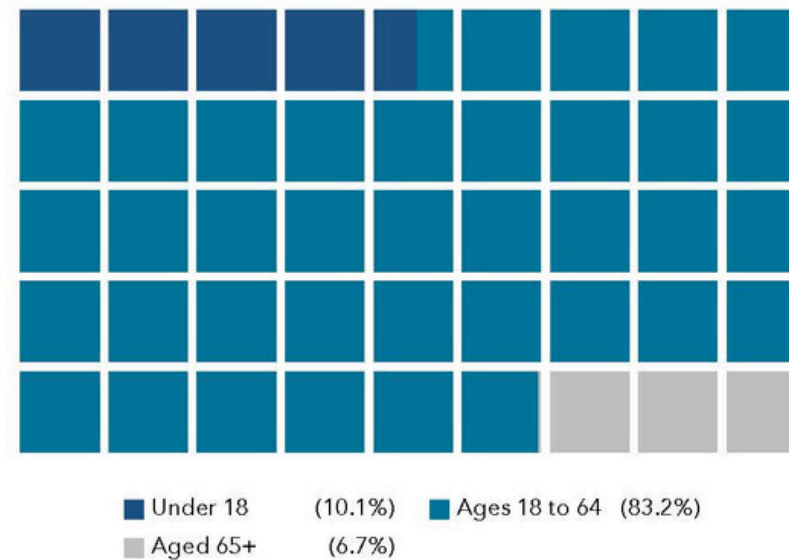
1100 W Grand Ave, Chicago, Illinois, 60642  
Ring band of 0 - 1 miles

<b>68,834</b>	<b>40,755</b>	<b>1.68</b>	<b>33.4</b>	<b>\$151,613</b>	<b>\$556,319</b>	<b>114</b>	<b>93</b>	<b>64</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

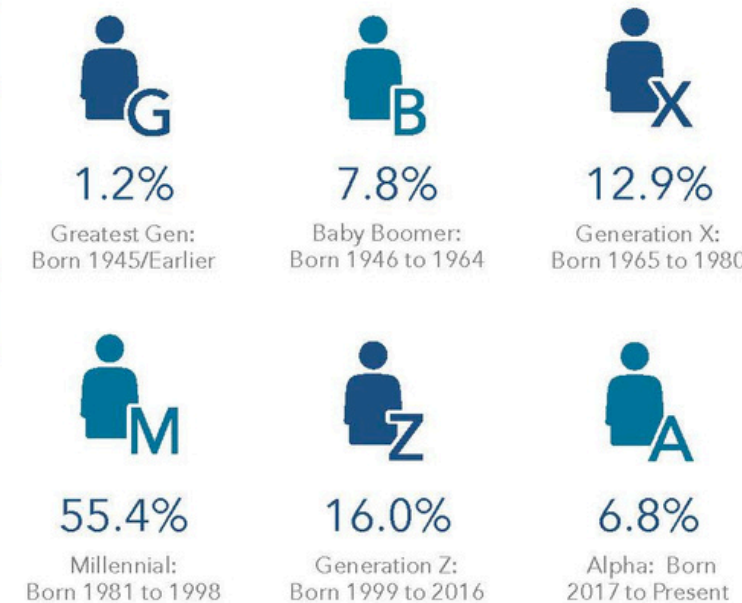
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri



**FOR MORE  
INFORMATION:**

BRODY BRENCZEWSKI  
BRODY@KAINREALESTATE.COM  
(312) 764-7895

ALLAN R. PERALES  
ALLAN@KAINREALESTATE.COM  
(312) 852-5526



contemporary concepts inc



WILDWOOD  
INVESTMENTS

