



RETAIL / MEDICAL OPPORTUNITY





- » Up to 63,454 SF on two floors (divisible)
- » Prime location in Chicago’s affluent Gold Coast neighborhood at the base of a 331 luxury condo building
- » Over 450 linear ft. of wrap around signage on W. Elm St. and N. Clark St.
- » Rare anchor opportunity in high barrier to entry sub-market
- » On-site parking in attached garage (142 parking spaces)
- » Flexible space divisions allow for a variety of configurations and layouts
- » Generous ceiling height and wide column bays can accommodate a wide range of users

DEMOS

TOTAL
POPULATION



0.5
MILE

1
MILE

40,105

96,882

RESIDENTIAL
POPULATION



39,992

94,125

AVG. HOUSEHOLD
INCOME



\$129,250

\$145,795

AVG. HOME
VALUE



\$518,014

\$494,551

All numbers taken from ESRI within 0.5 and 1 mile.

MEDICAL STATS



148,800
NUMBER OF DOCTOR VISITS

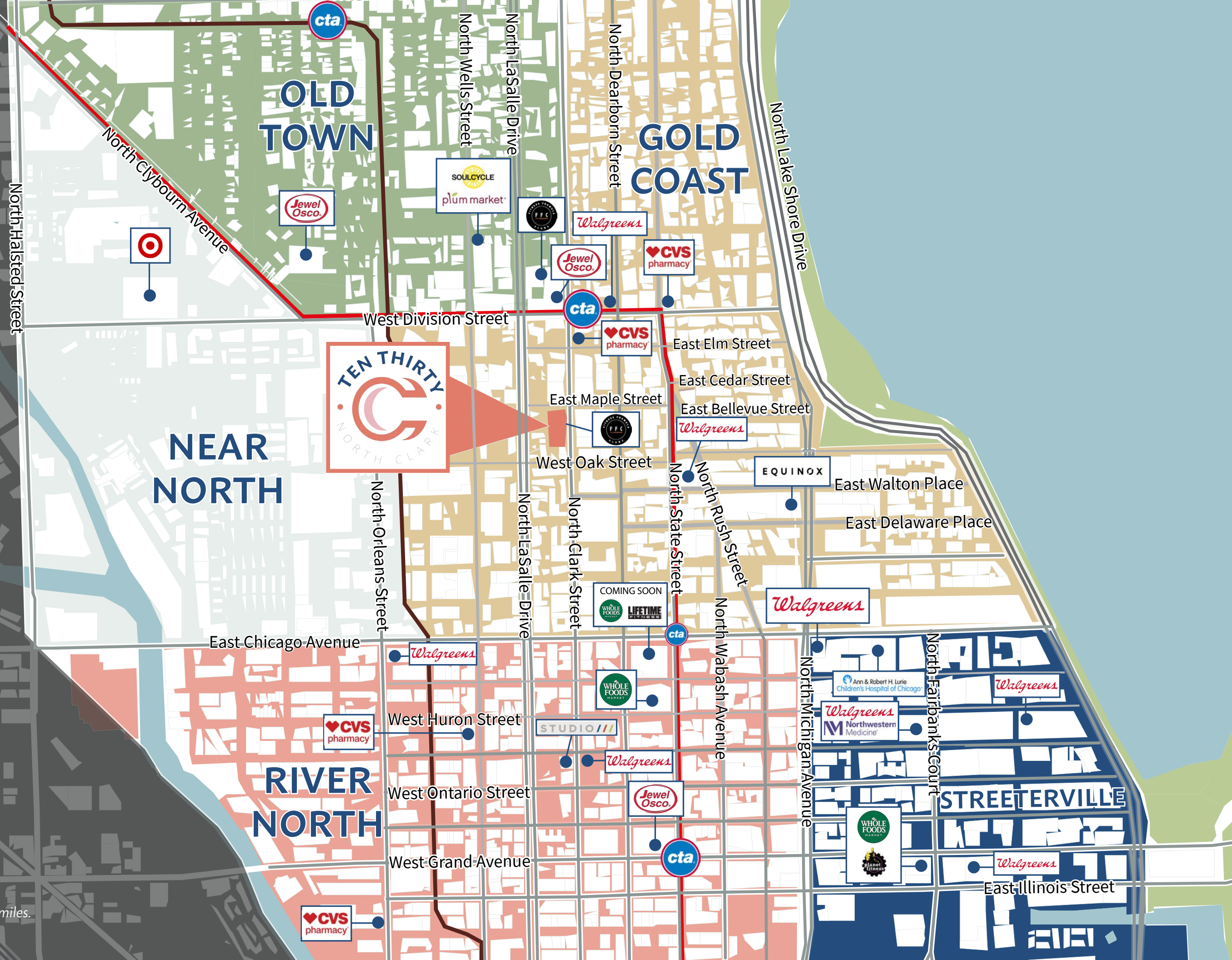


54%
POPULATION IS INSURED



\$1,076,841,297
TOTAL HEALTHCARE SPENDING

All numbers taken from ESRI within 2 miles.





LAKE SHORE DR

LINCOLN PARK

POTASH



plum market



POTASH

MICHIGAN AVE



MAPLE ST

OAK ST

WELLS ST

LASALLE ST

CLARK ST

CHICAGO AVE

SUPERIOR ST

DEARBORN ST

STATE ST

ORLEANS ST

FRANKLIN ST

SINGLE TENANT SCENARIO

MULTI-TENANT SCENARIO

proposed space division

SECOND FLOOR

Ceiling Height: 19' 6"

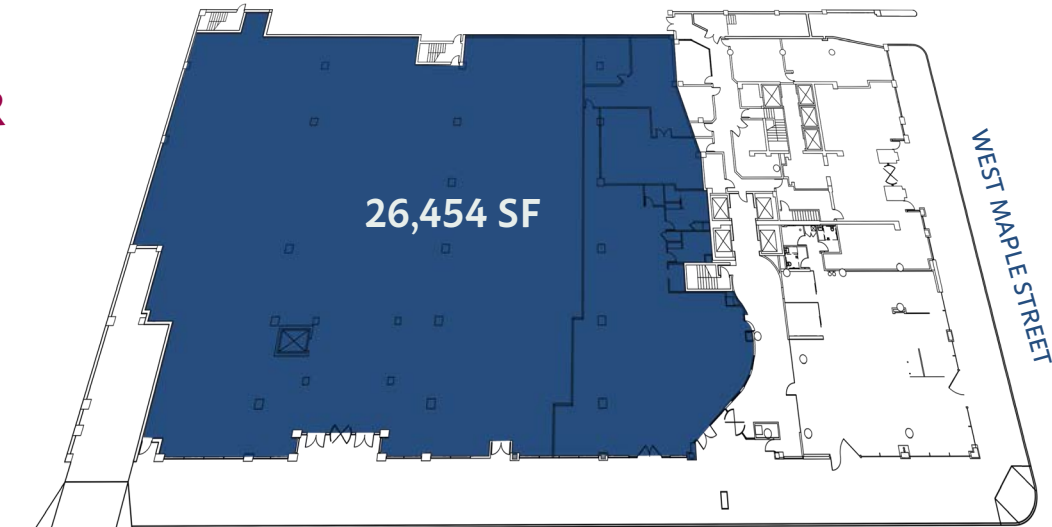


FIRST FLOOR

Ceiling Height: 15' 5"

142

Garage
Parking

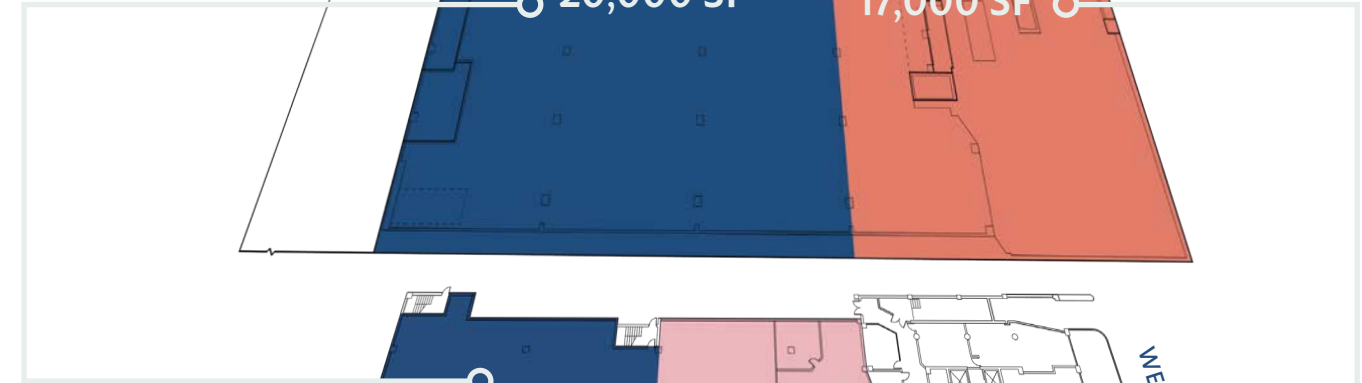


TOTAL: 63,453 SF

SECOND FLOOR

Ceiling Height: 19' 6"

Tenant A
33,000 SF



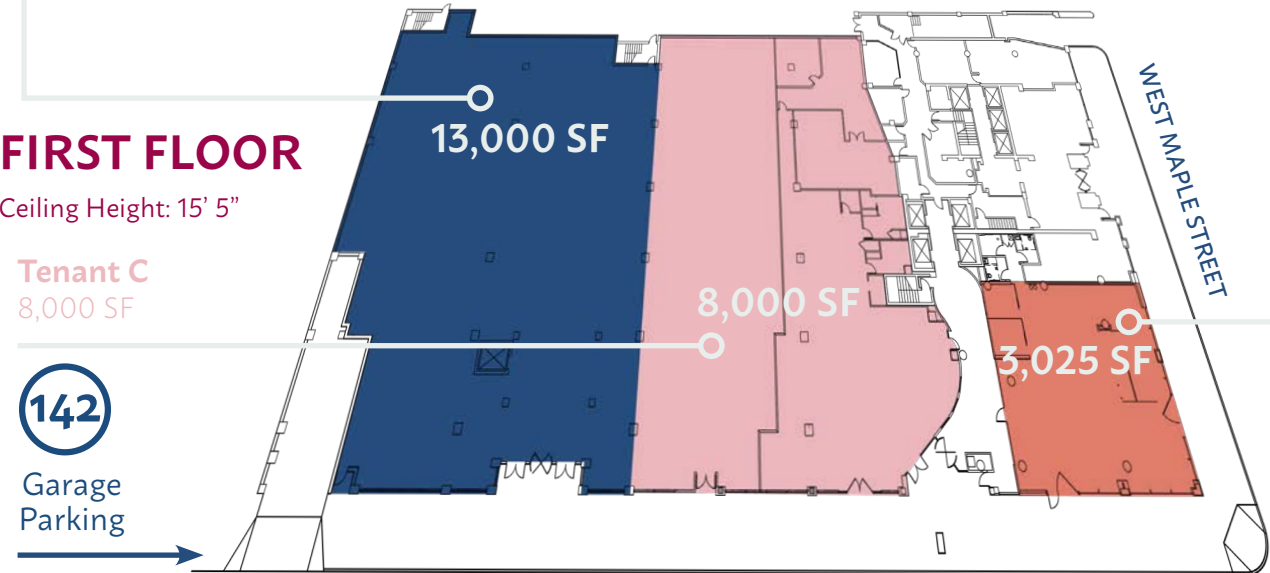
FIRST FLOOR

Ceiling Height: 15' 5"

Tenant C
8,000 SF

142

Garage
Parking





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