



## FOR LEASE WEST LOOP RETAIL

1041 W Madison Street  
Chicago, IL 60607



### HIGHLIGHTS

**Property Type:** Retail  
**Lease Type:** Gross  
**Size:** 900 Sq Ft  
**Zoning:** DX-3  
**Alderman:** Sigcho-Lopez

## SNAPSHOT



- 900 Sq Ft retail space on the ground floor of a 6-unit apartment building in the heart of the West Loop
- Open floor plan features 1 bathroom and ample storage area
- Large floor to ceiling windows span the 52' of Madison Street frontage
- High-visibility location with over 22,082 vehicles per day and a Walk Score of 96
- Located in a string of 18 contiguous leased retail storefronts with a residential built-in customer base
- Neighboring retail tenants include Cone Gourmet Ice Cream, Tribeca Boutique, The Madison Bar & Kitchen, West Loop Sushi, Jet's Pizza, Skyline Smiles of the West Loop, 1st American Bank, and Starbucks

## TRANSIT



On CTA #20  
Madison Route



0.3 miles to CTA #8  
Halsted bus route



0.4 miles to CTA  
Morgan Street Pink &  
Green Line Station

**DEMOGRAPHICS**



**Population**

1 Mile 55,249



**Households**

1 Mile 30,098



**Avg Household Income**

1 Mile \$134,124



**Consumer Spending (000s)**

1 Mile \$873,314

**AREA MAP**



**TRAFFIC COUNT**

W Madison St

22,082