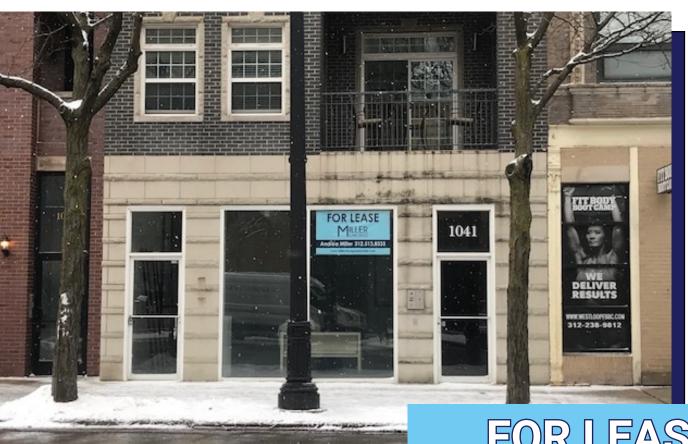


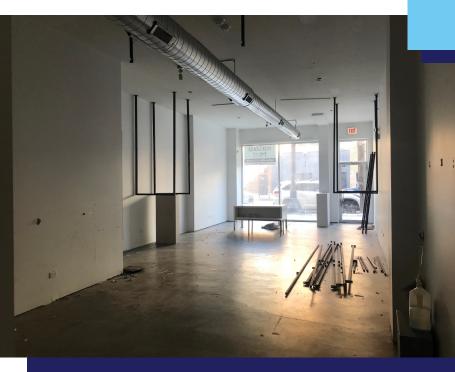
andrea@millerchicagorealestate.com



FOR LEASE

WEST LOOP RETAIL

1041 W Madison Street Chicago, IL 60607



HIGHLIGHTS

Gross

Property Type: Retail **Lease Type:**

900 Sq Ft Size:

Zoning: DX-3

Sigcho-Lopez Alderman:





andrea@millerchicagorealestate.com

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



1 Mile 30,098



Avg Household Income 1 Mile \$134,124



Consumer Spending (000s) 1 Mile \$873,314

AREA MAP



TRAFFIC COUNT