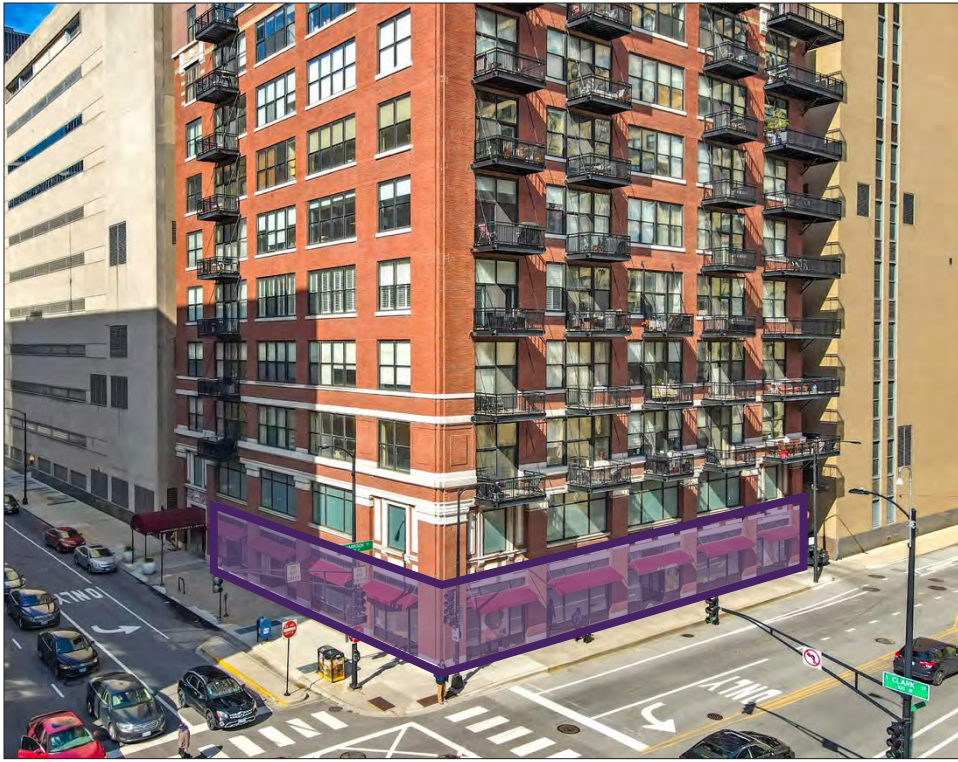


MILLENNIUM PROPERTIES R/E

For Sale: Corner Retail Condominium in Prime South Loop

80 W. Harrison St., Chicago, IL

Price Upon Request



Property Highlights

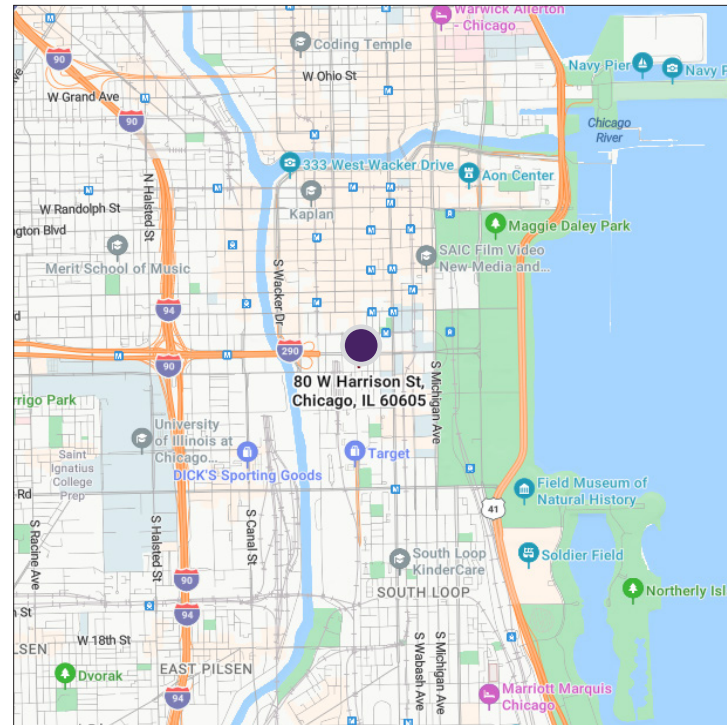
- 6,593 SF total multi-tenant commercial easement
 - 5,300 SF former daycare facility
 - 1,293 SF barber shop, Stylz on Clark
- Located under 60-unit Harrison Street Lofts as a commercial easement (no cam or utilities)
- Situated in the heart of a fast-growing South Loop/Printer's Row submarket
- Nearby transformational developments: The 78 megadevelopment, Old Post Office redevelopment, Riverline, Grand Central, Southbank and Alta Roosevelt
- Strong transit accessibility: Metra Rock Island, CTA Blue & Red Lines, numerous bus routes and (I-290/I-90)
- Excellent opportunity for user or investor
- Traffic Count: 21,612 vehicles daily
- Zoning: DX-12
- Taxes (2024): \$81,066.27

Property Overview

80 W. Harrison Street is a fully leased, corner 6,593 square foot, retail condominium offering for sale in Chicago's South Loop/Printer's Row. The property is 5,300 square feet and is joined by Stylz on Clark Barber Studio. Situated directly beneath the 60-unit Harrison Street Lofts, the property benefits from immediate residential density as well as the rapid redevelopment of the South Loop area. Excellent transit access (Metra, CTA Blue, Red and multiple bus routes) and proximity to the CBD ensure strong foot traffic and connectivity.

In the last decade, the South Loop has seen a tremendous transformation, quickly becoming one of the premiere areas with its attractive high-rise condominium complexes, close proximity to transportation, fine dining establishments and hot entertainment venues.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	248,760	786,870	2,373,618
Households	140,944	383,967	1,000,122
Median Income	\$114,391	\$91,697	\$69,157



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FLOOR PLAN

