



HIGH VISIBILITY WEST LOOP/FULTON MARKET RETAIL/OFFICE SPACE

PROPERTY INFORMATION

- 3,826 SF first-floor retail or office opportunity in the heart of Chicago's premier West Loop/Fulton Market district, located on Peoria Street, just south of Randolph Street.
- Exceptional visibility with strong pedestrian and vehicle traffic throughout the day. Shared building entrance with neighboring tenants creates additional exposure and customer activity.
- Bright, modern space featuring floor-to-ceiling storefront windows, polished concrete floors, soaring ceilings, exposed ductwork, and multiple private restrooms, including one full bathroom.
- Outstanding accessibility: 0.3 miles to the Morgan Green/Pink Line Station, 0.5 miles to Ogilvie Transportation Center, Convenient access to I-90/94, multiple CTA bus routes, and Divvy bike stations.

- Situated just half a block south of Randolph Street's renowned Restaurant Row, surrounded by nationally recognized restaurants, boutique retailers, private clubs, and major employers.
- Neighboring businesses include: Trivoli Tavern, Green Street Smoked Meats, Sawada Coffee, Soho House Chicago, Ritual Hot Yoga, J.P. Graziano Grocery, Lovesac, Lena Brava, Nobu Chicago, McDonald's Global Headquarters, and many more.

USE

Retail or Office

ZONING

DX-3 (Downtown Mixed-Use District)

BUILT

1907

ALDERMAN

Walter Burnett Jr./27th Ward

MICHAEL WEBER

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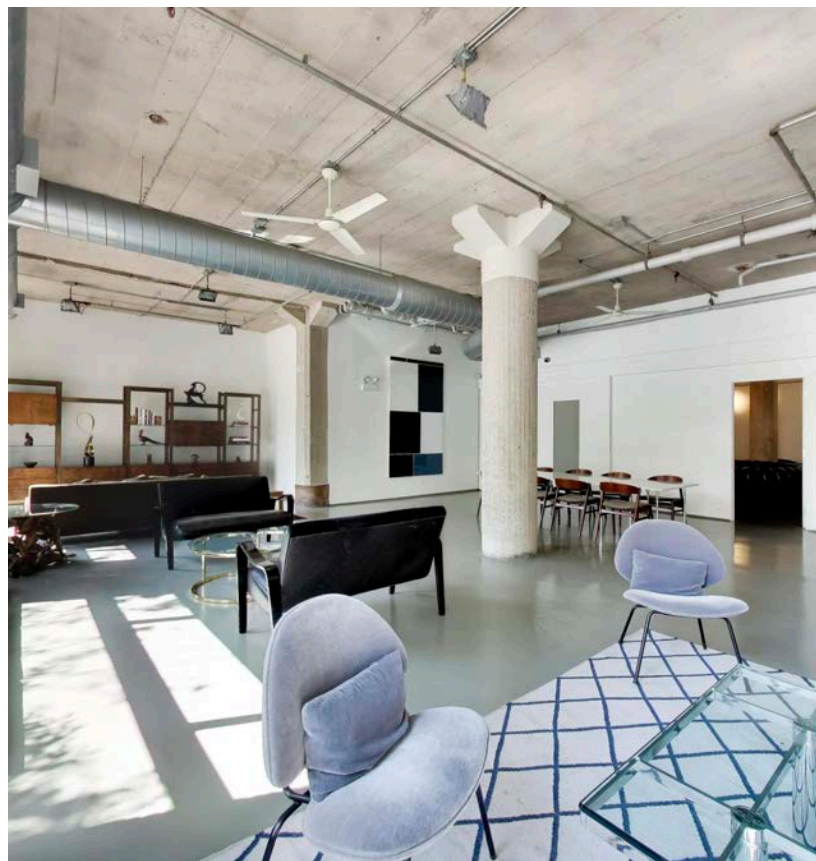
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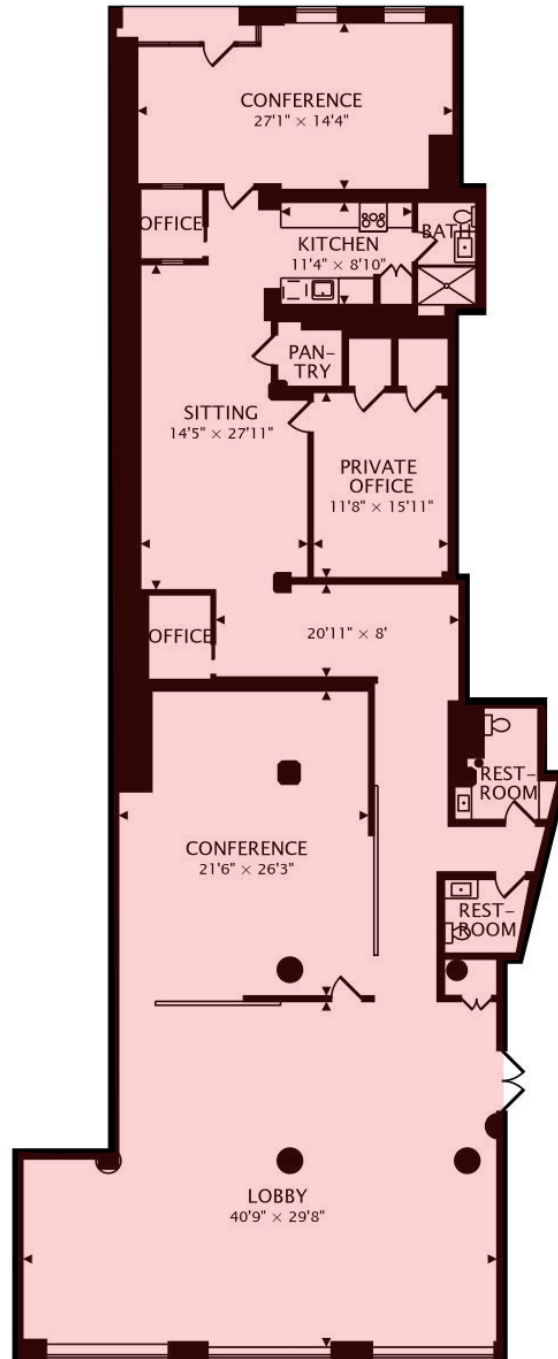
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WEST LOOP

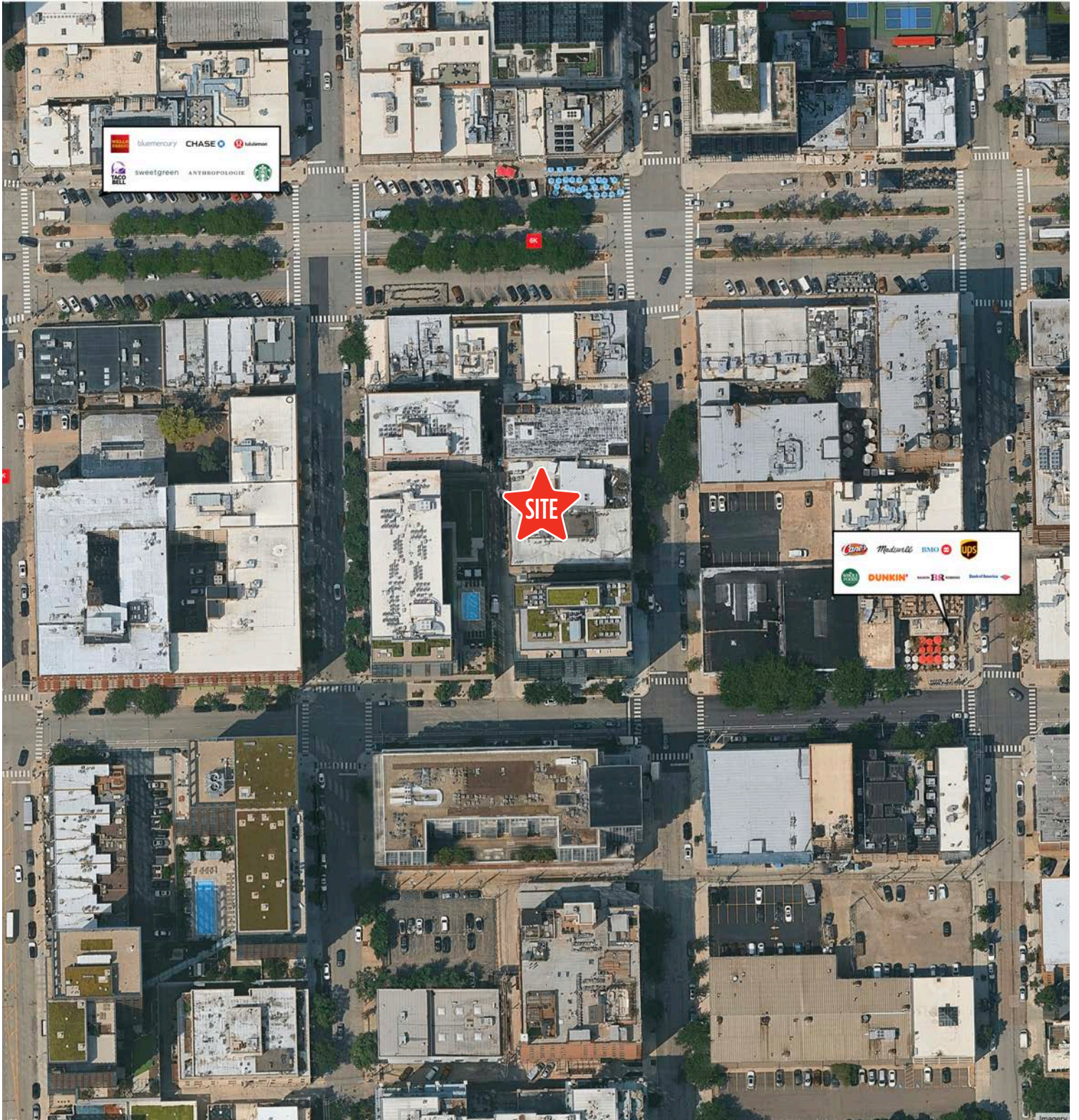
Few neighborhoods have undergone a transformation quite like the West Loop. What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago – and it's shown no sign of slowing down.

The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.

In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center – home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

With easy access to CTA stops and Metra stations, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

76,214

3 MILE

483,915

5 MILE

1,008,765

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$225,897

3 MILE

\$198,342

5 MILE

\$171,277