

1355 S Michigan Ave.



FOR LEASE // 1,900 SF + 500 SF MEZZANINE

PLEASE DO NOT DISTURB EXISTING TENANT



1355 S Michigan Ave.

PROPERTY HIGHLIGHTS

- Hardcorner Location 2nd Generation Restaurant Space (Non-Restaurant Uses Welcome)
- Great Co-Tenancy with: Stretch Lab, F45, Go Grocer, Giordano's, Waffles Restaurant, Art of Modern Dentistry, Mud Bum Facial Spa, Raise Your Glasses Optometrist.
- 1,900 SF + 500 SF Mezzanine
- Large outdoor patio seating on 14th St.
- Parking available
- Mechanical Specs:
 - » Electric - 400 amp, 208 volt, 3 phase
 - » Cooling - 15 tons via 3 5-ton compressors
 - » Heating - 156,000 BTUs via 3 air-handlers (electric heat)
 - » Black Iron - 4800 CFM

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	25,804	54,014	180,971
DAYTIME POPULATION	14,102	89,350	538,331
HOUSEHOLDS	14,865	30,057	100,332
AVG HH INCOME	\$161,912	\$151,817	\$162,482

TRAFFIC COUNTS

	COUNT
MICHIGAN AVE	16,115 VPD
ROOSEVELT RD	12,467 VPD

WALK SCORE®

WALK SCORE	94	walker's paradise > daily errands do not require a car
TRANSIT SCORE	96	rider's paradise > world-class public transportation
BIKE SCORE	93	biker's paradise > daily errands can be accomplished on a bike



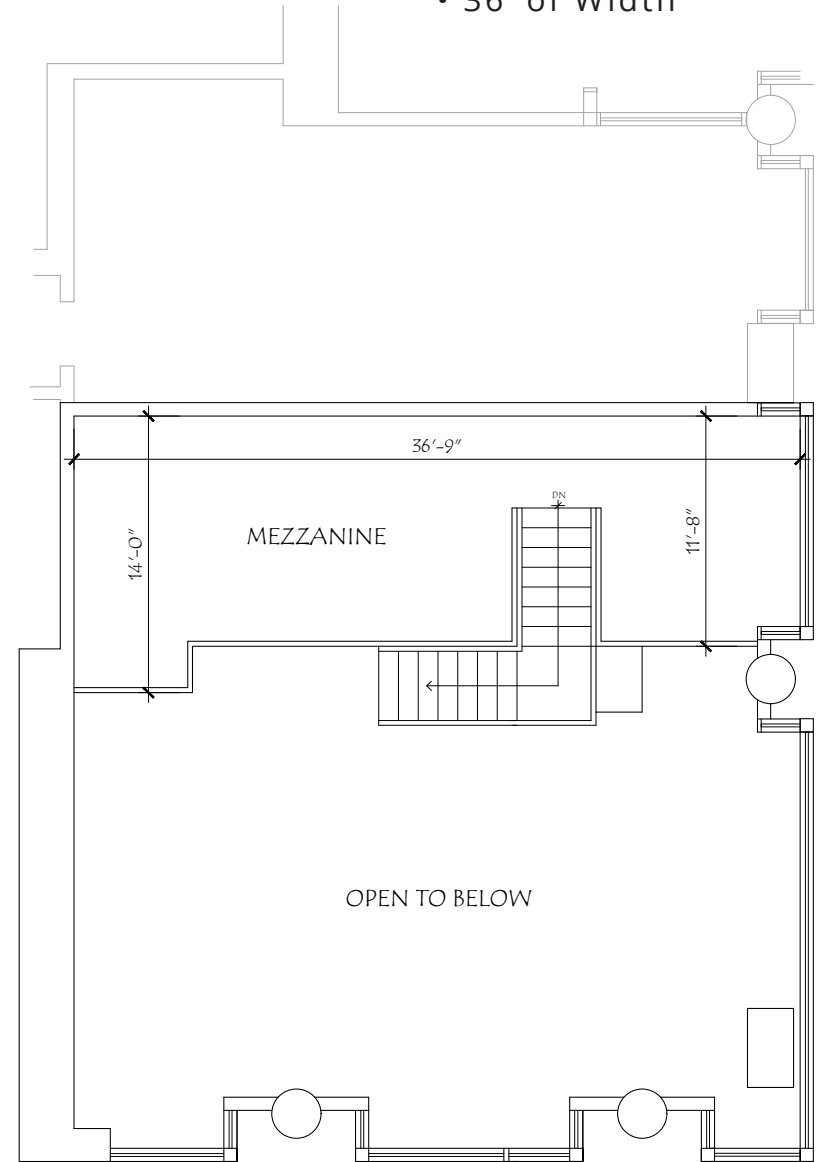
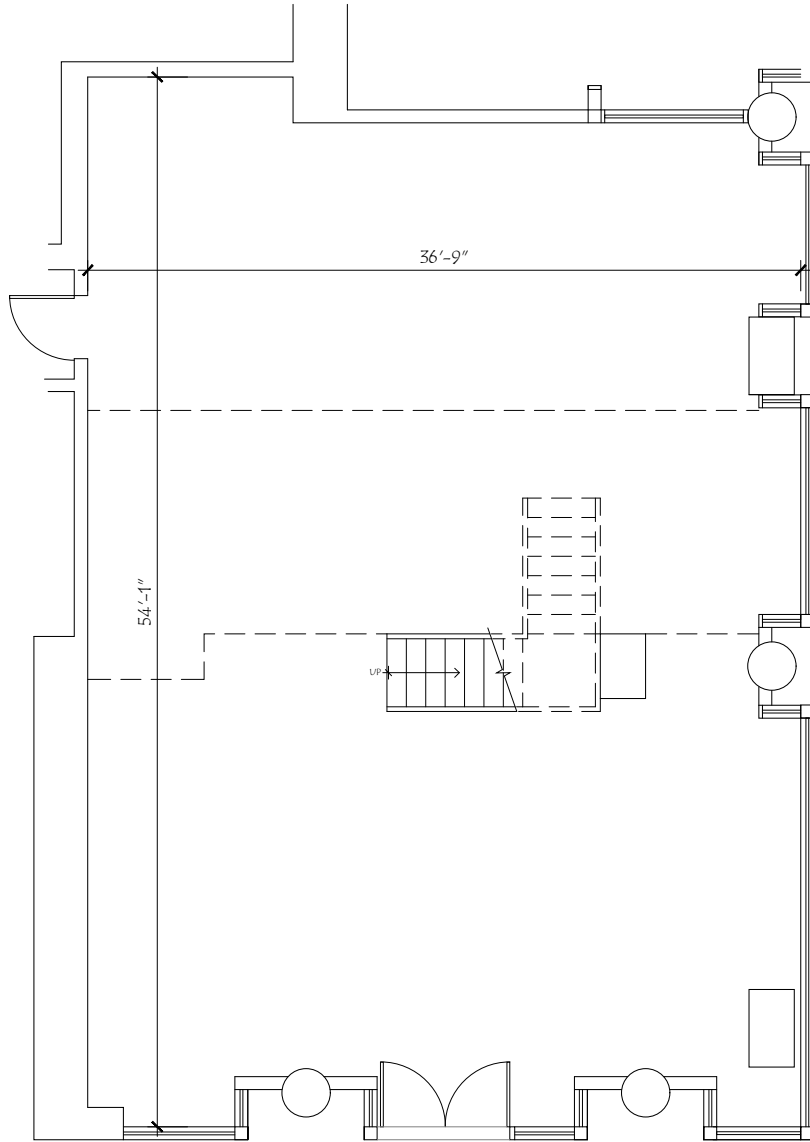
1355 S MICHIGAN AVE, CHICAGO, ILLINOIS

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- Column-Free Space
- 20'+ Ceiling Height
- 36' of Width



RETAIL SPACE
GLA = 1,900 SF + 500 SF Mezzanine



Leasing Contact

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