



MARSHALL SQUARE BEVERAGE DISTRICT
1901 S. ROCKWELL ST., CHICAGO, IL 60608



MATANKY REALTY GROUP

ARCHITECT'S RENDERING





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	46,166 PEOPLE	363,628 PEOPLE	1,117,035 PEOPLE
DAYTIME POPULATION	49,139 PEOPLE	427,660 PEOPLE	1,545,941 PEOPLE
AVERAGE HH INCOME	\$46,944	\$66,870	\$90,758

WALK SCORE

WALK SCORE 77 - VERY WALKABLE

BIKE SCORE 67 - GOOD TRANSIT

TRANSIT SCORE 77 - VERY BIKEABLE

NEARBY TRANSIT

WESTERN AVE. L STOP 0.4 MILES | 8 MINUTE WALK

CALIFORNIA L STOP 0.3 MILES | 5 MINUTE WALK

WESTERN AVE. METRA STOP 0.6 MILES | 13 MINUTE WALK

KEY FEATURES

- HISTORIC BUILDING WITH STUNNING EXPOSED BRICK
- CENTRALLY LOCATED NEAR WESTERN METRA STOP AND CALIFORNIA & WESTERN PINK LINE STOPS
- SURROUNDED BY FANTASTIC RETAIL & DINING, INCLUDING THE LAGUNITAS BREWERY, PETE'S FRESH MARKET, WALMART, DISCOVERY CLOTHING AND MORE!

PROPERTY DETAILS

SPACE AVAILABLE | 1,000 - 30,000 SF

RENT | NEGOTIABLE



MATANKY
REALTY GROUP





Mount Sinai



CINESPACE CHICAGO
FILM STUDIOS



LAGUNITAS
BREWING COMPANY



Metra[®]
The way to really fly.



DUNKIN' DONUTS[®]



GameStop



SUBWAY



petes fresh market



planet fitness



Discovery
clothing company



SALLY BEAUTY SUPPLY



FAIRPLAY Davita



AutoZone



boostmobile



ExtraSpace Storage



CHASE



Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



Walmart
Save money. Live better.



BURGER KING



DOLLAR TREE



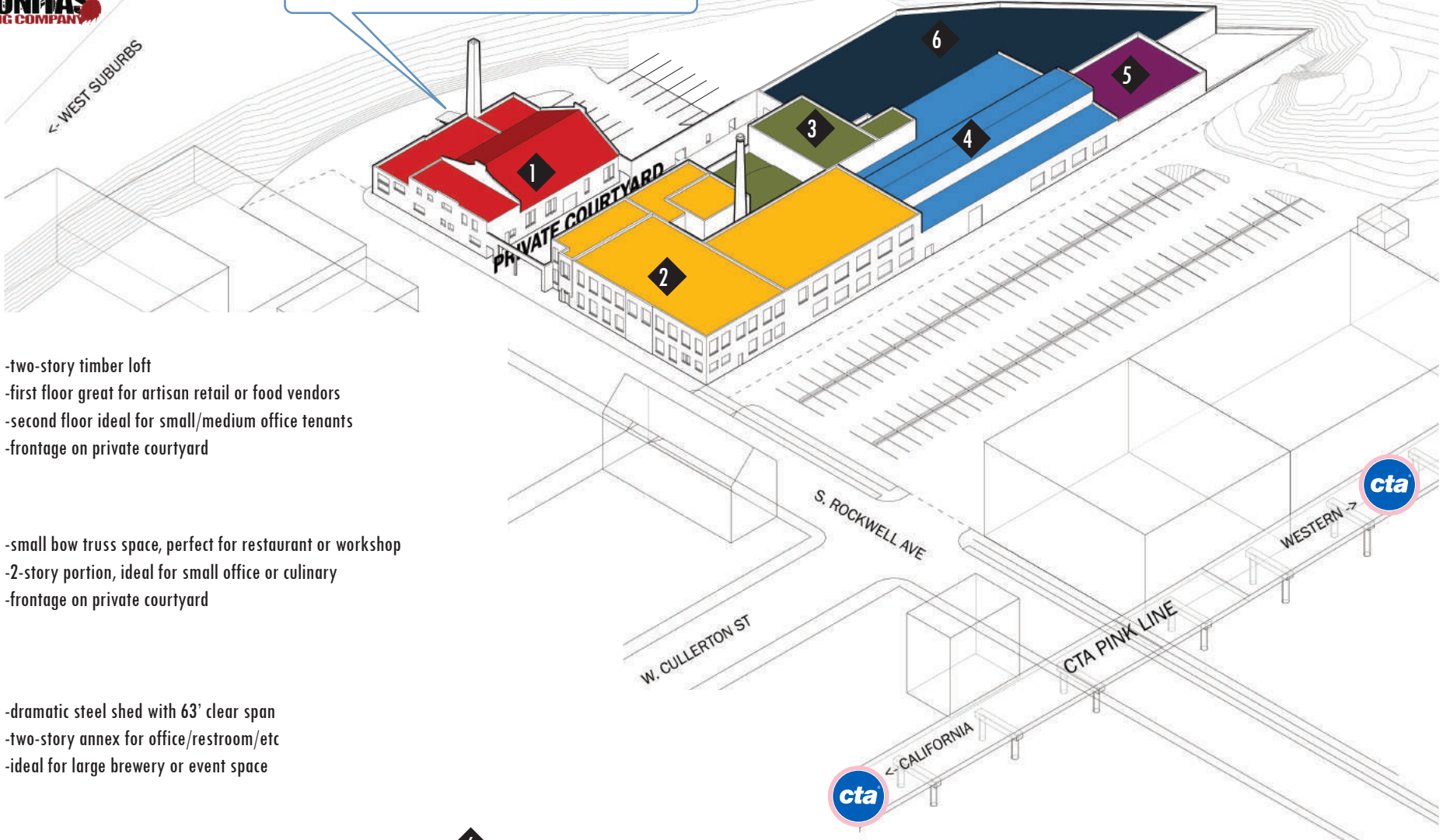


METRA - BNSF LINE

← WEST SUBURBS

MARSHALL SQUARE BEVERAGE DISTRICT

LEASED:
APOLOGUE LIQUEURS DISTILLERY



2

- two-story timber loft
- first floor great for artisan retail or food vendors
- second floor ideal for small/medium office tenants
- frontage on private courtyard

3

- small bow truss space, perfect for restaurant or workshop
- 2-story portion, ideal for small office or culinary
- frontage on private courtyard

4

- dramatic steel shed with 63' clear span
- two-story annex for office/restroom/etc
- ideal for large brewery or event space

5

- steel-framed 1-story warehouse
- adjacent 2,266 sf concrete pad for expansion, secure parking or indoor/outdoor use

6

- timber-framed 1-story warehouse
- ideal for light industrial, storage, or culinary
- frontage on private courtyard

CONTACT INFO

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