

1222 W Madison

FOR LEASE 4,970 SF

LUXE on Madison—West Loop Retail Space

West Loop

Chicago, IL 60607



New Construction Retail—1st Floor of Luxury 102-Unit Apartment Development on Madison Avenue

MILLER
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Property Highlights

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DEMOGRAPHICS

(2013 Estimates)

	1 Mile	3 Mile
Population	39,489	359,814
Households	22,811	200,230
Average Income	\$92,649	\$85,139



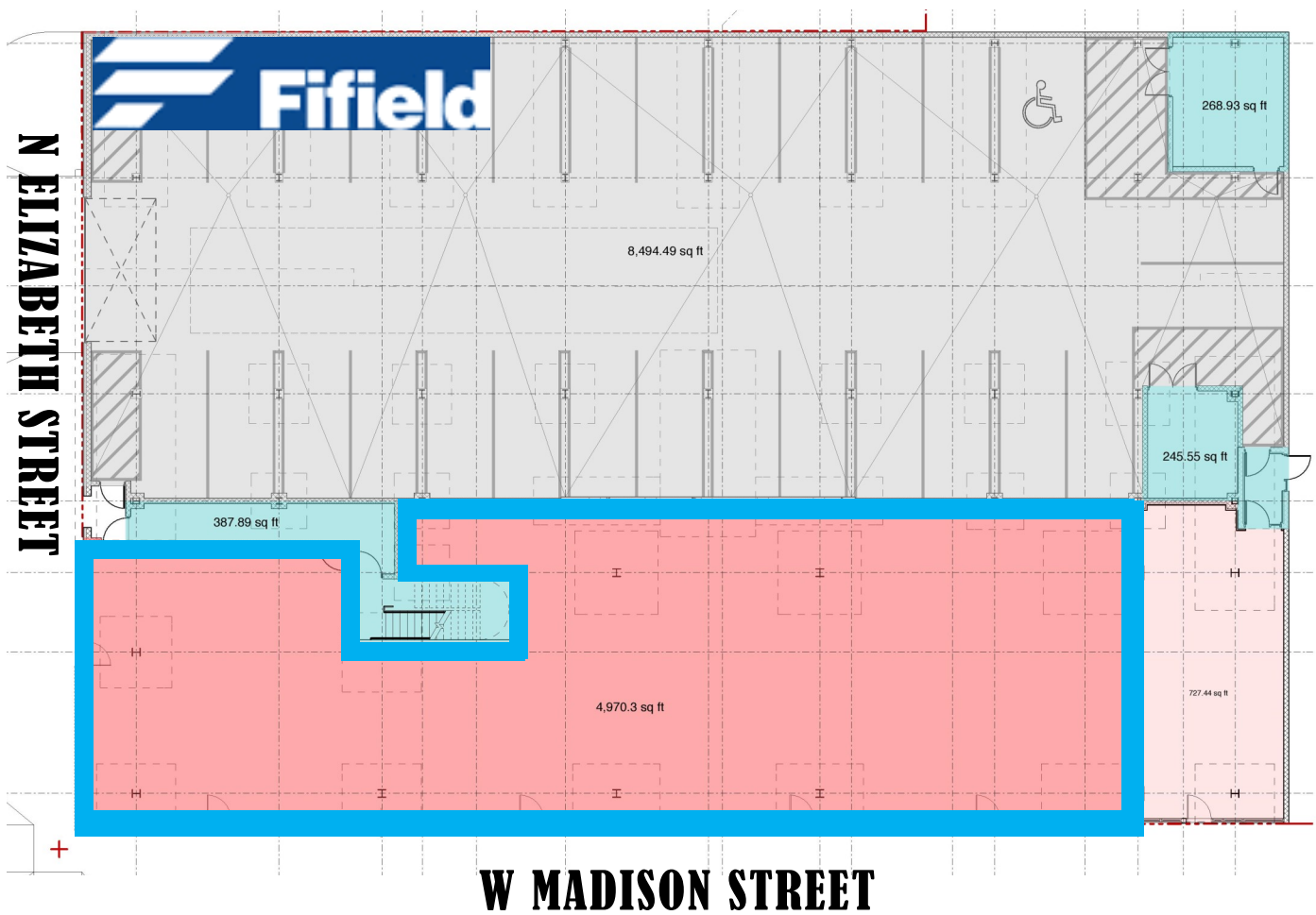
Price: \$30 / Sq Ft
Lease Type: NNN
Extras: \$8 / Sq Ft
Size: 4,970 Sq Ft
Min Divisible: 1,500 Sq Ft
Zoning: PD-1246
Alderman: Solis

Highlights:

- ⇒ 4,970 Sq Ft, divisible to 1,500 Sq Ft
- ⇒ Developed by the Award-Winning Fifield Companies
- ⇒ First floor retail space in luxury, pet friendly, 102-unit apartment building in the heart of West Loop
- ⇒ High Foot traffic area in popular West Loop Neighborhood (Walk score 94)
- ⇒ Great retail visibility to over 9,900 vehicles per day
- ⇒ Within 2 blocks of Starbucks, The Gardner School, Johnny's Icehouse, and Butterfly Sushi Bar
- ⇒ On a busy retail street, less than 3 blocks to both Mariano's and Whole Foods Market—Excellent location for dry cleaners, nail salon, cafe / coffee shop, juice bar, clothing / shoe store, pet related service, dental / medical, spa / hair / nails, retail or any resident amenity use
- ⇒ Close to public transportation: Racine Station - Blue Line (0.4 miles), Ashland Station - Green & Pink Lines (0.5 mi)
- ⇒ Tenant improvement allowance may be available
- ⇒ Expected Delivery - September 1, 2015

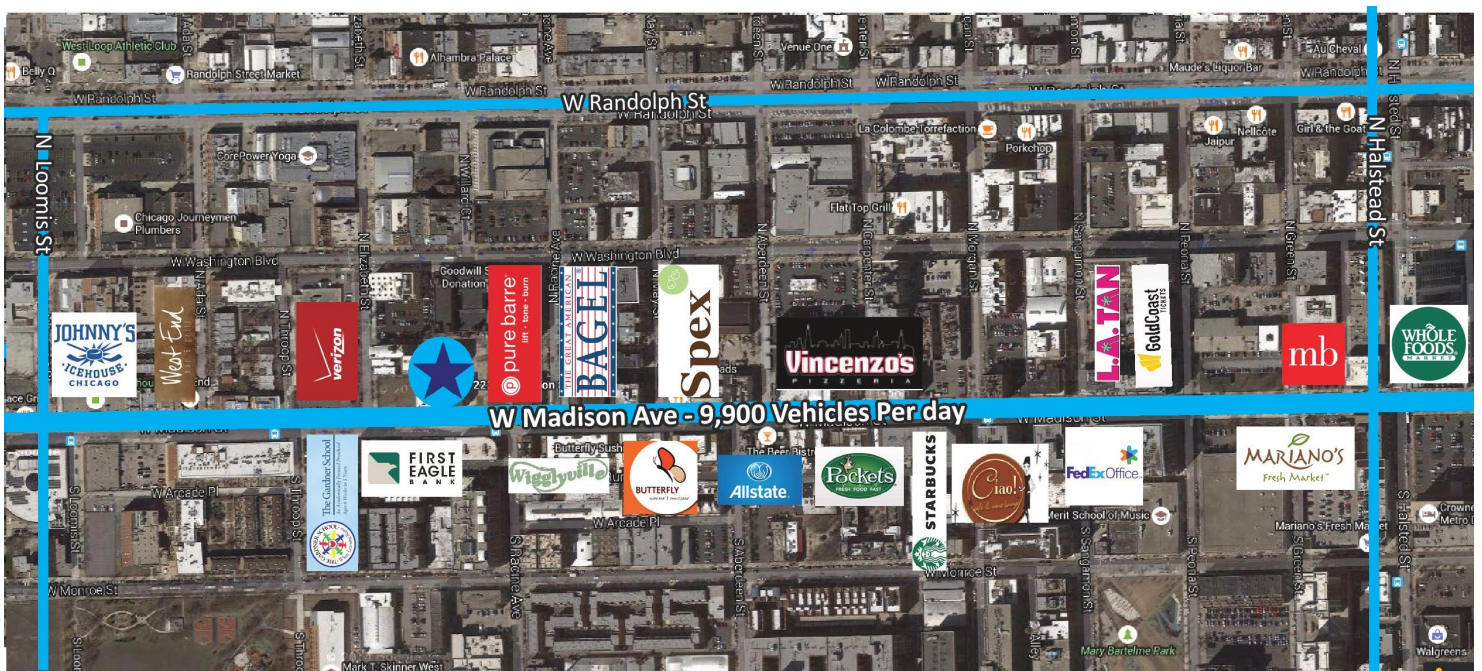
Floor Plan 1222 W Madison

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Area Retail Map 1222 W Madison

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 - 1222 W Madison Ave