

RARELY AVAILABLE INVESTMENT OPPORTUNITY! DYNAMIC SOUTH LOOP COMMUNITY 616-620 W. ROOSEVELT ROAD CHICAGO, ILLINOIS



FULLY LEASED INVESTMENT! *FIRST TIME BEING OFFERED FOR SALE IN 50 YEARS!*

- ◆ 4,050 square foot single story, fully leased commercial property containing 3 units with parking in rear
- ◆ Long established tenants with potential future income upside
- ◆ Adjacent to Dan Ryan Expressway (I-90/I-94) Roosevelt Road interchange
- ◆ Busy commercial corridor featuring numerous national tenants including Petco, Best Buy, Petsmart, Home Depot, Jewel-Osco, Whole Foods, Dick's Sporting Goods, Marshalls, Bob/s Discount Furniture
- ◆ Heavily travelled Roosevelt with approximate average daily traffic counts of 31,00 vehicles
- ◆ Located just east of the University of Illinois Chicago downtown campus/35,000+ student enrollment
- ◆ South Loop community continues to experience significant upscale residential growth/Just west of proposed multi-billion dollar One Central and The 78 Chicago transformative developments
- ◆ Close proximity to public transportation/CTA bus line, Clinton "L" stop and Halsted Metra Station (trains)
- ◆ DS-3 Downtown Service district zoning designation
- ◆ Demographics

	<u>.5 mile radius</u>	<u>1 mile radius</u>	<u>1.5 mile radius</u>
2021 Total population	3,881	60,215	125,005
2021 Average household income	\$144,569	\$127,658	\$129,807



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LOCATED IN THE HEART OF THE DYNAMIC AND GROWING SOUTH LOOP COMMUNITY WITH THE UNIVERSITY OF ILLINOIS CHICAGO CAMPUS TO THE WEST AND TO THE EAST NEW LUXURY APARTMENT DEVELOPMENTS, AND CHICAGO'S RENOWNED LAKE FRONT ATTRACTIONS INCLUDING GRANT PARK, THE FIELD MUSEUM, THE SHEDD AQUARIUM, SOLDIER FIELD, AND MILLENIUM PARK

IMMEDIATE AREA SHOPPING CENTERS AND ANCHOR TENANTS

SOUTH LOOP MARKETPLACE

- JEWEL/OSCO
- WALGREENS
- T-MOBILE
- AT&T

SOUTHGATE MARKET

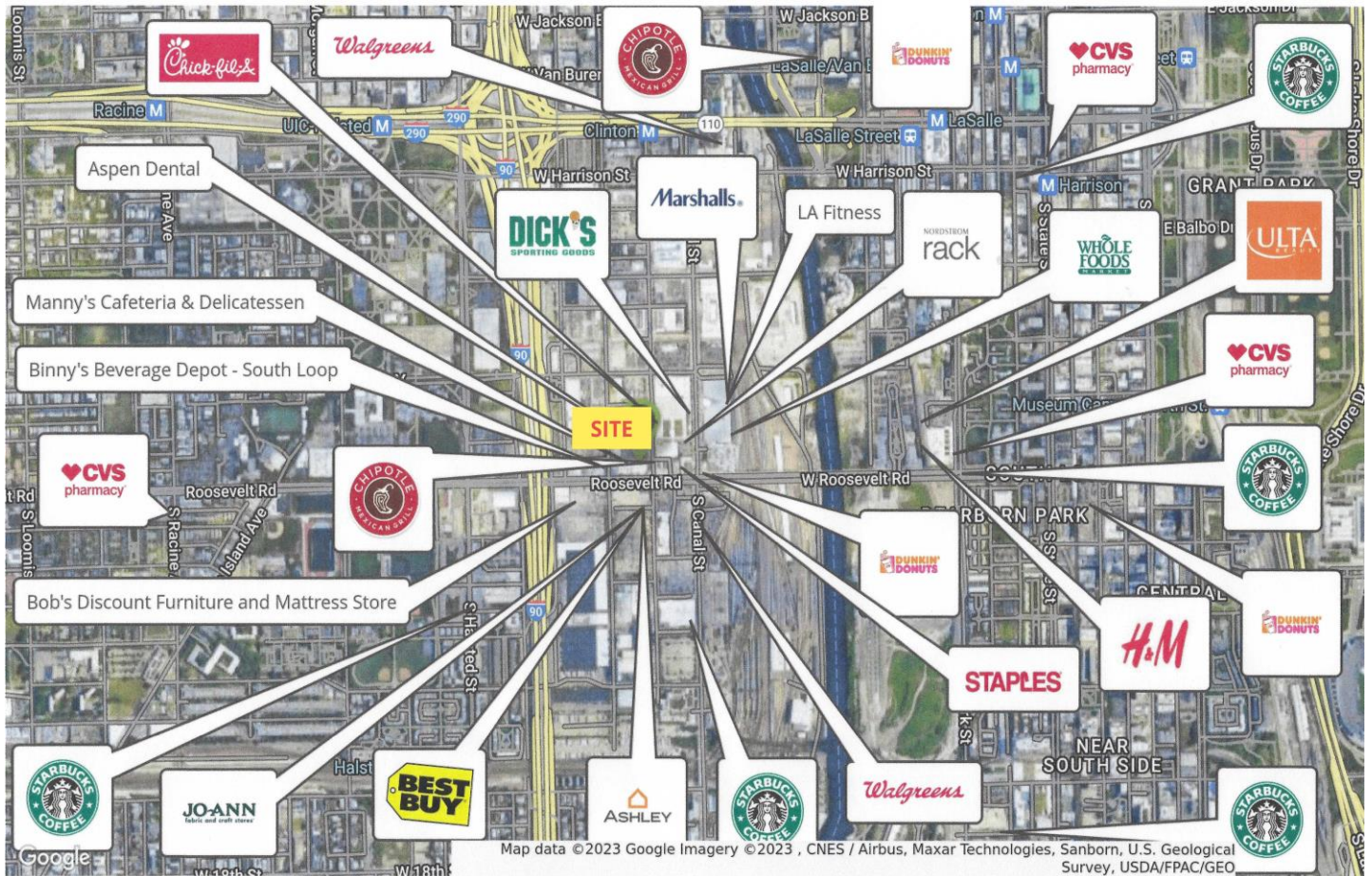
- WHOLE FOODS
- PETSMART
- DSW
- BANK OF AMERICA
- MARSHALLS

JOFFCO SQUARE

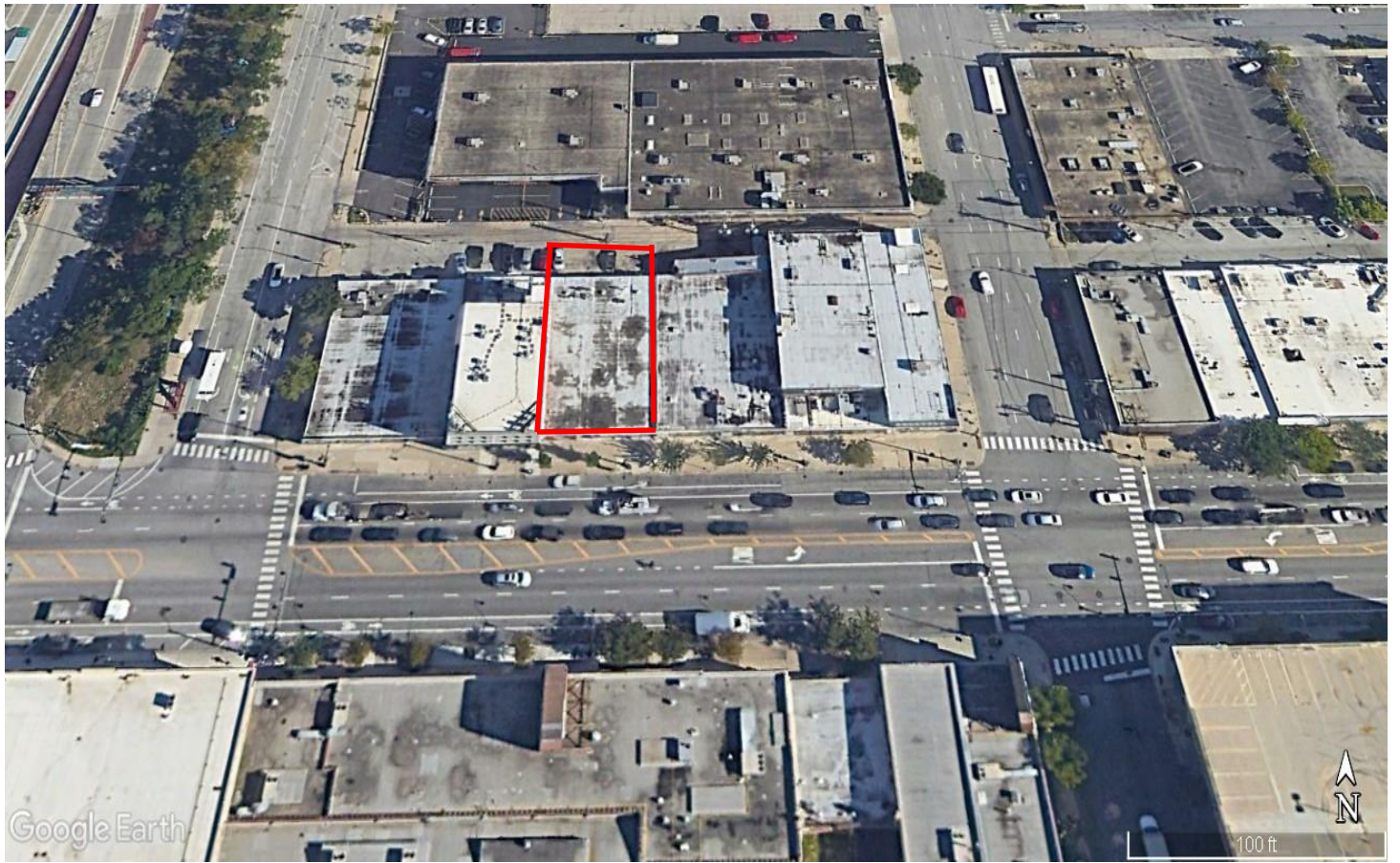
- HOME DEPOT
- BEST BUY
- ASHLEY FURNITURE
- JOANN FABRICS

ROOSEVELT GALLERIA

- PETCO
- DOLLAR TREE
- AMERICAN MATTRESS



WIDER AREA RETAILERS



ROOSEVELT ROAD LOOKING EAST

