

# MILLENNIUM PROPERTIES R/E *Excellent Identity in River North* *Up to 10,098 SF of Retail Space*

300 W. Ontario St., Chicago, IL

**\$35.00/SF NNN**



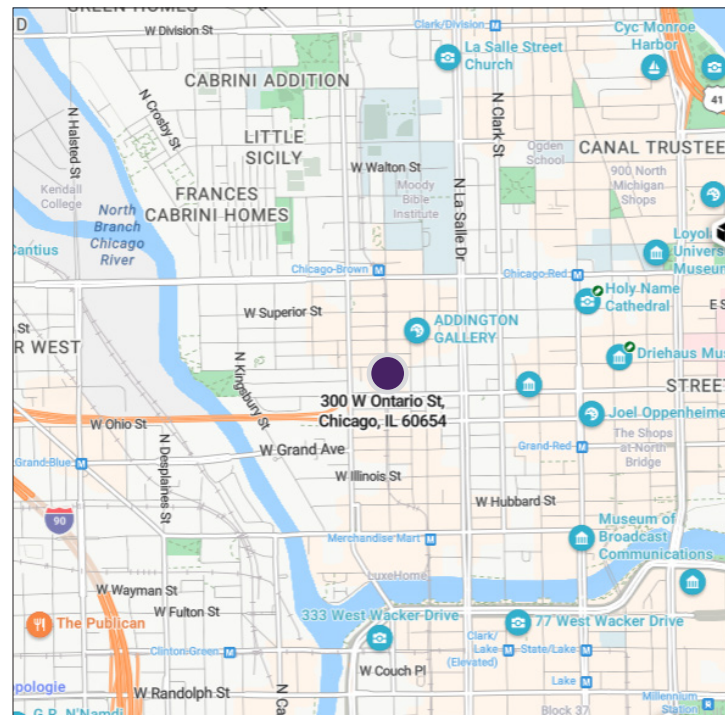
## Property Highlights

- Rarely available 10,098 SF retail space
- Currently two units, but can be sub-divided
  - 4,878 SF unit is built-out for a cross fit gym
  - 5,220 SF unit is a former physical therapy office
- Perfect for a variety of uses including restaurant, office, medical office, gym or spa
- Nine parking spaces available for lease @ \$325/month per space
- Excellent visibility with 200' of frontage
- Nearby attractions: Merchandise Mart, Target, Binny's, Starbucks, Gene & Georgetti's Steakhouse, plus a multitude of other restaurants, theaters, hotels, gyms, chic boutiques and spas
- Traffic count: 41,000 vehicles daily
- Taxes: \$10.61/SF; CAM: \$2.22/SF
- Zoning: DX-7

## Property Overview

Available for lease is 10,098 square feet of retail space in the desirable River North neighborhood. Ground floor of a 165-unit luxury condo residential building, this space is currently divided into two units, but can be further sub-divided to 1,490 square foot, 2,442 square foot or 3,113 square foot units. Situated on the Ontario/Ohio feeder ramp to I-90/94, the excellent visibility is enhanced with 200 feet on frontage on Ontario Street. This unit has high ceilings, HVAC infrastructure, bathrooms with showers and lockers, washer dryer hookups, kitchenette and has access to a 14" black iron duct for venting. The location benefits from a high volume of daily vehicular and foot traffic and a dense urban high income population.

The River North neighborhood is sought after for businesses and residential because of its central location, connecting Fulton Market, River West, the Loop, Gold Coast, Streeterville, and the Magnificent Mile. This vibrant neighborhood hosts a multitude of retail shopping options, art galleries and restaurants. The property benefits from the strong neighborhood demographics, which includes more than 800 apartment units and 50,000 square feet of office space.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	132,901	438,448	866,156
Households	80,907	233,955	403,850
Median Income	\$115,916	\$112,412	\$91,958

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