For Lease

Trio Apartments Mix-Use Retail

328 N. DesPlaines Street, Chicago, IL 60661

Rent Negotiable

Conveniently situated at 328 N. DesPlaines Street, Chicago, IL, 60661, this prime retail space offers unparalleled visibility in a bustling urban setting. Shadow Anchored by Jewel Osco, tenants benefit from high foot traffic and exposure, complemented by nearby prominent retailers such as Chase Bank, 'Dentistrie', and The Joint. Additionally, the property's location within the Fulton River District ensures excellent connectivity, with a Walk Score® of 95 and a Transit Score® of 94. With its strategic position at a signalized intersection and being part of the West Loop, this property presents an outstanding opportunity for retailers seeking a dynamic, high-impact location.

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TAKE A TOUR

EXECUTIVE SUMMARY

Lease Rate	**NEGOTIABLE**

OFFERING SUMMARY

Building Size:	10,253 SF
Available SF:	2,223 SF
Taxes:	$12.56 SF/yr
Expenses:	$5.00 SF/yr
Zoning:	B3-3
Submarket:	West Loop
Walk Score®	Walker's Paradise (95)
Transit Score®	Rider's Paradise (94)
Blue Line:	.3 miles / 7 min. walk
Green/Pink Line:	.4 miles / 8 min. walk
METRA:	.6 miles / 12 min. walk

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

-
- - Shadow Anchored by Jewel-Osco
- - Prominent neighbors: Chase Bank, Dentistrie, The Joint
- - Exceptional visibility at a signalized intersection on DesPlaines St.
- - Positioned in the Fulton River District, a part of West Loop
- - Situated in a dense urban retail mix-use area
- - Impressive Walk Score® of 95
- - Outstanding Transit Score® of 94
- - Proximity to Grand Avenue Station (Blue Line) - 7-minute walk

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TAKE A TOUR

EXTERIOR PHOTOS

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SITE PLAN

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AREA DETAILS

2,223 SF
Size

450K (3 mile)
Population

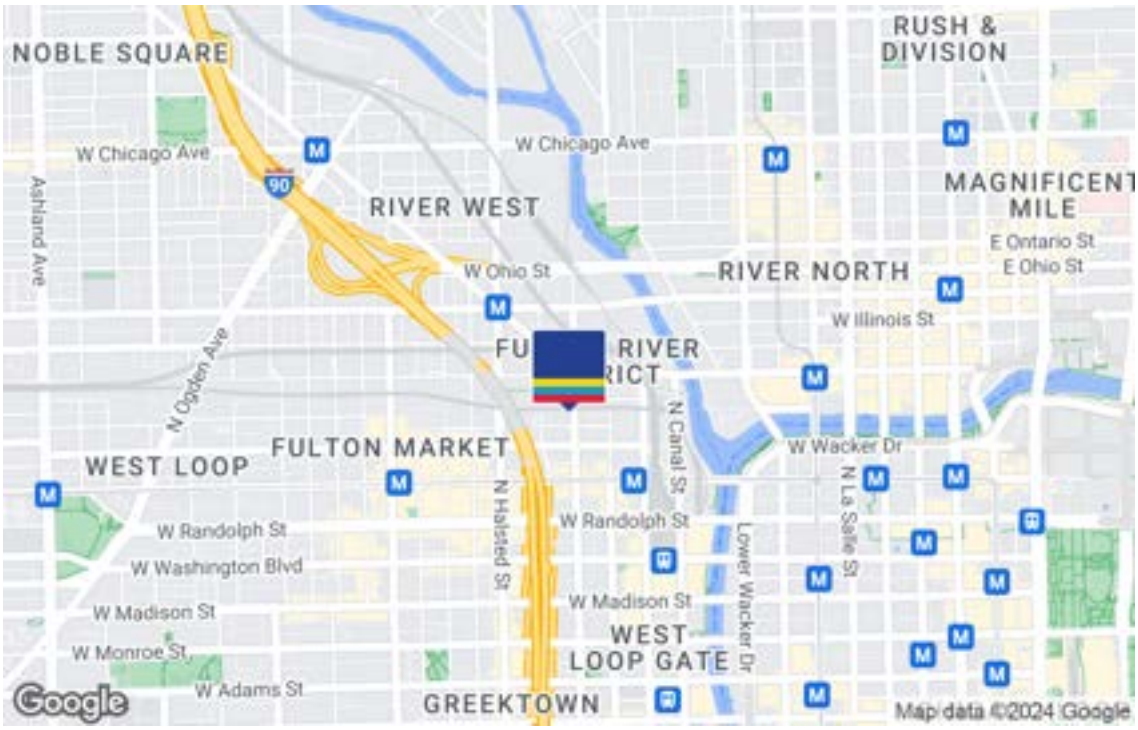
B3-3
Zoning

187
Parking Spaces

368K (1 mile)
Daytime Employees

$125K (3 mile)
Household Income

Blue/Green/Pink
Transportation



LOCATION OVERVIEW

Located in the vibrant heart of Chicago's West Loop, this bustling neighborhood is renowned for its dynamic retail and lifestyle scene. The area boasts a remarkable array of dining, entertainment, and shopping options, with popular destinations such as Greektown, Restaurant Row, and Randolph Street's renowned eateries just a stone's throw away. This sought-after locale offers unparalleled foot traffic and exposure, making it an ideal choice for retail and lifestyle center tenants seeking a high-impact, urban setting. With its rich mix of urban amenities and a thriving community, the West Loop ensures that businesses at Trio Retail Center can tap into the area's lively energy and captivate a diverse, engaged audience.

AREA TENANTS & HIGHRISES

- Jewel Osco
- Chase Bank
- Carnivale
- Penegrine Bike Studio
- The Joint
- Jefferson Tap & Grill
- Oriole Fine Dining
- Kids & Company
- Blue Agave Restaurant
- Perilla Restaurant
- Left Bank (451 Units)
- Trio (100 units)
- Echelon (350 units)
- K2 (496 units)
- ALTA (848 units)

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RETAIL MAP

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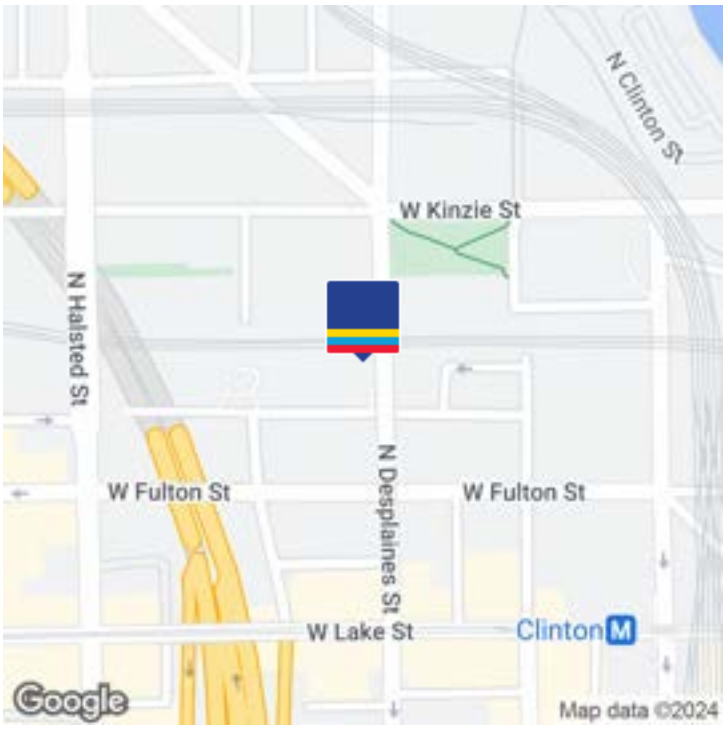
LOCATION MAP



LOCATION OVERVIEW

By the mid-2010s with the arrival of companies such as Google and McDonald's to the immediate west in Fulton Market, and Boeing to the east, the Fulton River District has become an established upscale neighborhood attracting nearly all facets of life - office, hospitality, residential, and retail.

West Loop is a neighborhood in Chicago, Illinois, and is one of the best places to live in Illinois. Living in West Loop offers residents a dense urban feel and most residents rent their homes. In West Loop, there are a lot of bars, restaurants, coffee shops, and parks.

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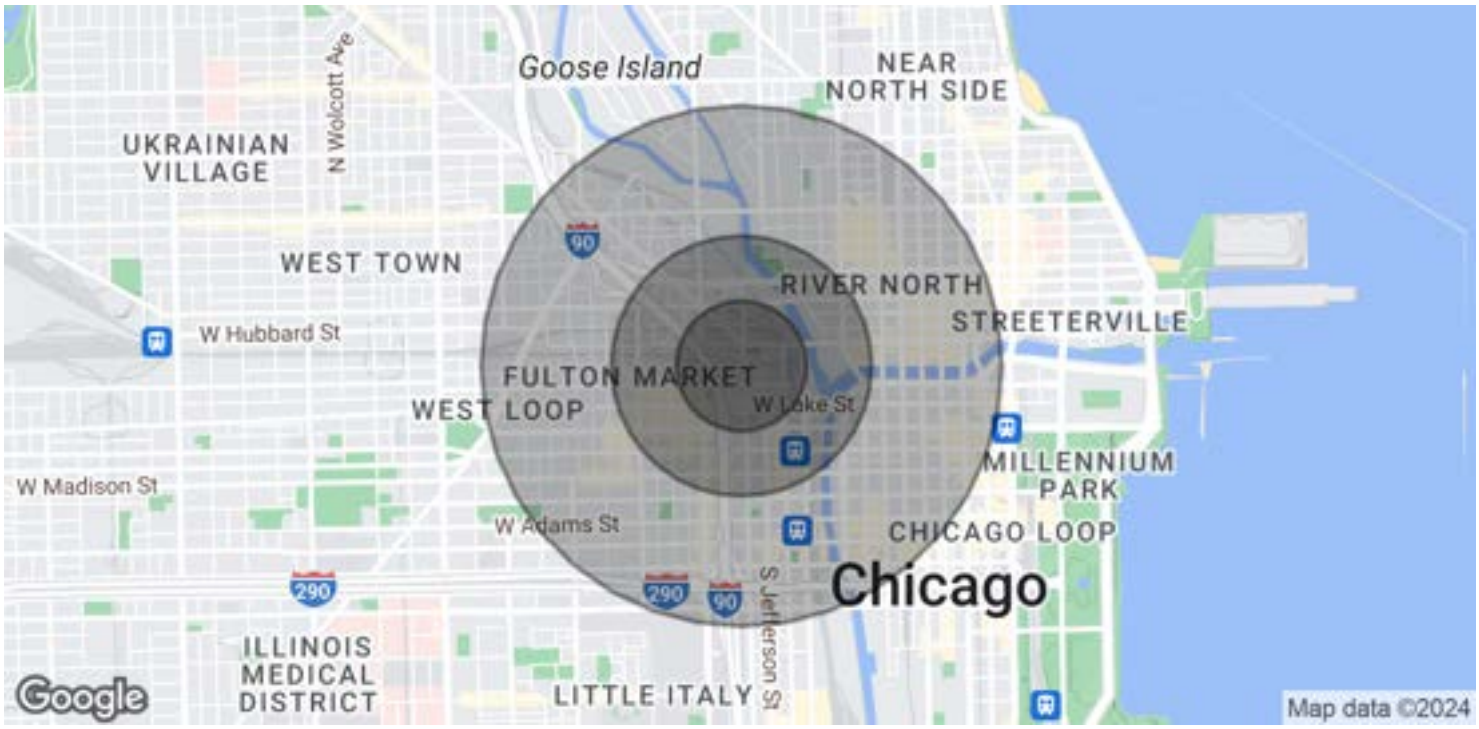
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,983	18,343	67,136
Average Age	33.1	33.5	32.8
Average Age (Male)	33.6	34.0	33.2
Average Age (Female)	32.9	32.7	32.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,423	12,230	43,306
# of Persons per HH	1.5	1.5	1.6
Average HH Income	$154,712	$153,976	$145,878
Average House Value	$449,785	$474,733	$449,945

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

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