

2317
S. MICHIGAN
A V E N U E

FOR SALE OR LEASE

2317 S. Michigan Avenue

NelsonHill is pleased to present 2317 S. Michigan Avenue, a one-story retail building located in The Historic Motor Row District, on S. Michigan Avenue. The building features 8,250 SF of retail/showroom space, one (1) drive-in-door at the rear of the building and approximately 50' of frontage on Michigan Avenue.

2317 S. Michigan is on the Historic Landmark registry and embodies many of the design elements used during the early 1900s. The property was designed by architects Mundie & Jensen and was originally used as the Schillo Motor Sales Co. Showroom.

SPECIFICATIONS

BUILDING SIZE	± 8,250 SF
LAND SIZE	± 8,300 SF
STORIES	1
FRONTAGE	50' ON MICHIGAN AVE.
LOADING	1 DRIVE-IN-DOOR
ZONING	DS-5
PIN(S)	17-27-110-004-0000
SUB-MARKET	MOTOR ROW DISTRICT
2016 TAXES	\$23,782.49 (\$2.88 PSF)
LEASE RATE	SUBJECT TO OFFER
SALE PRICE	\$1,875,000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



PROPERTY PHOTOS



PROPERTY INTERIOR WESTBOUND



PROPERTY INTERIOR EASTBOUND



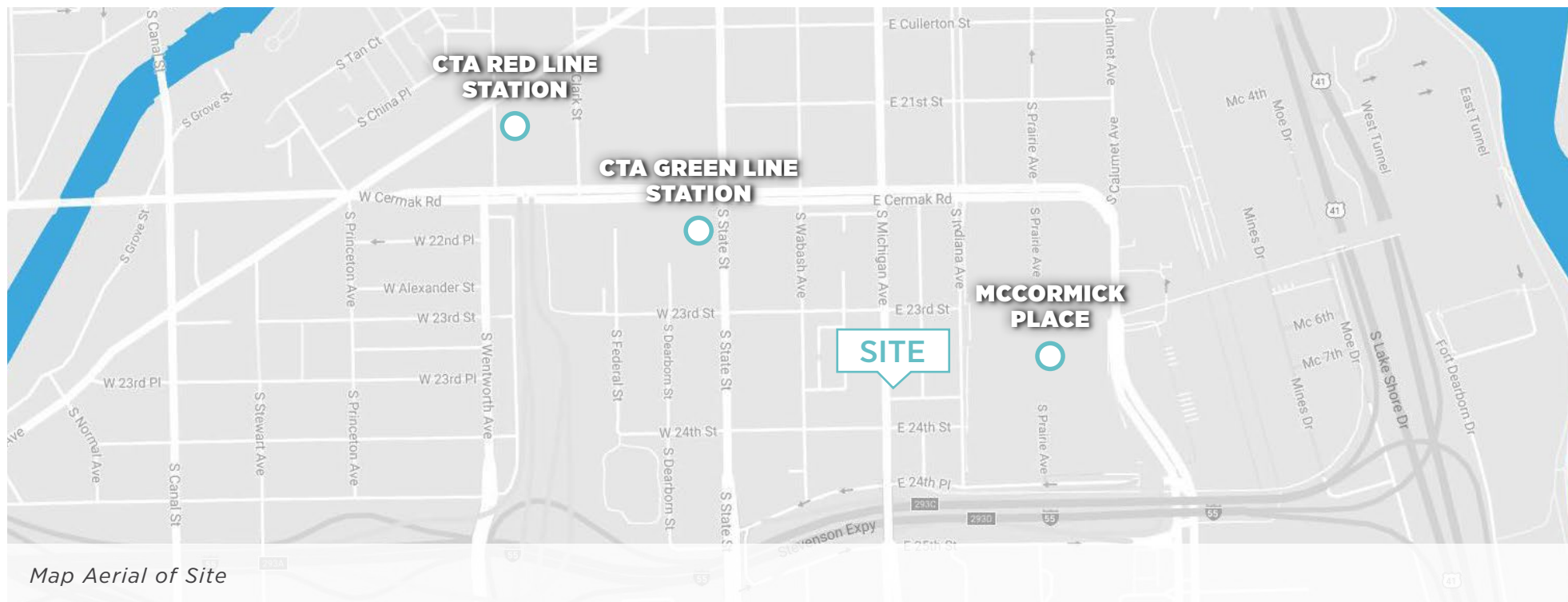
PROPERTY AERIAL EASTBOUND



PROPERTY AERIAL



Birdseye Property Aerial



Map Aerial of Site

PROPERTY LOCATION

2317 S. MICHIGAN AVENUE LOCATION

The subject property is located within the Motor Row District, in the South Loop sub-market of Chicago. This historic district was once known as the automobile row of Chicago a destination venue to buy or repair cars. Today, many of the landmark showroom buildings equipped with elaborate carved stone work and ornate facades still stand.

The area benefits from its close proximity to landmarks and attractions such as the Chicago Museum Campus, McCormick Place, Grant Park, Millennium Park and Chinatown. The subject property has excellent connectivity to the rest of Chicago with direct access to the I-55 Expressway, Lake Shore Drive as well as the CTA Cermak Green or Red Line train stations.



One Block to Northbound & Southbound 1 & 4 buses
Two blocks from the Cermak CTA Green Line Station



Three blocks from the nearest Divvy station



0.2 miles from the I-55 Expressway entrance
1 mile from Lake Shore Drive



300 feet from McCormick Place
1.2 miles from Chicago's Museum Campus



1.1 miles from Illinois Institute of Technology
1.7 miles from Columbia College



Many new bars and restaurants along Michigan Avenue

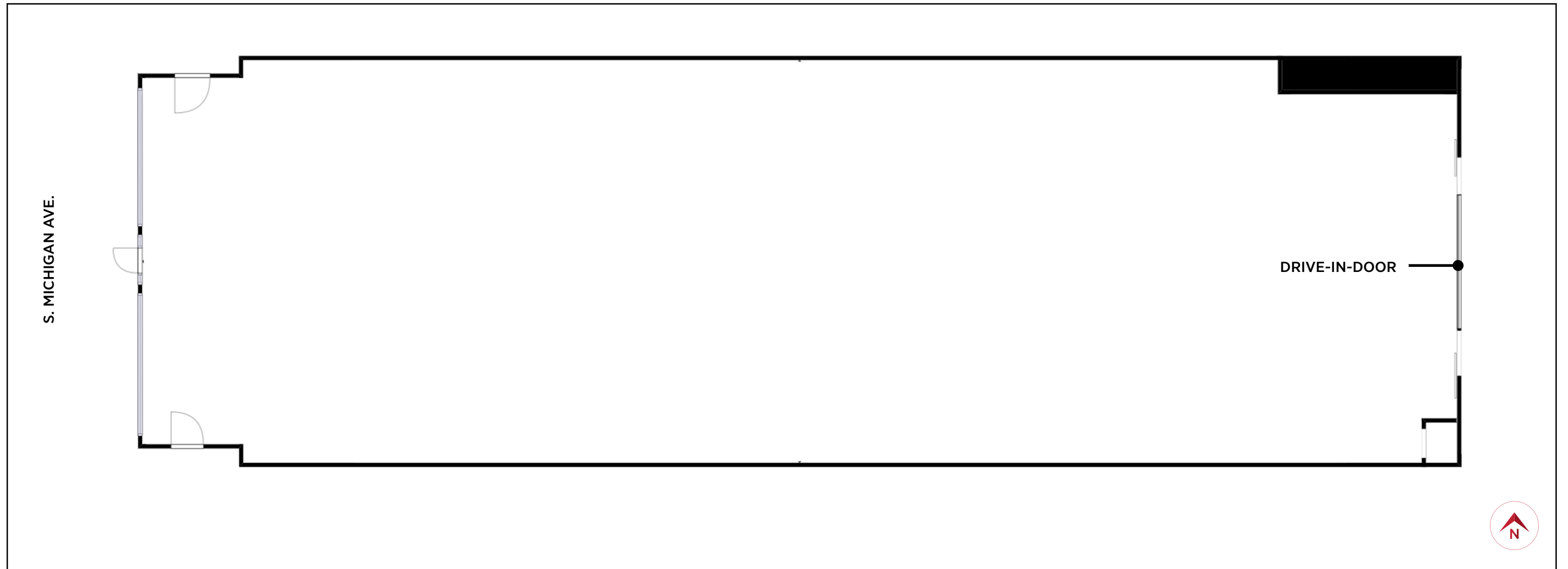
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FLOOR PLAN

2317 S. Michigan Avenue

PROPERTY FLOOR PLAN



WELCOME TO THE SOUTH LOOP



1 DePaul Arena



2 McCormick Place



3 Marriot Marquis

NEW DEVELOPMENT

Chicago's South Loop neighborhood has benefited from its immediate access to well-manicured parks and gardens along the lake-front, as well as convenient access to the CTA and major expressways including: the I-55 Stevenson, Lake Shore Drive, and the I-90/94 Kennedy / Dan Ryan Expressways.

In addition to being near a host of famous Chicago amenities such as the Museum Campus, Soldier Field, Grant Park, Northerly Island, and Lake Michigan, new developments in the burgeoning Motor Row District is in walking distance. The South Loop has undergone significant development in the last 10 years, in the previous two years there has been a resurgence of private and public investment and development.

Such developments include the CTA's new Green Line "L" station opened to the public in February of 2015. This station was part of a \$4 billion transit investment by the city of Chicago and provided a solution for the major gap in public transportation between the South Loop and the rest of the city of Chicago.

Further developments include a newly proposed 62-acre riverfront site by Related Midwest featuring thousands of new homes, offices and

SOUTH LOOP GROWTH

12,466	73%	\$100,125	62%
POPULATION GROWTH SINCE 2000	PROFESSIONAL WORKFORCE	AVERAGE ANNUAL HH INCOME	RESIDENTS WITH BACHELOR'S DEGREE



4 CTA Cermak Green Line

retail spots and the joint partnership of TCP & McCaffery Interests on the former Harold L. Ickes Homes landsite which will feature three square blocks of mixed income housing and retail/commercial space.

MCCORMICK PLACE

The South Loop has seen a 36 percent surge in downtown residents over the last decade, and with McCormick Place drawing three million people per year, the City of Chicago, and private developers, are looking for ways to keep tourist traffic in the South Loop with new development.



5 TCB & McCaffery Development

McCormick officials, working with the city, are aiming to vastly expand the amenities surrounding the convention complex to include more hotels, restaurants, entertainment venues and an arena that could host large-scale corporate assemblies and potentially collegiate sports, as well. The convention center has over 280,000 Sq. Ft. of unused exhibit space they are marketing to developers looking to invest upwards of \$300 million.



6 Proposed RM Development



SOUTH LOOP DEMOGRAPHICS



1,902 New Hotel Rooms Under Construction or Proposed

MCCORMICK PLACE

2.6 million SF of exhibit halls combined with 600,000 SF of meeting space

2.6 MILLION

Over 3 Million visitors each year

3 MILLION

POPULATION is

Expected to Grow by

5% within the

Next 4 Years



46%

OF THE POPULATION IS BETWEEN 25-44



Over 3,200 Apartment Units Under Construction or Proposed

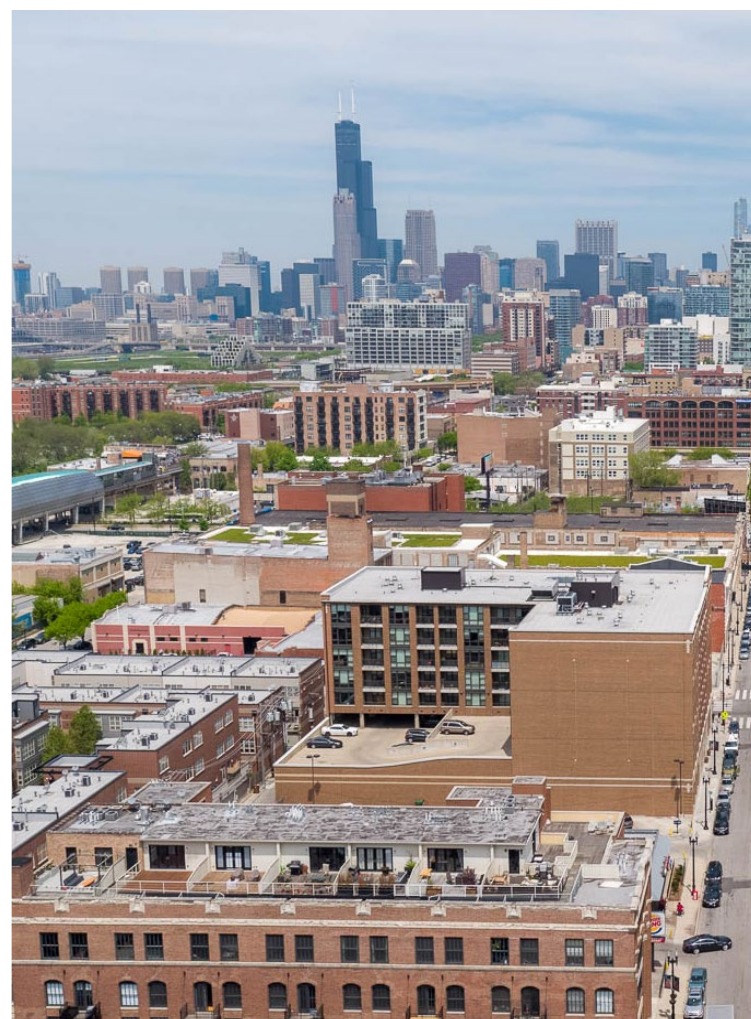
REPRESENTS 100 APARTMENT UNITS



SOUTH LOOP
—
MOTOR ROW
OPPORTUNITY



 **NelsonHill**
Creating Maximum Value in Real Estate



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