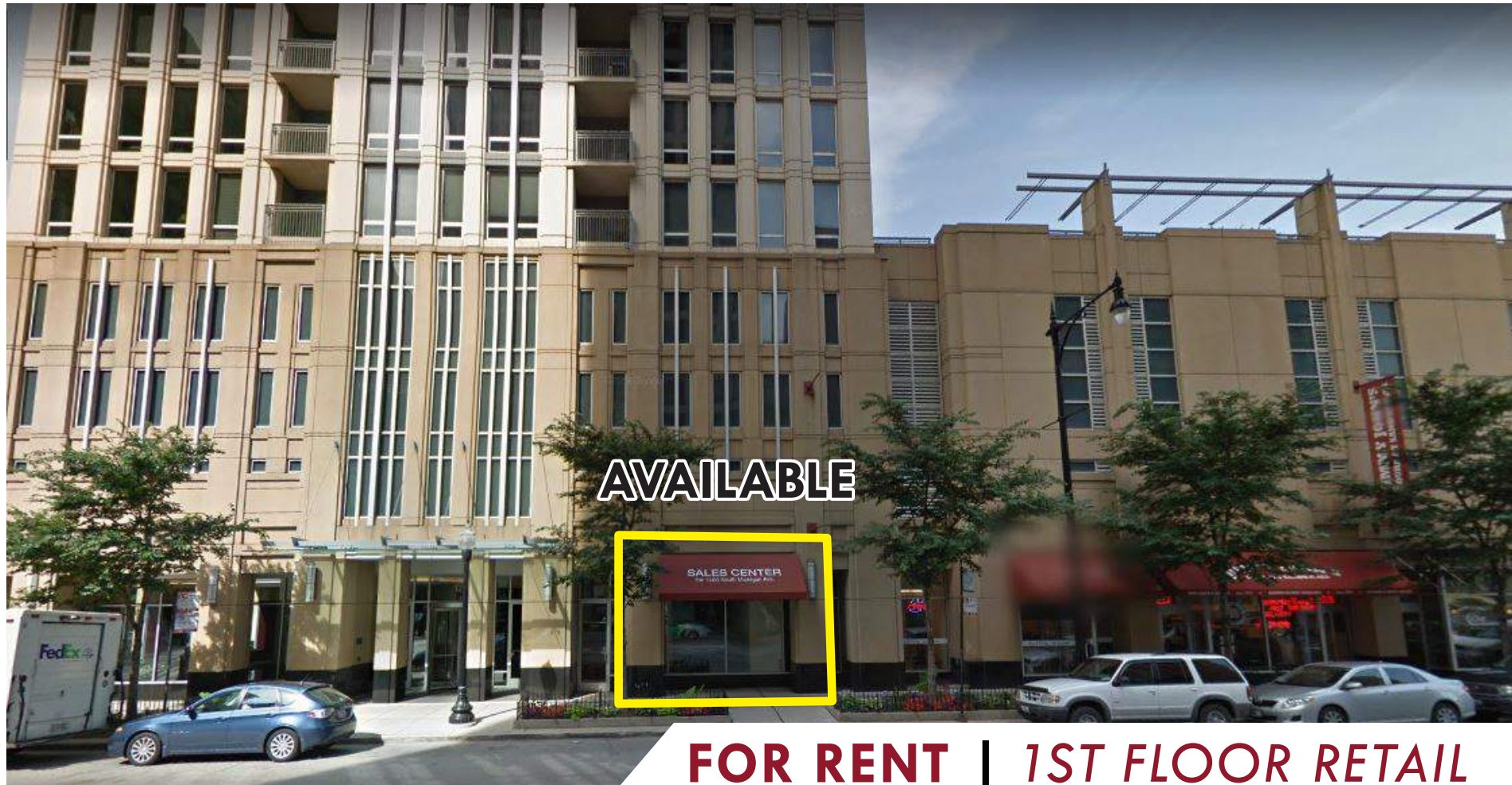




# 1250 S. MICHIGAN AVE.

CHICAGO, IL 60605



AVAILABLE

## FOR RENT | 1ST FLOOR RETAIL

LOCATED SQUARELY IN THE HEART OF SOUTH LOOP'S DEVELOPMENT BOOM, THIS RETAIL SPACE SITS ON THE GROUND FLOOR OF MICHIGAN AVENUE TOWER'S 229-UNIT, LUXURY CONDO BUILDING, JUST SOUTH OF THE INTERSECTION OF ROOSEVELT ROAD & THE WORLD-FAMOUS MICHIGAN AVE. THE AREA IS AFFLUENT, HIGH DENSITY, AND JUST STEPS FROM THE CTA STATION, MULTIPLE GROCERIES, GRANT PARK, THE MUSEUM CAMPUS, SOLDIER FIELD AND THE MAGNIFICENT MILE

- SPACE AVAILABLE** | 2,092 SF
- RENTAL RATE\*** | \$29 / SF NNN
- CAM & TAX** | \$13.81 / SF
- POPULATION** | 46,000+ WITHIN 1 MILE
- AVERAGE HH INCOME** | \$127,000 WITHIN 1 MILE
- TRAFFIC** | 23,800+ VEHICLES PER DAY

\*AVAILABLE SPACES ONLY

SURROUNDING

**TRADER JOE'S**

**pure barre**  
lift • tone • burn

**Jewel-Osco**



**TARGET**



**RUSH UNIVERSITY MEDICAL CENTER**

CONTACT

**TERRI COX**

312-337-1001 xt. 2028  
TCOX@MATANKY.COM

**SCOTT LEVINSON**

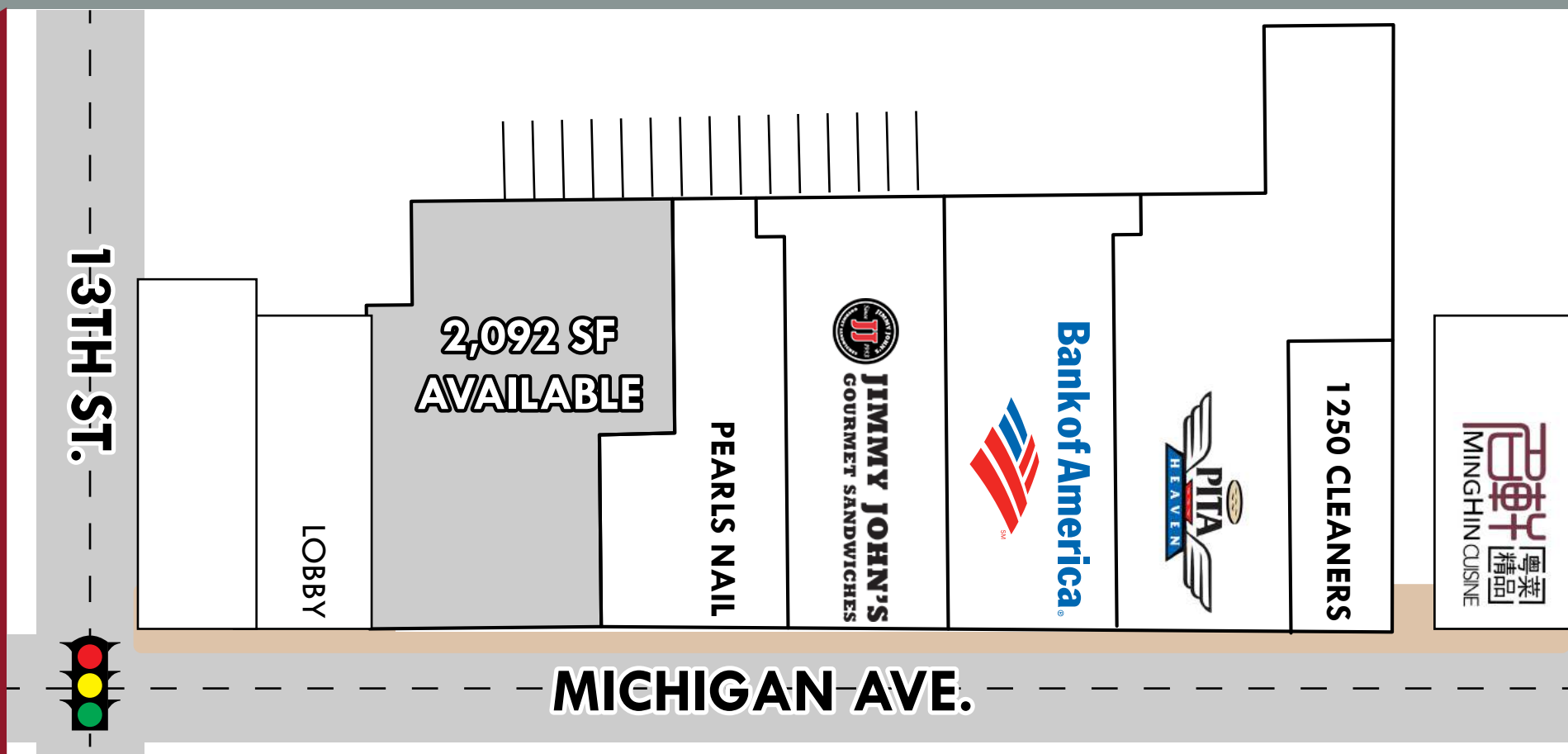
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SITE PLAN



AERIAL MAP



SITE PLAN



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