

542

WEST ROOSEVELT

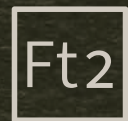


RETAIL END CAP AVAILABLE
AT ROOSEVELT & CLINTON IN CHICAGO'S SOUTH LOOP



SOUTH LOOP IS CALLING

Discover an exceptional retail opportunity in the heart of Chicago with this 2,221 SF end cap space, strategically positioned on bustling Roosevelt Road between two signalized intersections at Jefferson and Clinton. This prime location boasts impressive neighbors, including the iconic Manny's Deli, Chick-Fil-A, and one of Illinois' top-performing Chipotle restaurants. Situated less than ¼ mile from Interstate 90, the property offers unparalleled accessibility to Chicago's major neighborhoods and suburban markets, with a staggering daily traffic count exceeding 250,000 vehicles. Setting this location apart is its rare surface-level parking lot at the rear, a coveted amenity for retail spaces in the area. Clearly marked tenant parking spaces ensure convenience for both businesses and customers alike, making this an ideal spot for your next venture in one of Chicago's most dynamic retail corridors.



**2,221 SF
AVAILABLE**



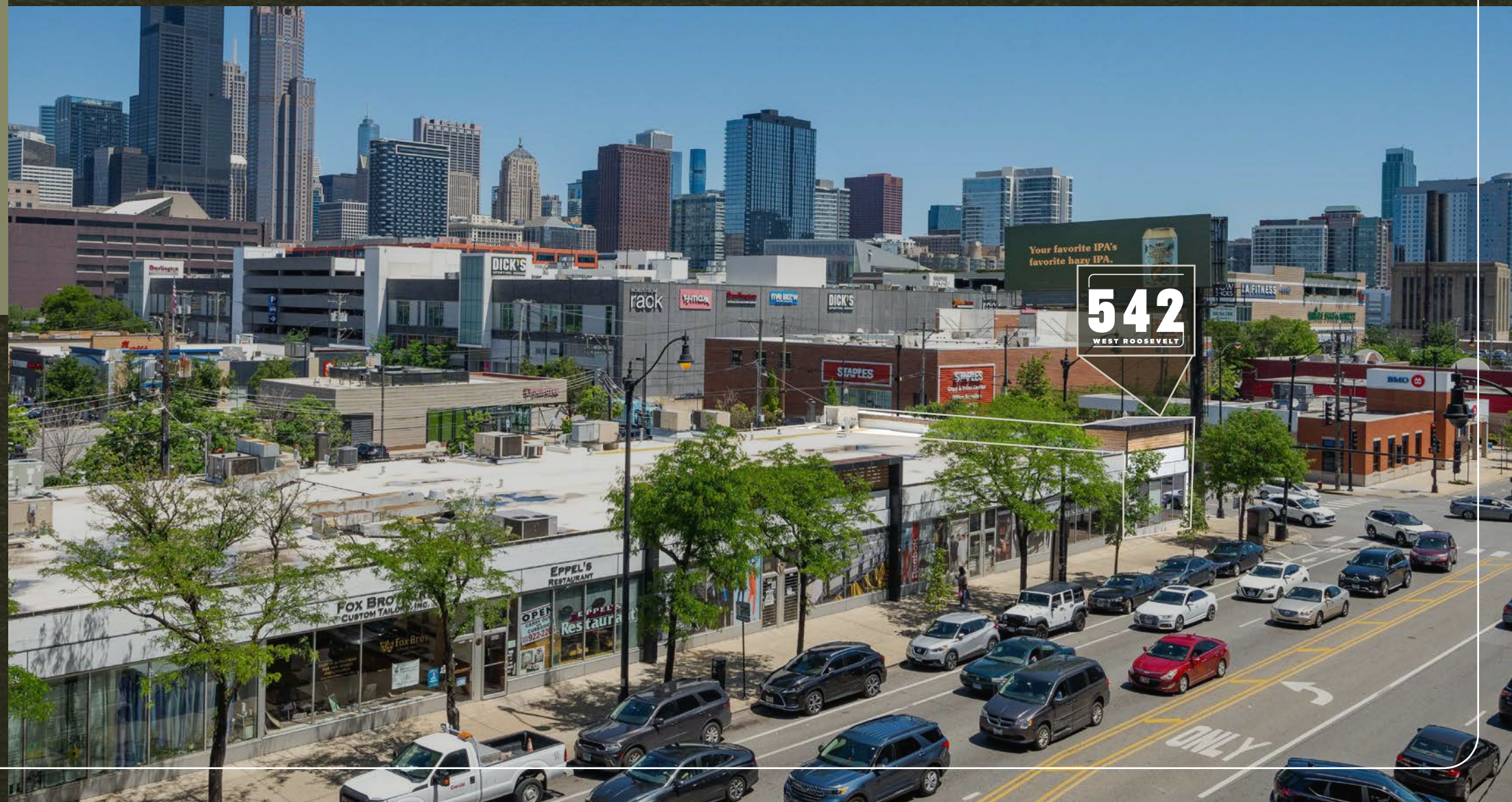
**28 PARKING
SPACES**



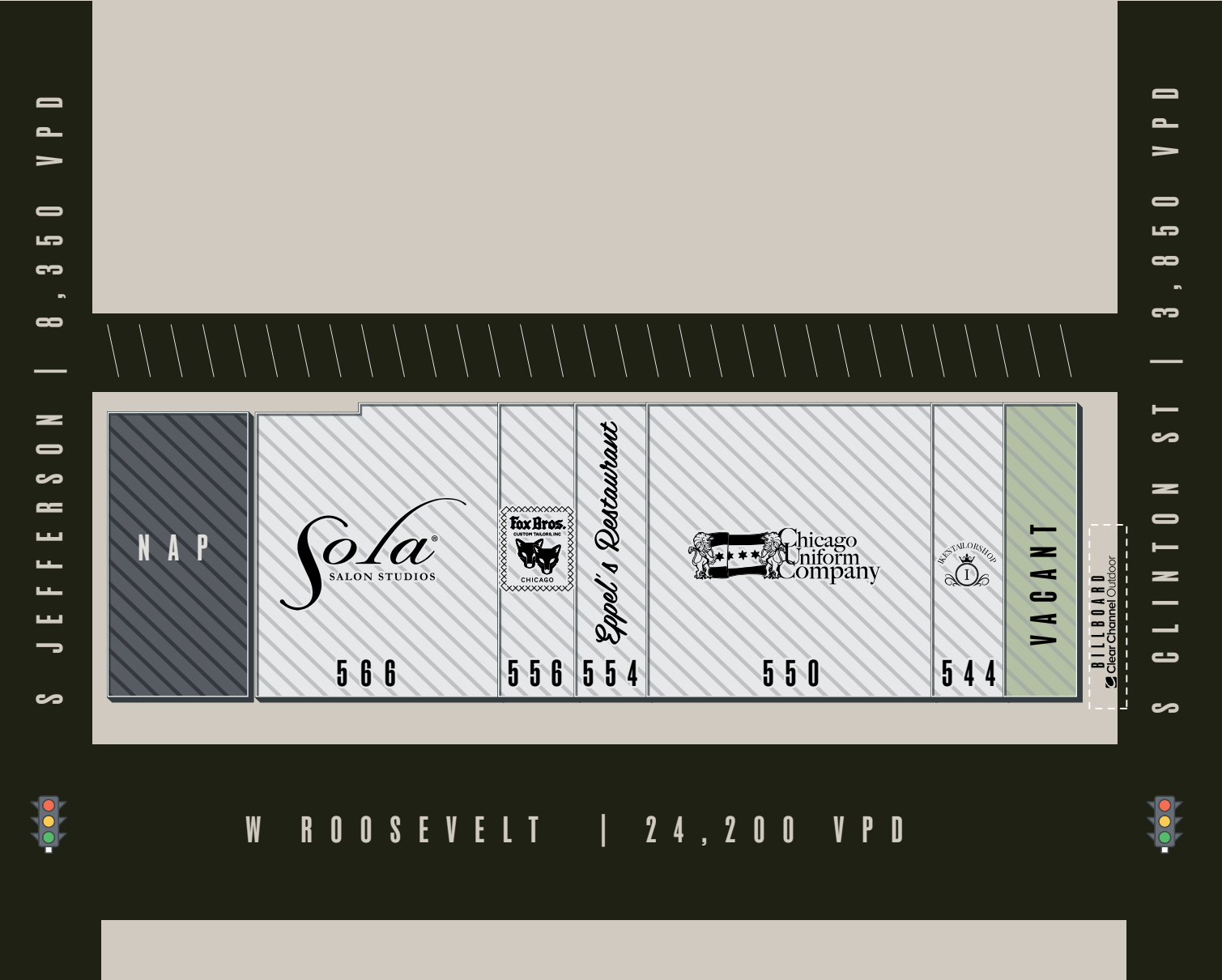
**DS-3
ZONING**



**SPECIALIZED
BRANDING
ALONG EAST
WALL**



JOIN THE RETAIL LINEUP



TENANT	SUITE	GLA
IKE'S TAILOR SHOP	544	2,150
CHICAGO UNIFORM COMPANY	550	8,592
EPPEL'S RESTAURANT	554	2,134
FOX BROTHERS TAILORS	556	2,150
SOLA SALON	566	7,311
AVAILABLE	542	2,221
TOTAL		24,558

ABOUT CHICAGO'S SOUTH LOOP

SUPPORTED BY EXCEPTIONAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	70,512	421,359	884,188
DAYTIME EMPLOYMENT	157,248	695,478	836,881
HOUSEHOLDS	35,316	210,957	385,647
AVERAGE HOUSEHOLD INCOME	\$130,139	\$129,799	\$116,440

RETAILERS WITHIN ¼ MILE RADIUS

THE MAXWELL



SOUTHGATE MARKET



JOFFCO SQUARE

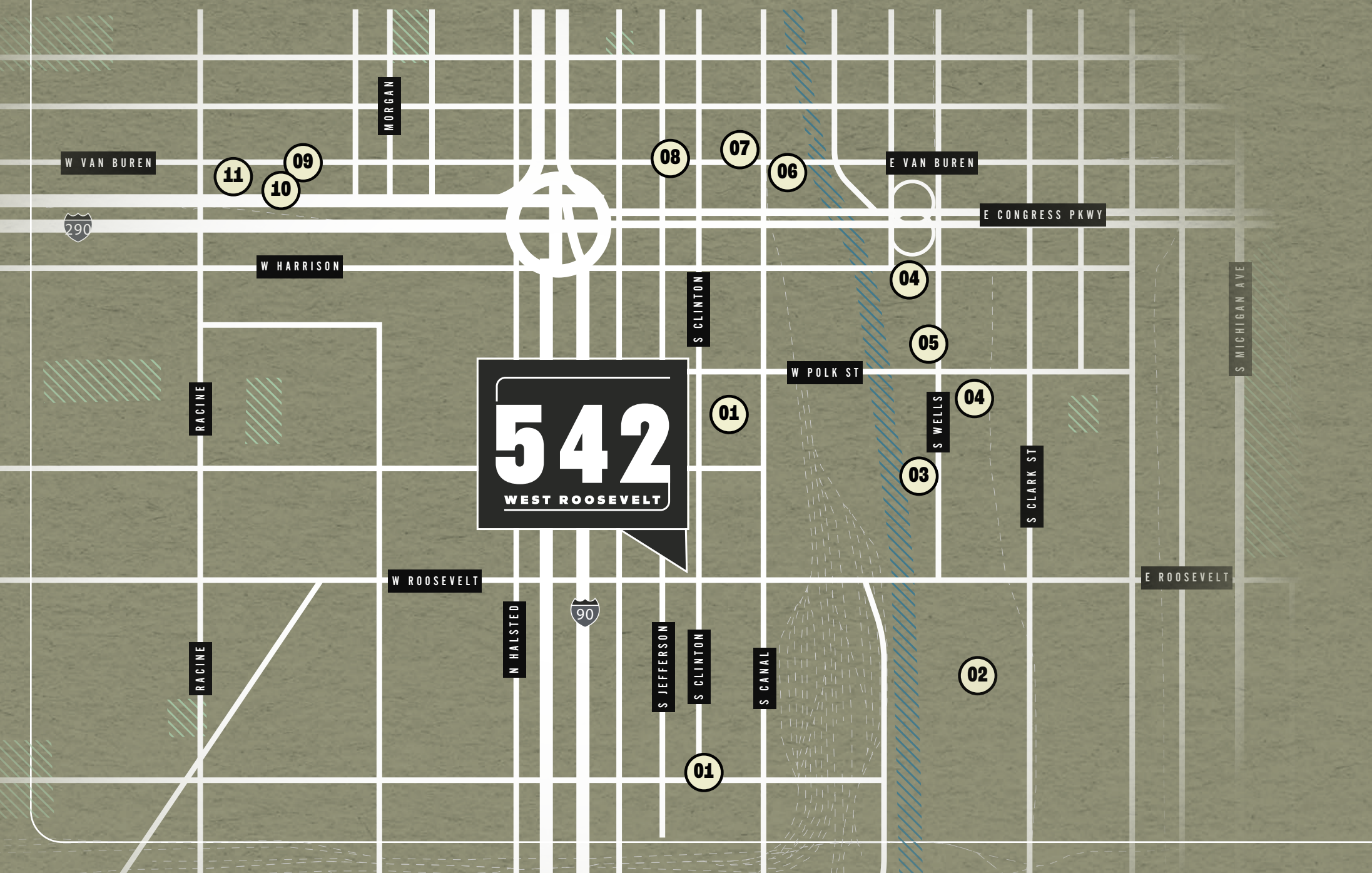


OTHERS



NEIGHBORHOOD DEVELOPMENTS

LOCATED AT THE HEART OF SOUTH LOOP'S EXPLOSIVE GROWTH



01

CH1 & CH2 DATA CENTERS
840 S. CANAL ST (DELIVERED 2011) &
1432 S. CLINTON ST (DELIVERED 2020)

CoreSite Realty Corporation completed the 443,000 square foot CH1 in 2011 and 176,000 square foot CH2 in fall of 2020. The CH2 location is the first purpose-built data center in downtown Chicago, it is able to support high-energy requirements with excellent network connectivity and sustainability focused construction features.

02

THE 78
1331 S. LUMBER ST (PLANNED)

Related Midwest controls this 62-acre site primed for over \$7 billion in investment. The project will be anchored by the 500,00 square foot University of Illinois Discovery Partners Institute. The project plans for over 12 acres of open space, a new CTA Red Line stop, 13 million square feet of commercial space, thousands of residential units, and is drawing consideration from the Chicago White Sox for a potential new stadium site.

03

RIVERLINE
800 S. WELLS ST (PLANNED)

To be developed by CMK companies, Riverline is an 8-acre redevelopment project along the South Branch of the Chicago River. In addition to being zoned for over 1,000 residential units, this development will also feature retail space, a public riverwalk, and a water taxi stop.

04

ALTA ROOSEVELT & GRAND CENTRAL
801 S. FINANCIAL PL (DELIVERED 2018) &
221 W. HARRISON ST (DELIVERED 2020)

Wood Partners developed both the 490-unit Alta Roosevelt and the 346-unit Alta Grand Central. These apartments buildings are just across the river from 542 W. Roosevelt and include best-in-class amenities such as gyms, car charging stations, and rooftop terrace space.

05

SOUTHBANK
720 S. WELLS ST (DELIVERED 2023)

Lendlease recently delivered on the second phase of the Southbank development project, a 7-acre master plan centered around 2-acres of public green space. The first of the two residential high-rises, The Cooper, opened in 2018 with 460 units across 29 stories. The second high-rise, The Reed, featuring both office and condominiums was delivered in 2023.

06

OLD POST OFFICE
433 W. VAN BUREN ST (DELIVERED 2019)

This 2.5 million square foot adaptive reuse project was executed by 601W Companies with Gensler as the architect. The \$800M redevelopment transformed the former US Post Office into trophy office space for numerous tenants including Walgreens, Uber Freight, and PepsiCo. The property now also contains 10,000 square feet of retail space and a boutique hotel. Long vacant and deteriorating, this project proved the desirability of the South Loop

07

BMO TOWER
320 S. CANAL ST (DELIVERED 2022)

In 2022, Riverside Development completed this 1.5 million square foot development which will serve as the new corporate headquarters for BMO Harris Bank. This project is expected to house 3,000 employees from Union Station. The Tower was designed by Goettsch Partners, spans 50 stories and features a 1.5-acre park.

08

JEFFERSON & VAN BUREN APARTMENTS
566 W. VAN BUREN ST (PLANNED)

Riverside Investment & Development is partnering with Blue Star Properties to co-develop a 14-story building with plans for 198 apartment units. The project is being designed by Antunovich Associates and will include 2,500 square feet of ground-floor retail space.

09

SAGE WEST LOOP APARTMENTS
1044 W. VAN BUREN ST (COMPLETED 2023)

In the spring of 2023, Tandem delivered 1044 W. Van Buren Street, a new 18-story rental residential tower in Chicago's West Loop. The 196-unit development is located along the southern edge of the neighborhood.

10

1061 VAN BUREN APARTMENTS
1061 W. VAN BUREN ST (UNDER CONSTRUCTION)

Pizzuti Development has begun construction on the 21-story residential tower at 1061 W. Van Buren. Sitting at the south end of S. Aberdeen St and overlooking the Eisenhower Expressway, the project will deliver 298 rental units in 2024.

11

AVRA WEST LOOP
1125 W. VAN BUREN ST (COMPLETED 2023)

In early 2023, Tandem completed 198-unit apartment tower at 1125 W. Van Buren. These residences include amenity spaces on the 2nd floor and on the 20th floor, with an accompanying rooftop deck.

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