

STONE REAL ESTATE

# 1063-65 W. MADISON ST.

## WEST LOOP STREET RETAIL



**1.1-5.3K**

Square feet available



**47K**

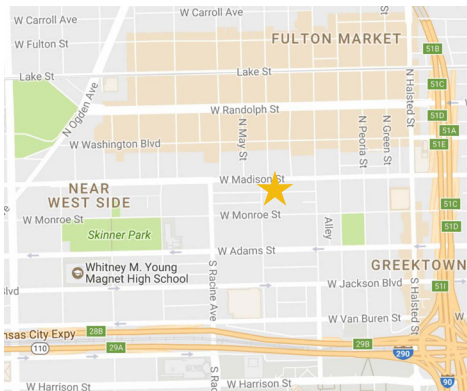
Total population within a one mile radius



**47.5'**  
APPROX

W. Madison St. frontage

## Highly Visible Retail at the SE Corner of W. Madison & Aberdeen



### PROPERTY DESCRIPTION

Prominent corner location on bustling Madison Row at the base of a four-story condo building. Located two blocks south of McDonald's new headquarters, the subject property pulls both office workers and locals alike.

### AVAILABLE SPACE

First Floor: 1,199 - 2,595 sf  
Lower Level: 2,708 sf

### TRAFFIC COUNTS

12,400 vehicles per day on W. Madison St.

### AREA RETAILERS



**\$167K**

Household income in a half mile radius



**240K**

Daytime population in a one mile radius



**12.4K**

Vehicles per day on W. Madison St.

### DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILE
POPULATION	12,913	47,302	233,271
AVERAGE HH INCOME	\$167,867	\$143,126	\$128,724
DAYTIME POPULATION	28,921	240,036	810,320

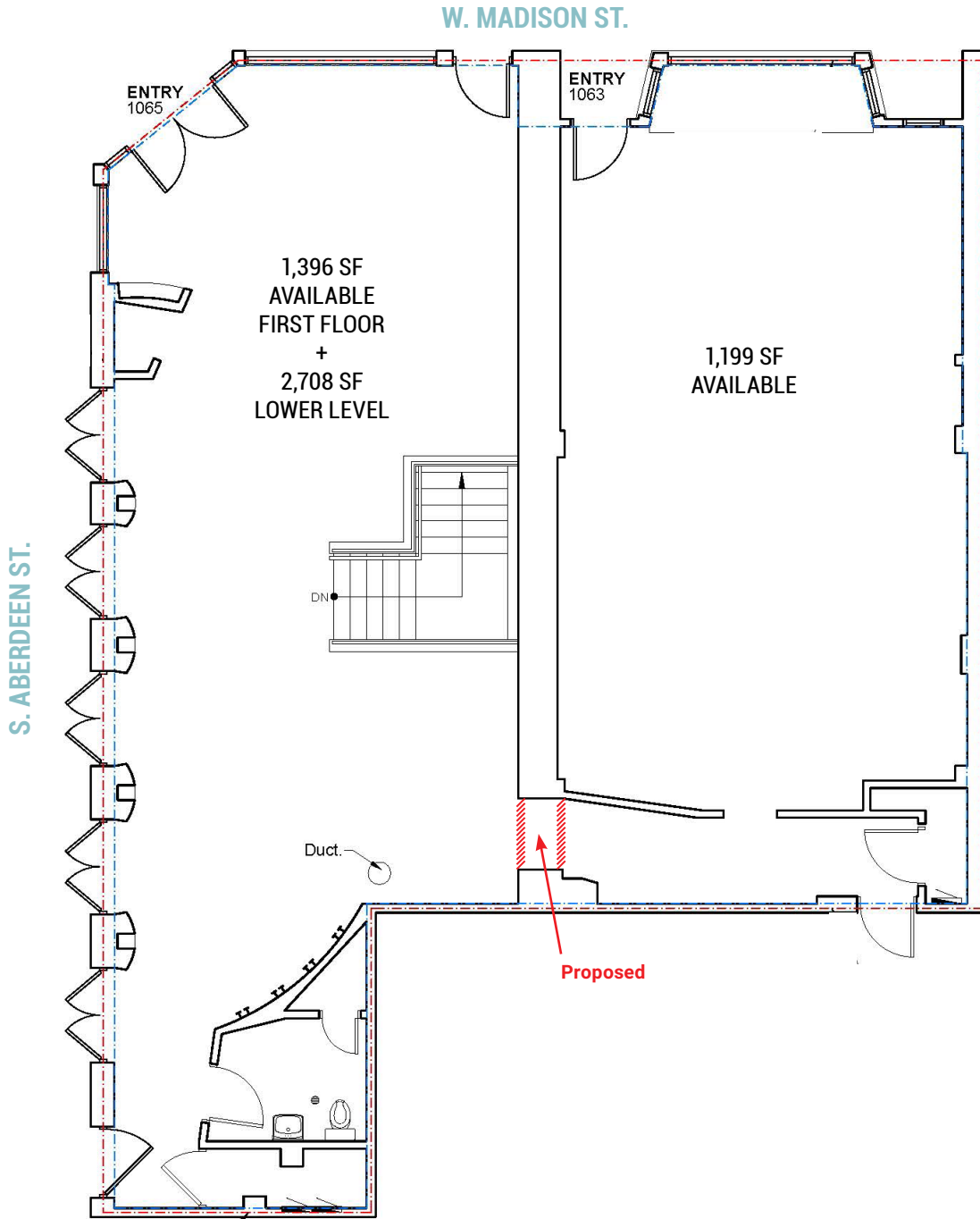
### EXCLUSIVE AGENTS

**Eric Kamen** 312/782-1375  
ekamen@stonerealestate.com

**David Stone** 312/372-2657  
dstone@stonerealestate.com

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### FIRST FLOOR PLAN



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ekamen@stonerealestate.com

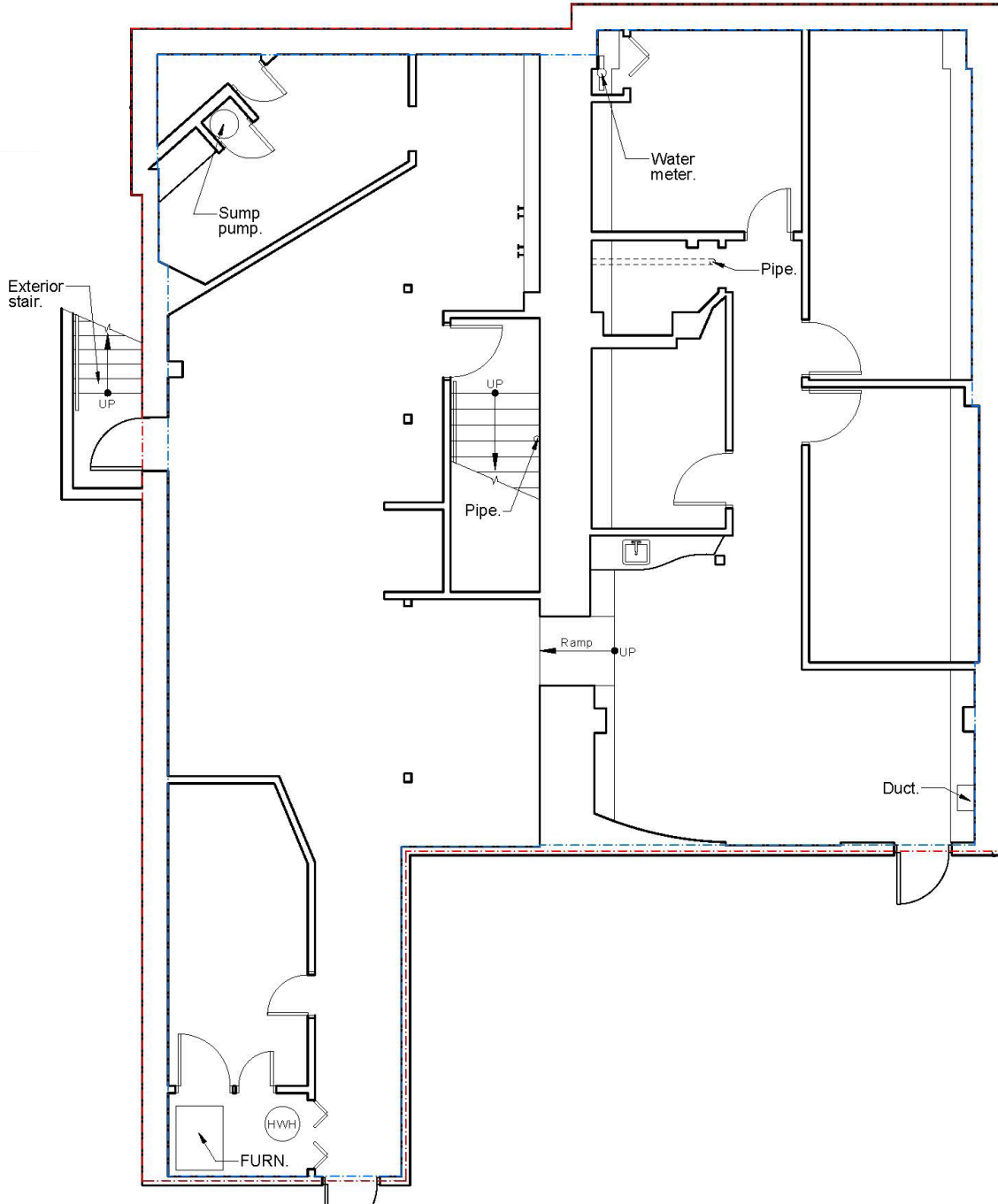
**David Stone** 312/372-2657  
dstone@stonerealestate.com

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**LOWER LEVEL FLOOR PLAN**



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dstone@stonerealestate.com

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## MADISON ST. RETAIL MAP

