

# MILLENNIUM PROPERTIES R/E *For Lease: 3,266 SF Retail in Prime South Loop Location*

1400 S Wabash Ave., Chicago, IL

**\$37.00/SF NNN**



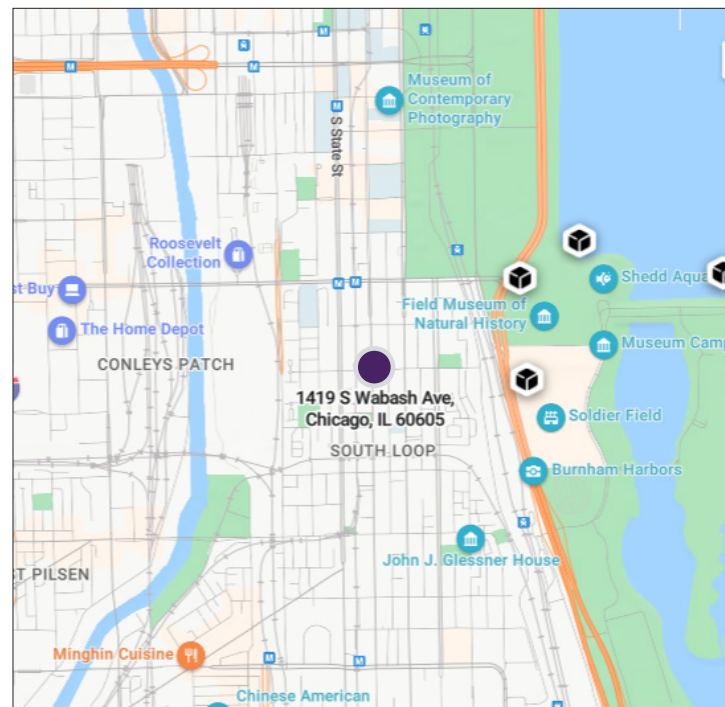
## Property Highlights

- Rarely available South Loop retail space on high traffic corner
  - 3,266 SF ground floor space
  - Current raw condition allows for numerous uses plus possible outdoor seating for restaurant/cafe users
- Part of a 299-unit luxury residential development completed in 2022
- Great visibility and signage opportunities
- Indoor parking available for tenants
- Close proximity to Soldier Field, Grant Park, Museum Campus and Rush University Medical Center
- Close to public transportation
- Attractions in the area: Jewel, Walgreens, Starbucks, Trader Joes, Bank of America, a multitude of restaurants, theaters, hotels, gyms, chic boutiques and spas
- CAM/RE Taxes: \$9.72/SF (estimated)
- Traffic count: 3,747 vehicles daily
- Zoning: PD-1353

## Property Overview

Available for lease is 3,266 square foot of retail space in the desirable South Loop neighborhood. Ground floor of a 300-unit luxury residential building, this space is perfect for retail, spa or a restaurant. The 280,000 square foot building is situated on the corner and is just one block from the 40,000 SF Rush University Medical Center, the immediate neighborhood is home to numerous residential apartments and condos, retail, dining and entertainment options. Excellent visibility and possible signage opportunities. Additional parking available for tenants.

The South Loop neighborhood is sought after because of its rapid retail and residential growth. The area is one of Chicago's most popular and vibrant shopping destinations and hosts a multitude of spas, restaurants and entertainment venues. Close proximity to Lake Shore Drive, Soldier Field, the Museum Campus and walking distance to the Loop.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	55,624	353,619	771,471
Households	29,470	181,620	347,358
Median Income	\$112,156	\$99,875	\$87,112

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