

Loop Retail on Madison Near State Street / Millennium Park

Description:

- Excellent Loop retail opportunity with frontage on Madison Street between State & Wabash
- Located on ground level of 19-story Historic Landmark Building
- Adjacent retailers include 7-Eleven and H&R Block
- Operating expenses of \$8.95/Sq Ft and taxes of \$2.36/Sq Ft
- Water, gas (heat) and cooling supplied by the building's system and included in CAM / tenant responsible for electric & trash removal
- Located steps from CTA #J14 Jeffery Jump, #19 United Center Express, #20 Madison, #56 Milwaukee, #60 Blue Island/26th, #124 Navy Pier & #157 Streeterville/Taylor bus stop
- Less than 0.5 blocks from CTA Brown/Green/Orange/Pink/Purple Line station
- 0.5 blocks from Target on State

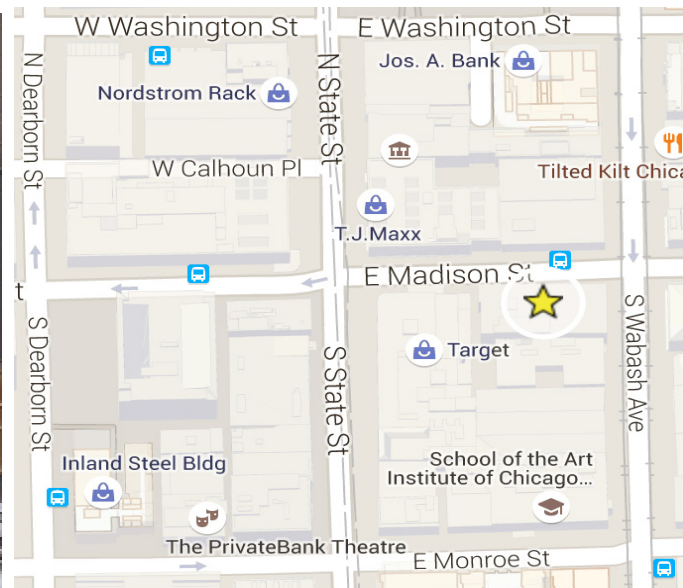
Highlights:

Price:	\$70/Sq Ft
Listing Type:	Lease
Property Type:	Retail
Lease Type:	NNN
ASF:	1,444
Alderman:	Reilly

Demographics:

(2015 Estimates)

	1 Mile	3 Miles
Population	72,939	271,247
Households	46,013	160,129
Average Income	\$116,967	\$105,351



SITE PLAN

29 E Madison

Loop

Chicago, IL 60602

