



NORTH DEARBORN



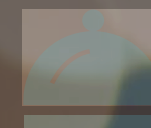


Retail Trade Area  
**\$1,000,000,000**

Annually Spent On....



Food  
**\$146,400,000**



Hotel Rooms  
**9,300**



# of Bank Deposits  
**+3 BILLION**



**25,000**

Daily Pedestrians  
 Along Dearborn



**9,200,000**

CTA Ridership  
 (Blue Line - Dearborn  
 Subway 2015 Total)



## AREA PROFILE

Steps away from the heart of the city, One North Dearborn features prominent corner visibility coupled with high vehicular traffic counts. In addition, Dearborn's dedicated bike path and Madison's newly opened Loop Link bus system drive high volumes of commuters to this intersection. A brand new Walgreen's occupying the former Sears at State and Madison will also contribute substantially to daily consumer traffic in the trade area.

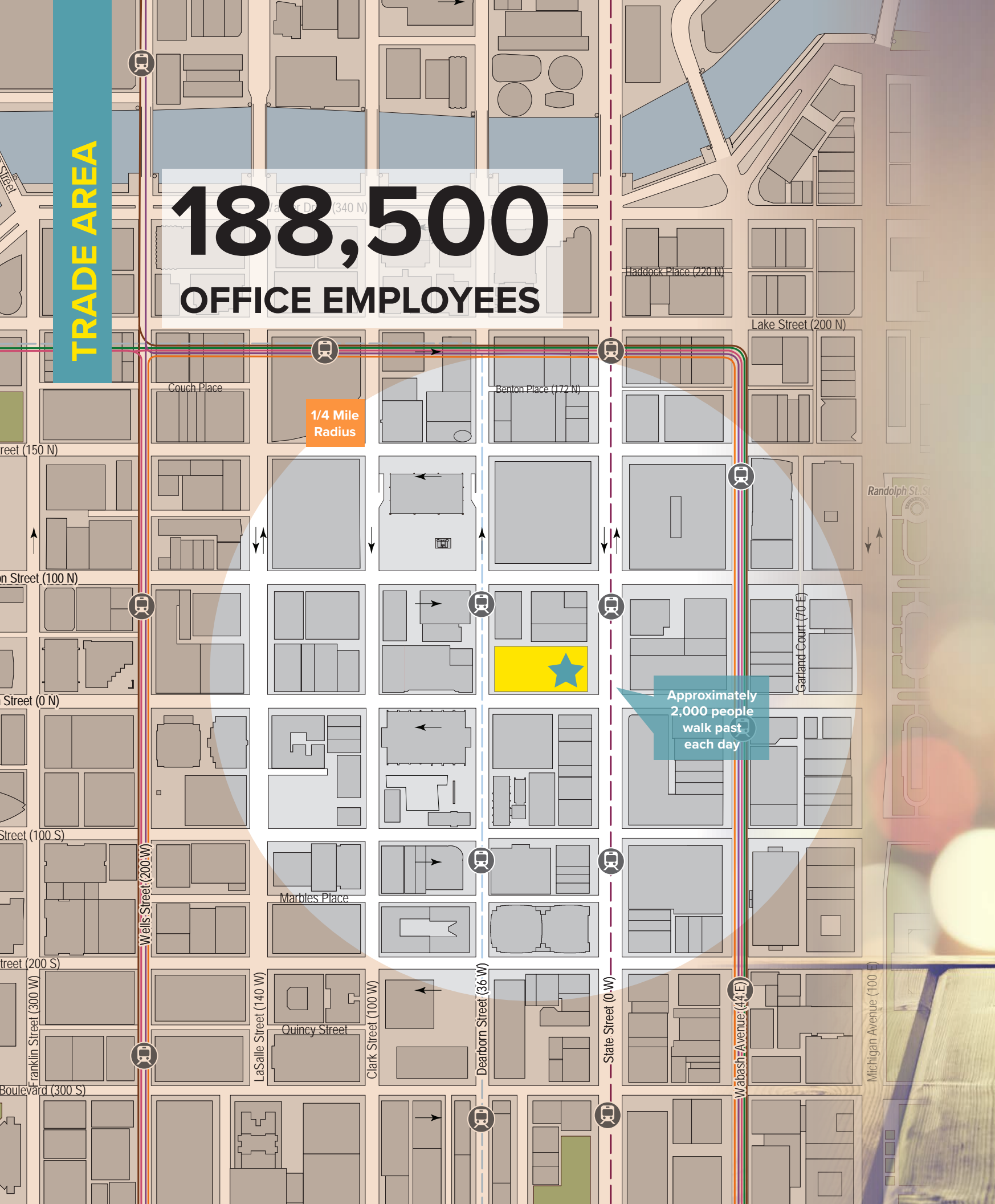
With banks represented heavily and a conspicuous lack of restaurants/cafes, One North Dearborn offers 10,000 SF of retail capable of meeting the CBD's ever increasing demand for quick-service dining options and service-based amenities.

**TRADE AREA**

**188,500**  
**OFFICE EMPLOYEES**

1/4 Mile Radius

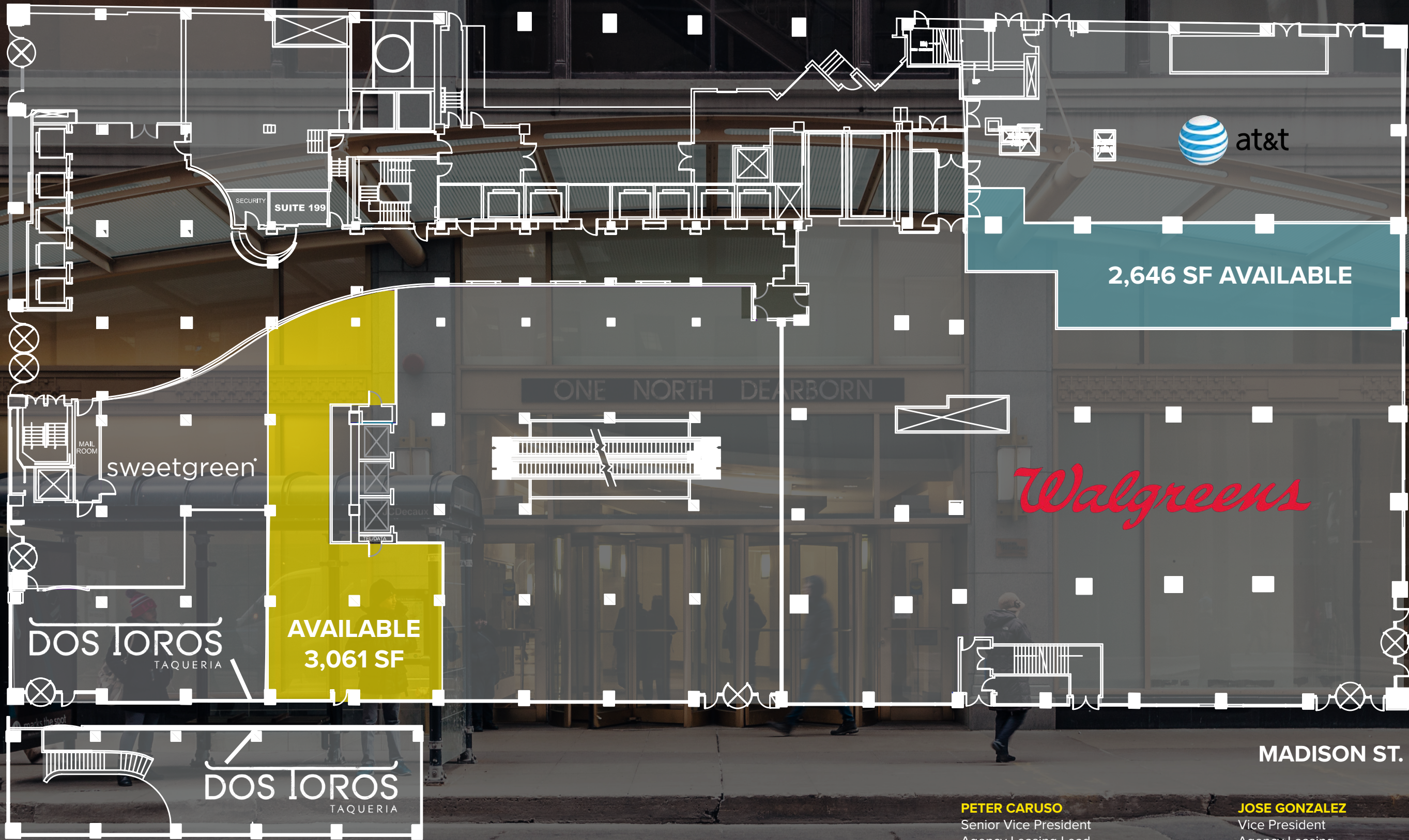
Approximately  
2,000 people  
walk past  
each day



NORTH

DEARBORN ST.

STATE ST.



MADISON ST.

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TRADE AREA

WACKER DR				LAKE ST
RANDOLPH ST				
				WASHINGTON ST
DEARBORN STREET				MADISON ST
	1 N. DEARBORN    2 N. STATE			MONROE ST
ADAMS ST				
				JACKSON ST
VAN BUREN ST				





Retail Trade Area  
**\$1,000,000,000**

Annually Spent On...



Retail

**\$401,000,000**



Flagship/boutique stores along State

**+60**



SF of State Retail  
**2,000,000**



**27,000**

Daily Pedestrians Along State



Office GLA **108,000,000**

## AREA PROFILE

Known as Chicago's original Miracle Mile, State Street continues to thrive as one of the city's primary retail destinations, offering a healthy mix of high-end and bargain shopping. The corridor's proximity to major tourist attractions (including Millennium Park, Maggie Daley Park, and the Art Institute of Chicago) ensures a captive weekend audience in addition to its Mon-Fri business population.

Two North State occupies the northwest quadrant of State & Madison, an intersection through which an average of 70,000 people pass through per day. With nearly unrivaled pedestrian traffic and prime location, Two North State offers first-class visibility to prospective retail tenants. Its position at the heart of the city and along several key corridors offer the ultimate convenience for downtown office workers and weekend shoppers.



NORTH STATE

