



**CRE** ADVISING  
ANY PROPERTY ON EARTH

# 1507-09 SOUTH MICHIGAN AVE

MIXED-USE BUILDING FOR SALE + OFFICE/RETAIL SPACES FOR LEASE

SOUTH LOOP



# PROPERTY DETAILS

## BUILDING SIZE

- ▶ 25,000 square feet

## SPACE AVAILABLE FOR LEASE

- ▶ Suite 2S: 4,500 square feet available
- ▶ Suite 3N: 4,500 square feet available

## RENTAL RATE

- ▶ \$22.00 psf/year modified gross

## PRICE

- ▶ Undisclosed

## HIGHLIGHTS

- ▶ Don't miss this rare opportunity to acquire a 25,000 SF mixed-use building along with a 4,347 SF adjacent parking lot in the heart of Chicago's vibrant South Loop neighborhood
- ▶ Currently improved six total units - two occupied ground-floor commercial units and four expansive loft-style units above, ideal for residential or commercial use
- ▶ One second floor and one third floor office/retail space also available for lease
- ▶ Elevator building with natural lighting
- ▶ The property is zoned DX-7, offering significant redevelopment potential or value-add investment upside
- ▶ Whether you're looking to expand your portfolio or reposition in one of Chicago's fastest-growing areas, this offering is well-positioned for long-term growth- ideal for investors, developers, or owner-users

## LOCATION

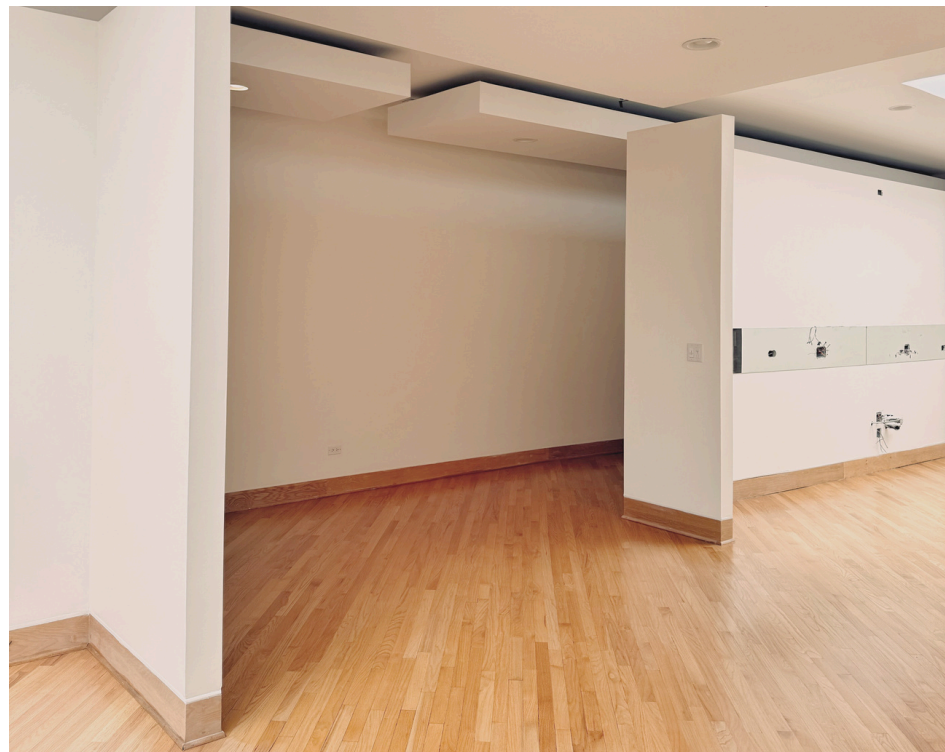
- ▶ Chicago's South Loop, a colorful 74-square-block neighborhood that is home to iconic Chicago museums, lakefront parks and popular event venues, including gourmet restaurants and luxury hotels
- ▶ Within close proximity to downtown Chicago, Soldiers Field, WinTrust Arena, and Museum Campus plus fantastic public transportation options, including access to all four Chicago Transit Authority (CTA) rail lines
- ▶ The neighborhood is located only eight miles from Midway Airport and 20 miles from O'Hare Airport

## DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	30,033	182,082
MEDIAN HH INCOME	\$106,289	\$99,696
TOTAL POPULATION	55,303	340,107
DAYTIME EMPLOYEES	28,453	693,771



















**1507-09**  
**MICHIGAN**  
**CHICAGO, IL 60605**

## EXCLUSIVE AGENTS

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