

PROPOSAL

735 N LASALLE STREET

Chicago, IL 60654

PRESENTED BY:

TIM RASMUSSEN, CCIM

O: 312.676.1875

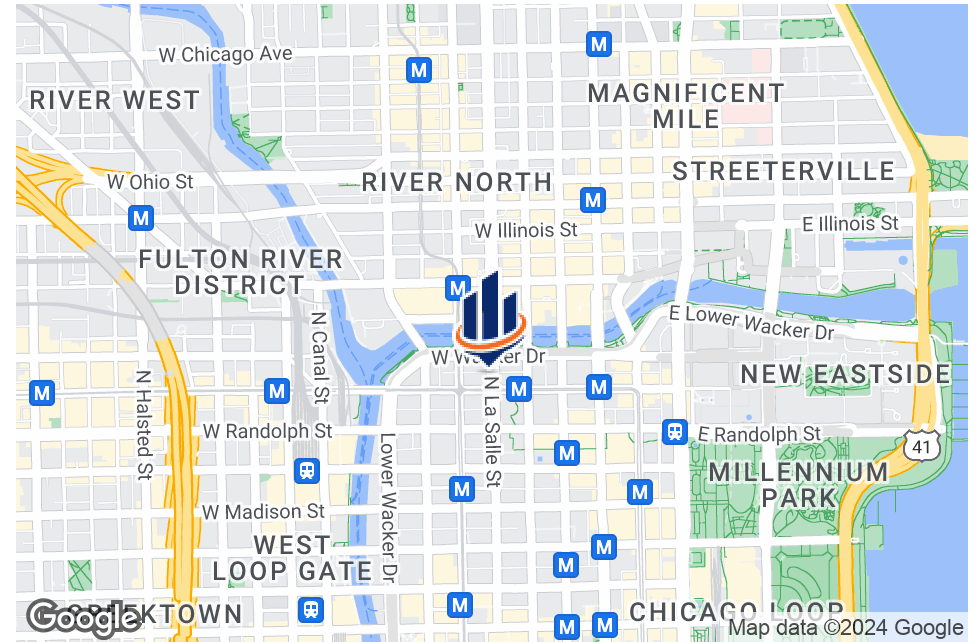
trasmussen@svn.com

SCOTT REINISH

O: 312.667.4609

sreinish@svn.com





OFFERING SUMMARY

| | |
|----------------|------------------------------|
| LEASE RATE: | Please Contact Listing Agent |
| BUILDING SIZE: | Approx. 3,900 SF |
| AVAILABLE SF: | |
| LOT SIZE: | 0.063 Acres |
| ZONING: | DX-7 |
| MARKET: | Chicago |
| SUBMARKET: | River North |
| APN: | 17-09-204-006-0000 |

PROPERTY OVERVIEW

Approx. 3,900 square foot freestanding building ideally suited for either retail or office use. Unique English Style/Garden level bottom floor which can be demised with two floors above. All floors have open floor plans. Rear parking pad able to accommodate up to three vehicles. DX-7 zoning and no liquor use restrictions. Great River North location with a very affluent residential population and a thriving business community providing very high vehicular and pedestrian traffic.

PROPERTY HIGHLIGHTS

- Freestanding building with open floor plans
- Household incomes in excess of \$130,000
- Parking for up to three vehicles
- No liquor license use restrictions
- Distinct architecture
- DX-7 zoning



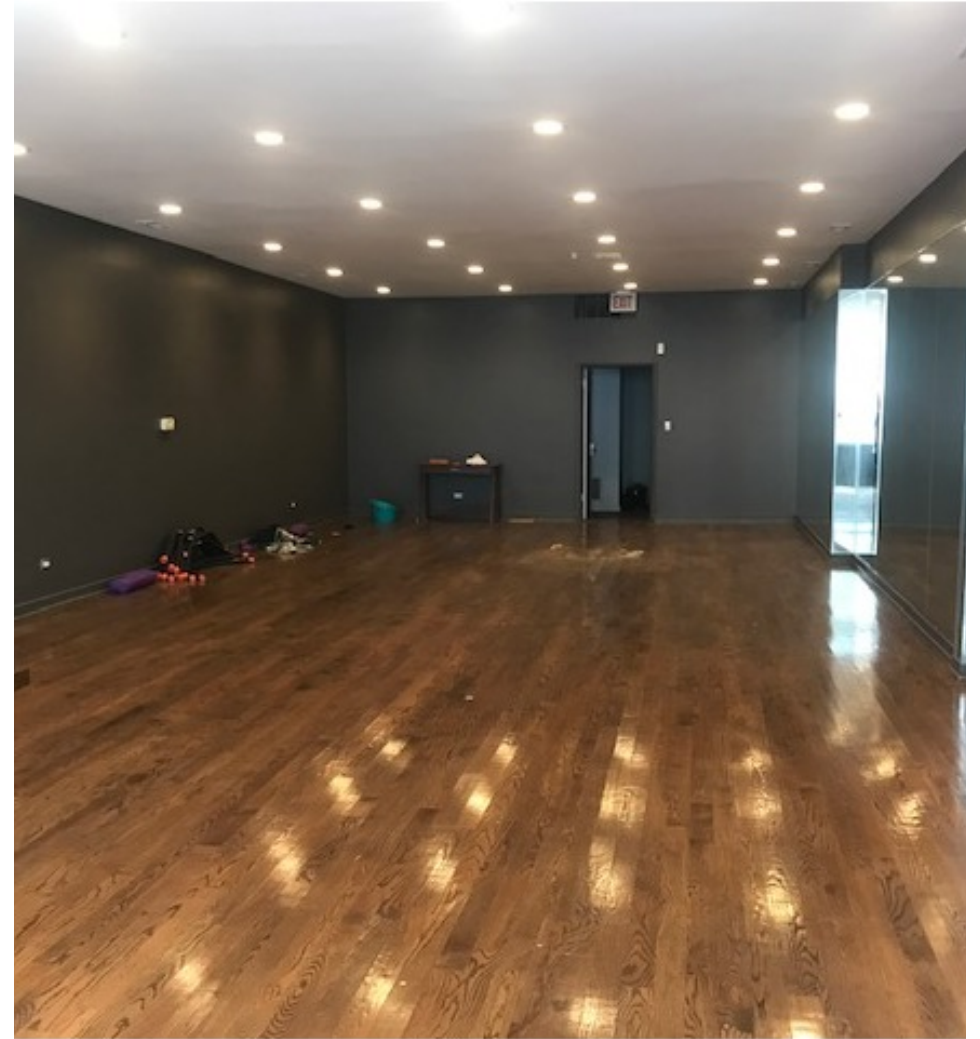
LOCATION DESCRIPTION

The subject property is located at 735 N LaSalle Street in Chicago's River North neighborhood, one of the city's most popular areas to live, work and play. River North, located steps from the Loop CBD, is home to tens of thousands of area residents who occupy more than 14,300 existing multi-family units, with 2,760 more under construction and over 1,380 proposed. There are a total of more than 82,100 residents within 1 mile and average household incomes of nearly \$129,000. All who take advantage of the neighborhood's proximity to shopping, restaurants, nightlife, and culture.

Home to Chicago's massive Merchandise Mart, the neighborhood is one of the major centers for design and home furnishings in the US, and boasts the largest concentration of art galleries in the US outside of Manhattan. The area is home to many existing and planned large residential and office developments, restaurants, nightclubs and hotels and is the home of many companies of varied industries including Motorola, Yelp, Salesforce & Kirkland and Ellis to name but a few. Also located nearby are several educational institutions including Moody Bible Institute and Walter Payton College Preparatory High School. River North is conveniently located to all highways and mass transportation, as well as many other vibrant neighboring communities.

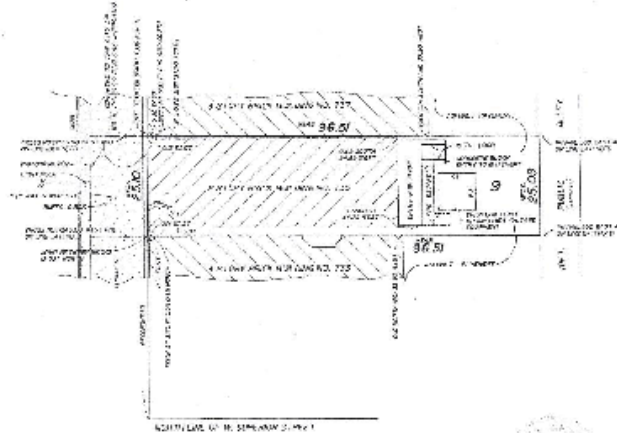
PARKING DESCRIPTION

Three surface spaces located at the rear of the building.

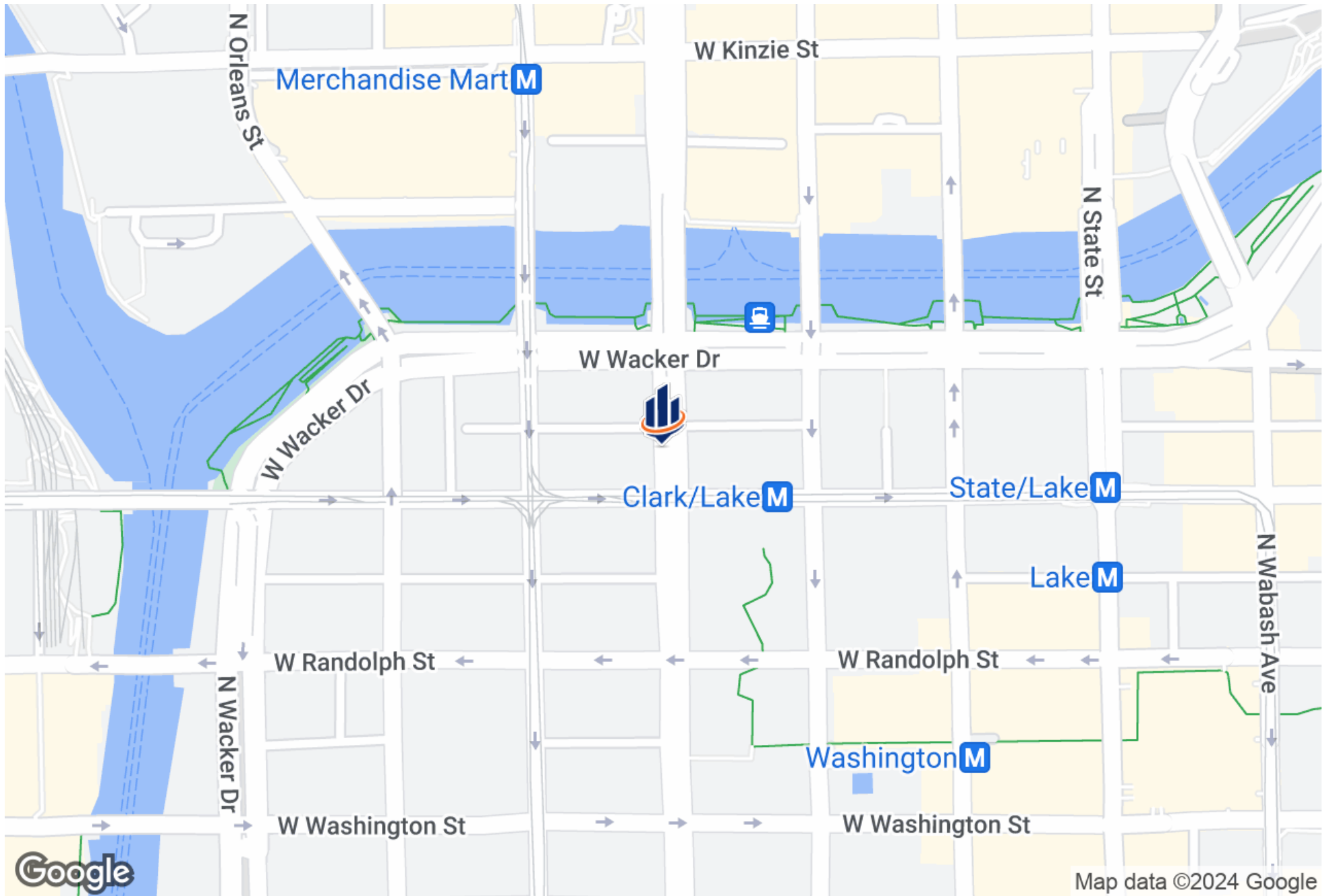


PLAT OF SURVEY
GREMLEY & BIEDERMANN INC.

N. LASALLE STREET

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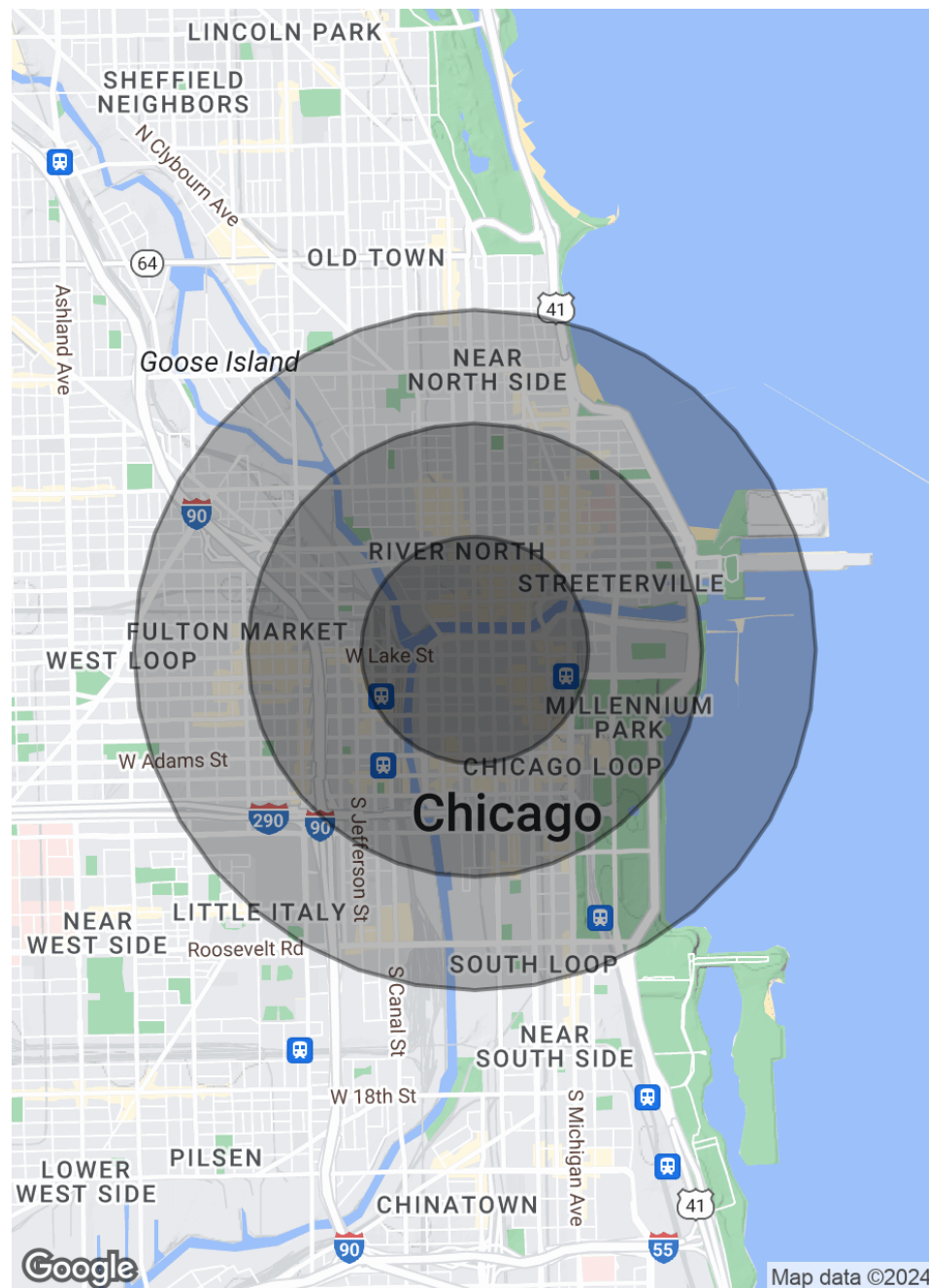
POPULATION **0.5 MILES** **1 MILE** **1.5 MILES**

| | | | |
|----------------------|--------|--------|---------|
| TOTAL POPULATION | 28,768 | 82,420 | 122,341 |
| AVERAGE AGE | 34.4 | 39.1 | 38.1 |
| AVERAGE AGE (MALE) | 35.4 | 39.4 | 38.2 |
| AVERAGE AGE (FEMALE) | 33.3 | 38.6 | 37.9 |

HOUSEHOLDS & INCOME **0.5 MILES** **1 MILE** **1.5 MILES**

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 18,626 | 52,053 | 75,567 |
| # OF PERSONS PER HH | 1.5 | 1.6 | 1.6 |
| AVERAGE HH INCOME | \$117,644 | \$134,755 | \$131,341 |
| AVERAGE HOUSE VALUE | \$507,439 | \$520,156 | \$521,517 |

** Demographic data derived from 2020 ACS - US Census*



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