

1133 S. Wabash Ave., Unit 1N, Chicago, IL

\$30.00/SF MG



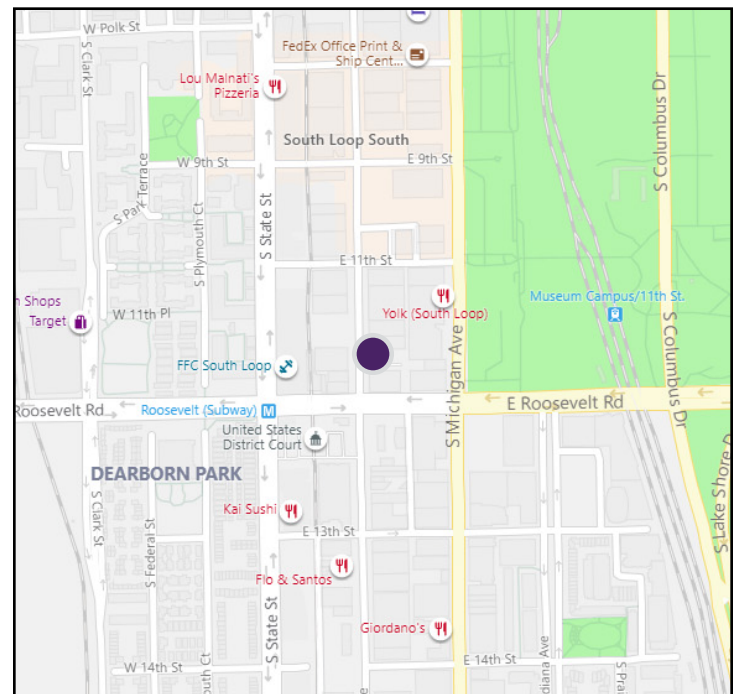
Property Highlights

- 1,435 SF vanilla box storefront
- Built-out with large open area, private office, reception, storage
- Features pressed tin ceilings, hardwood floors, dedicated entrance
- Great space for office use
- Part of rehabbed vintage building
- Nearby businesses include Trader Joe's, Potbelly's, Stan's Donuts, Starbucks, FFC, Eleven City Diner
- Close to Roosevelt CTA, Metra, and several college campuses
- Great location in the South Loop
- Tenant responsible for utilities
- Zoning: DX-12

Property Overview

Near the corner of Wabash and Roosevelt, a 1,435 square foot vanilla box storefront is available for lease. The space is built out with a reception area, a large open space, a private office and room for storage. The unit also features high, pressed tin ceilings, hardwood floors and a dedicated entrance. This space has great potential for office, medical office or retail use. Close to the Roosevelt CTA and the Metra, this is a prime location for a wide variety of businesses.

The South Loop has seen a tremendous growth in the residents and students who call this area home. Many businesses and residents are drawn to this neighborhood due to its proximity to downtown, pedestrian friendly design and historic buildings.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	53,448	361,303	758,442
Growth 2019-2024	4.68%	3.41%	0.96%
Median Income	\$99,838	\$83,255	\$71,938

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