



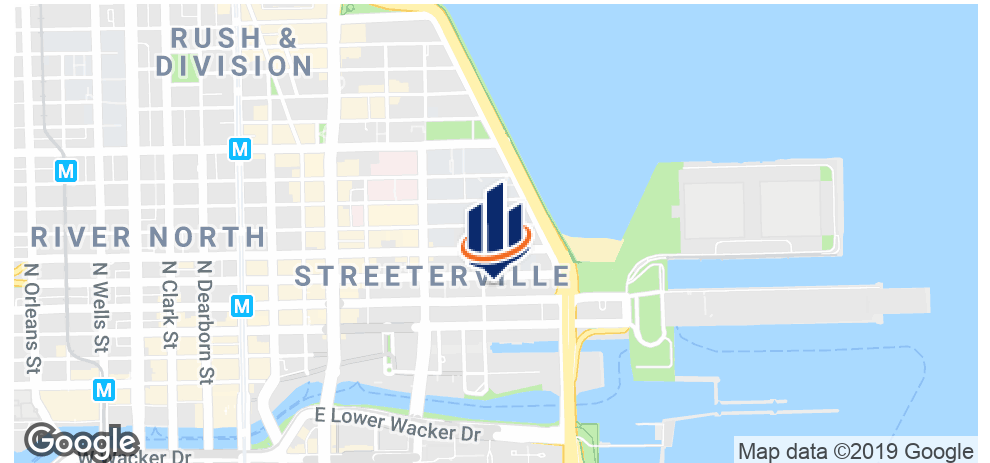
THE RETAIL AT MOMENT CHICAGO

545 N. MCCLURG COURT
CHICAGO, IL 60611

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Property Summary



OFFERING SUMMARY

Available SF:	1,200 - 5,200 SF
Lease Rate:	\$65.00 SF/yr (NNN)
Year Built:	2016
Building Size:	397,000 SF
Zoning:	DX-7
Market:	Chicago
Submarket:	Streeterville

PROPERTY OVERVIEW

No better retail location in Chicago's pre-eminent Streeterville neighborhood. Incredible retail space - approx. 5200 SF on the ground floor of Moment - a 490 unit new luxury apartment development, with over 100 ft of frontage on Grand Ave. This dynamic corner retail opportunity boasts over 25' ceilings and is ready to go for a new tenant. Divisible to approx. 1200 SF with several demising options, the property offers outdoor seating opportunities for appropriate tenants. Located in Chicago's vibrant, affluent and densely populated Streeterville neighborhood, Moment offers a one of a kind retail opportunity for prospective tenants.

LOCATION OVERVIEW

Chicago's Streeterville neighborhood is one of the city's most affluent, densely populated and active areas. Situated east of Michigan Ave, Streeterville is the home of many thousands of high-rise apartment and condo residents who eat, drink, play and shop near home. Average annual incomes in the area approach \$130,000 and average home values are near \$500,000. Many hotels, office buildings, Navy Pier, the Magnificent Mile - one of the greatest retail corridors on the planet, and institutions like the Northwestern Memorial hospital campus and Northwestern University's Kellogg Graduate School and Law School, round out an incredible urban environment that provides a 24/7 flow of people for the areas retailers to thrive on.

Property Highlights

PROPERTY HIGHLIGHTS

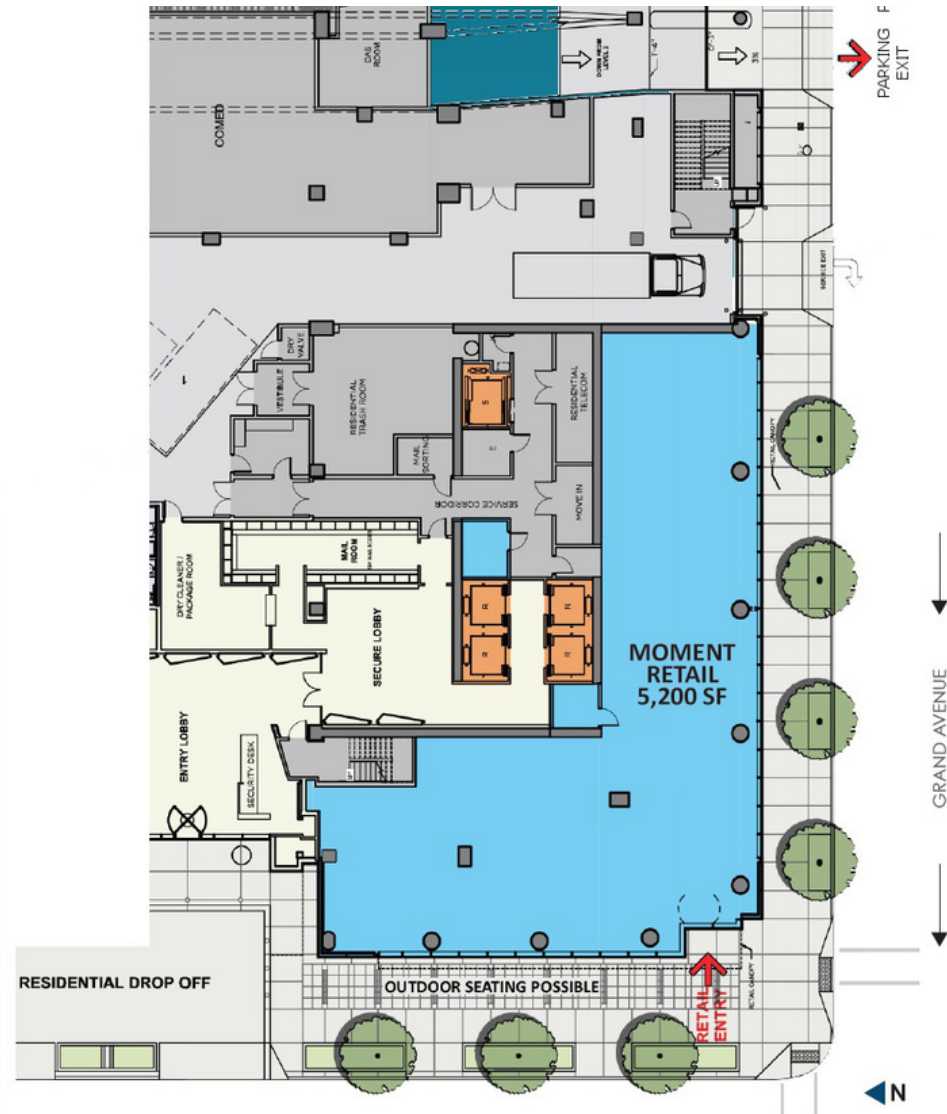
- 5200 SF on the ground floor of 490 luxury apartments
- Corner space with over 100 ft of frontage on Grand Ave
- Incredible visibility and street presence
- Divisible to 1200 SF with several demising options
- High income, dense urban demographics
- Located in the heart of Chicago's Streeterville neighborhood
- Steps to Lake Michigan, Navy Pier, River East Arts Center, the Northwestern Hospital Campus, Northwestern University, Bennett Park, restaurants, shopping, hotels, office buildings and thousands of area residents
- Area co-tenancy includes Target, Chase, CVS, Starbucks, Pinstripes, AMC Theaters, Yolk Restaurant
- Immediately available



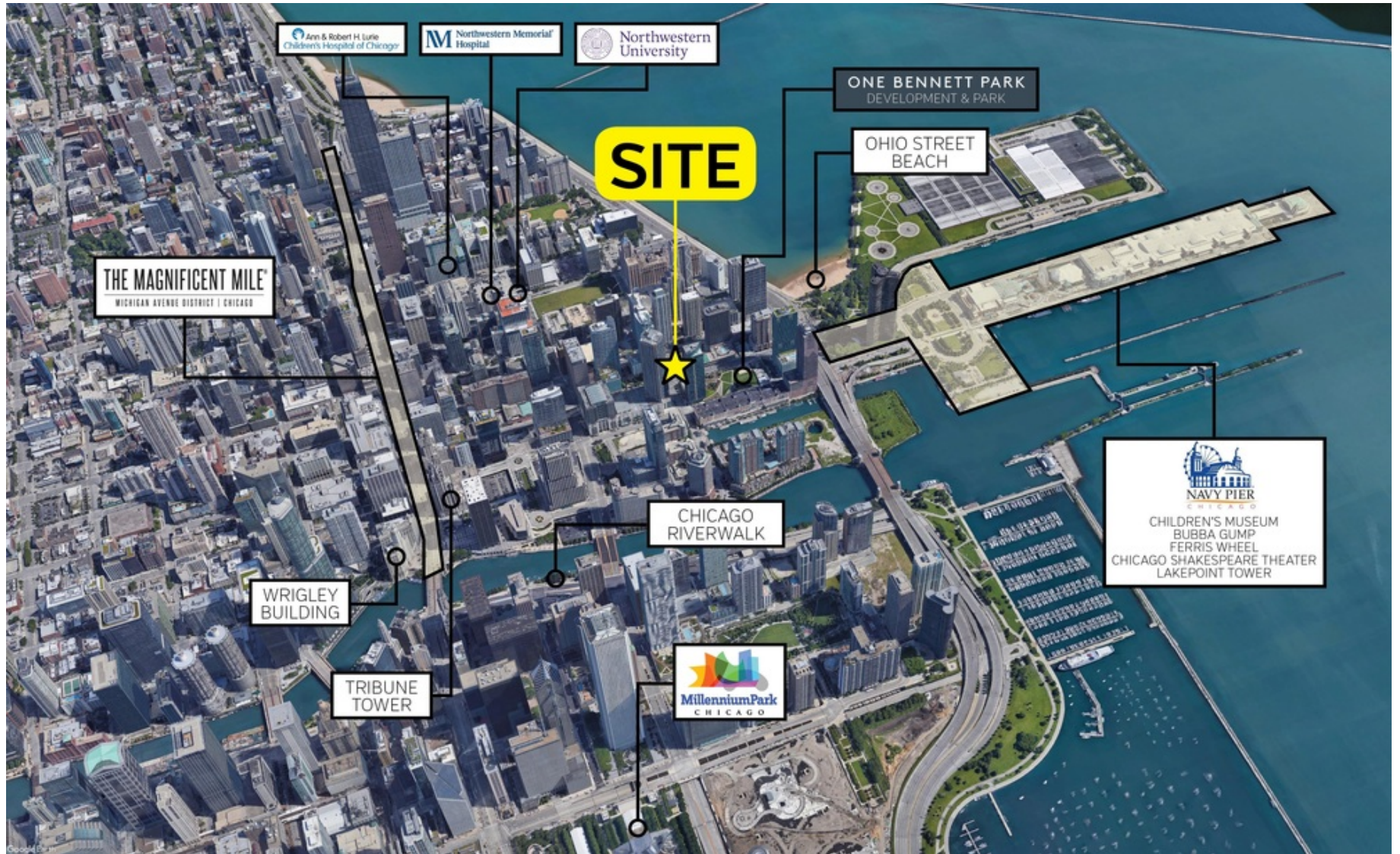
Available Spaces

LEASE TYPE | NNN **LEASE SPACE** | 1,200 - 5,200 SF
LEASE TERM | Negotiable **LEASE RATE** | \$65.00 SF/yr

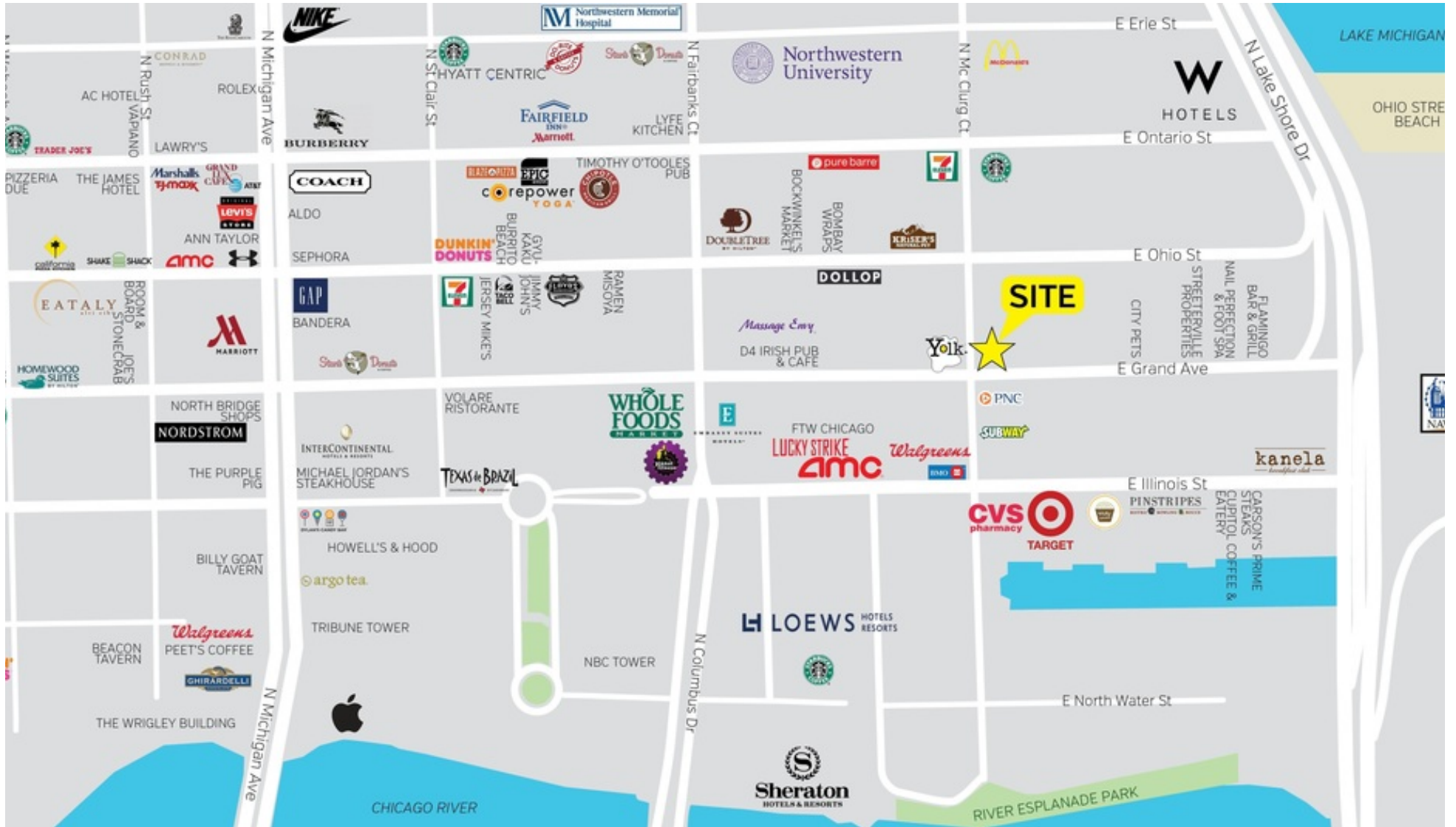
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
545 N. McClurg	Available	1,200 - 5,200 SF	NNN	\$65.00 SF/yr	



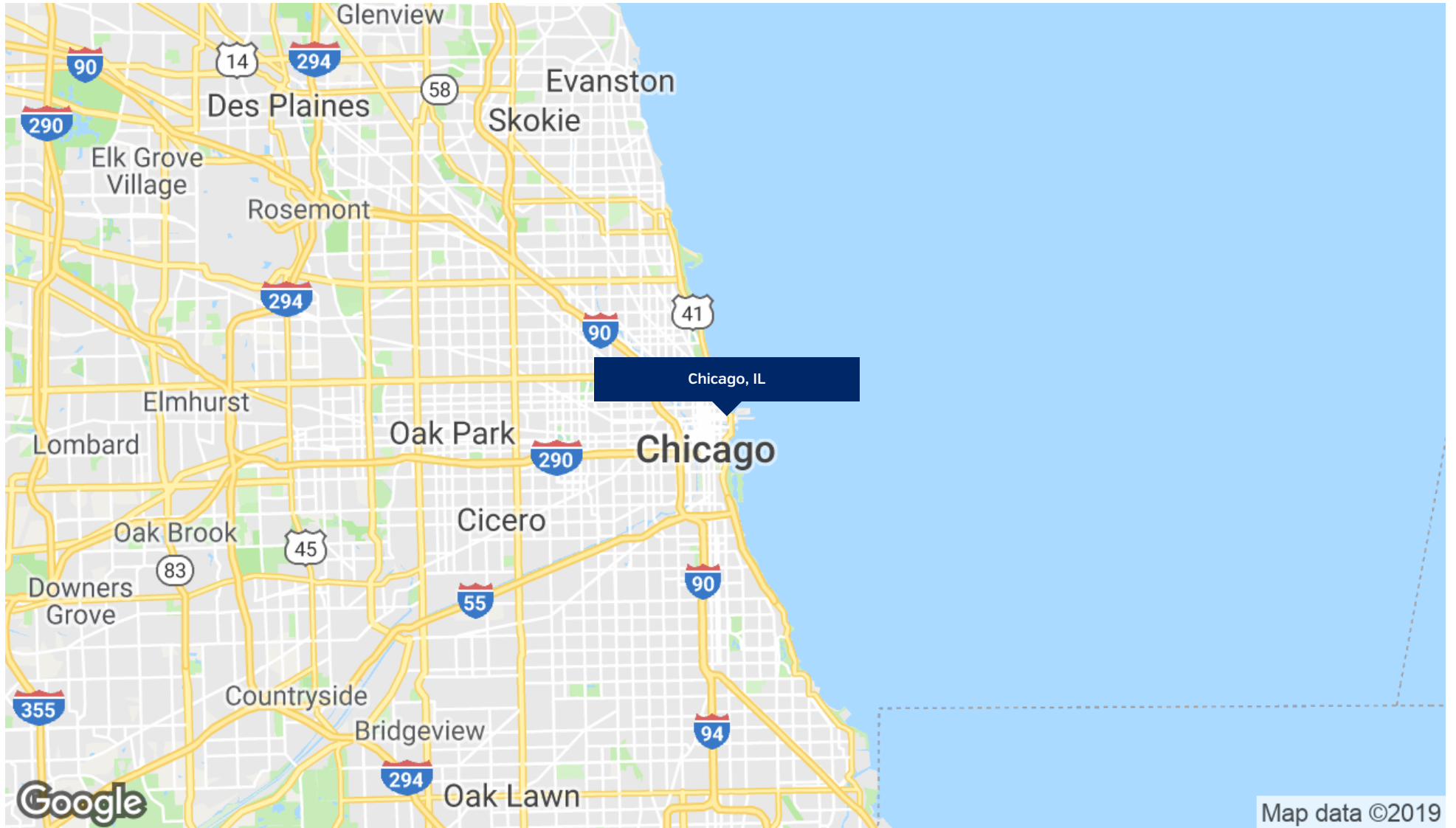
Area Aerial Map



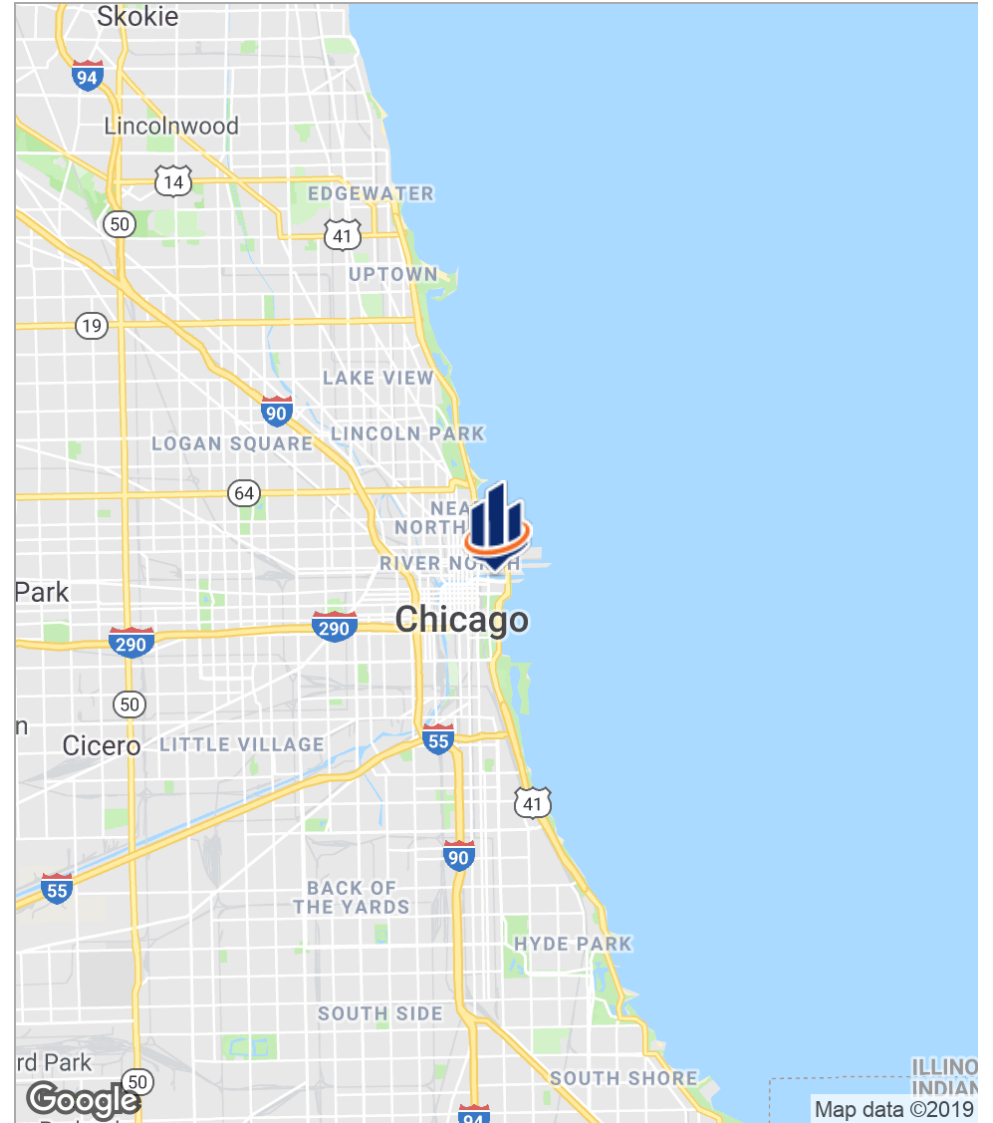
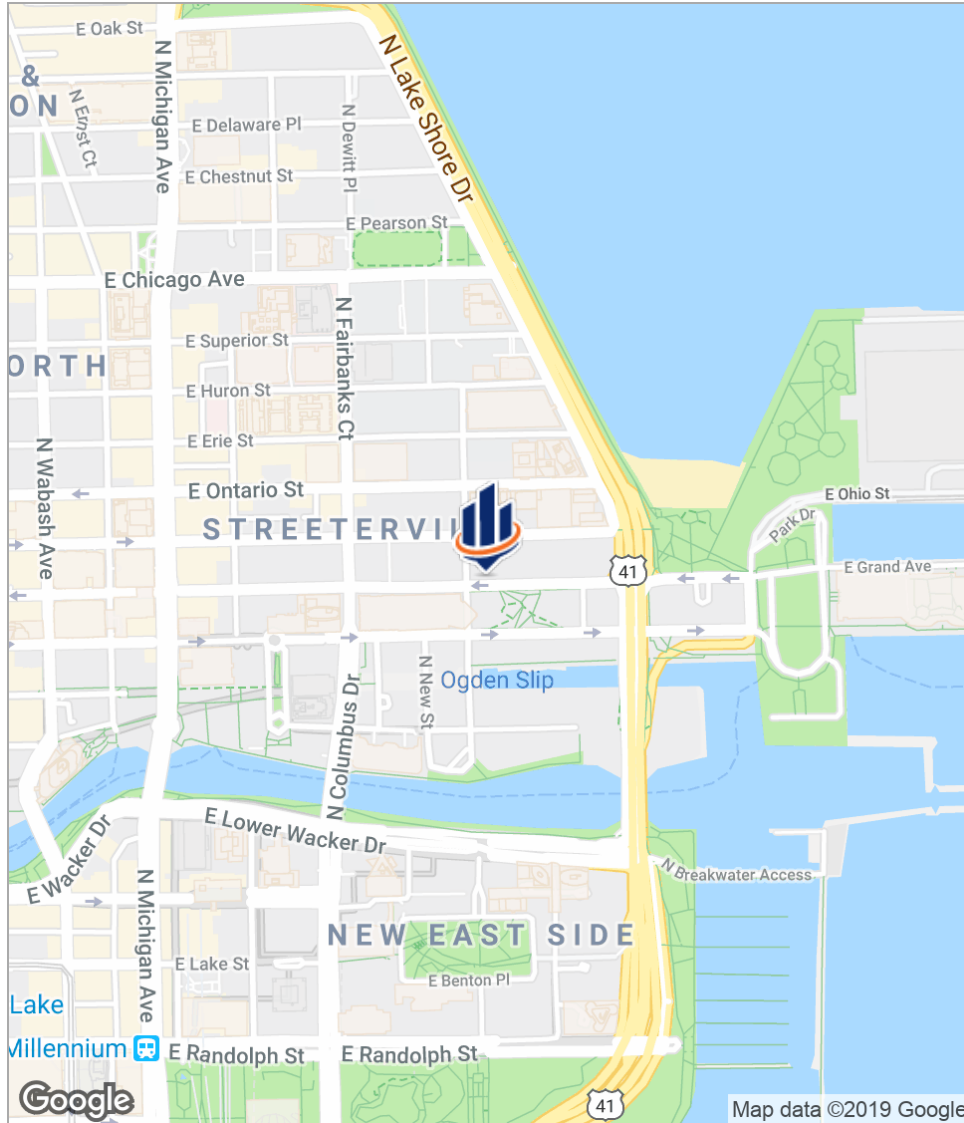
Area Retailer & Attractions



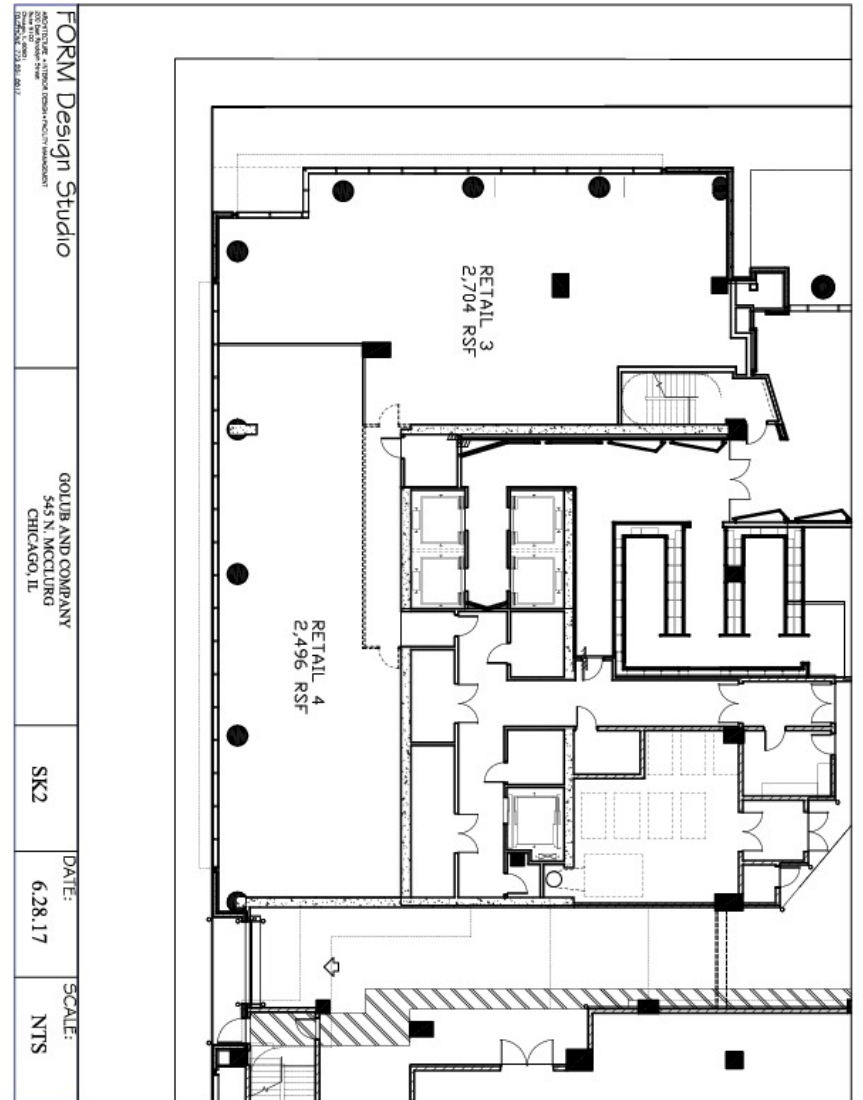
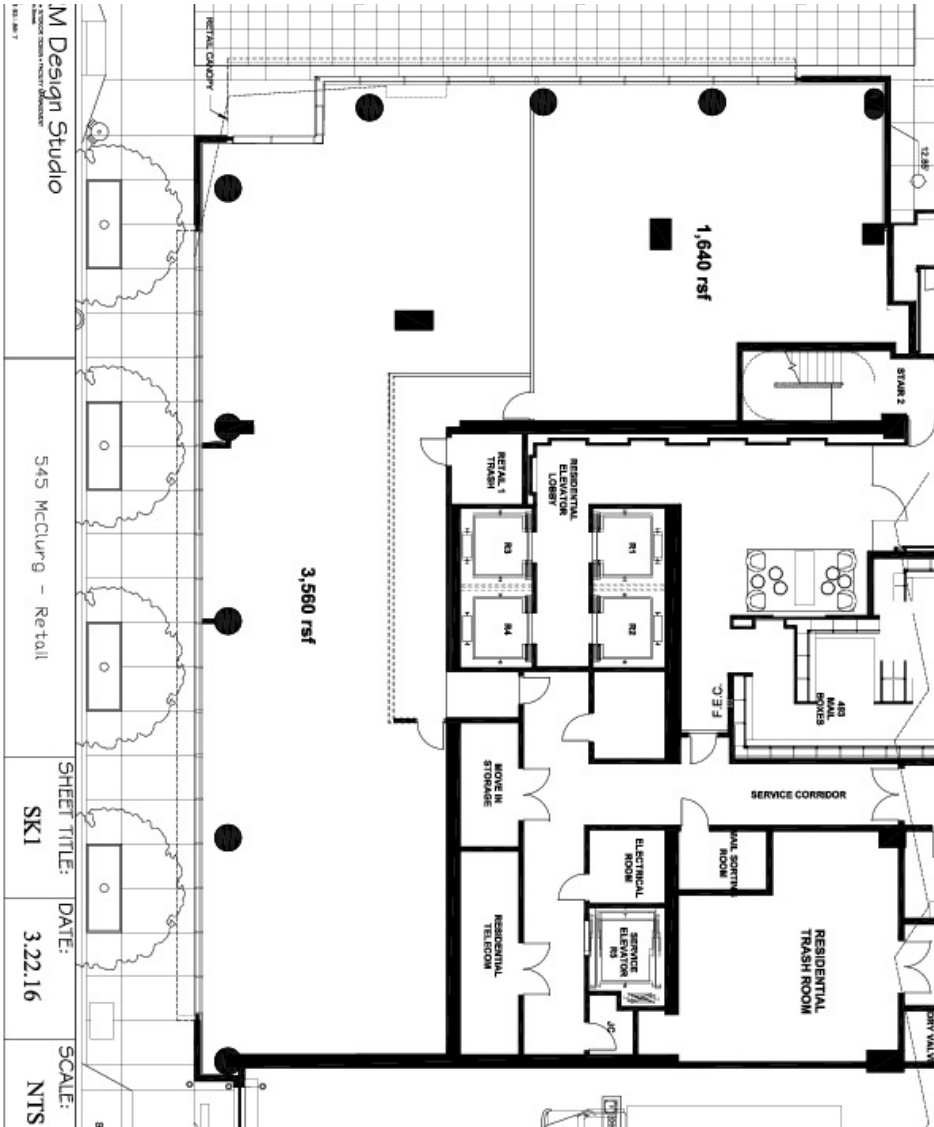
Regional Map



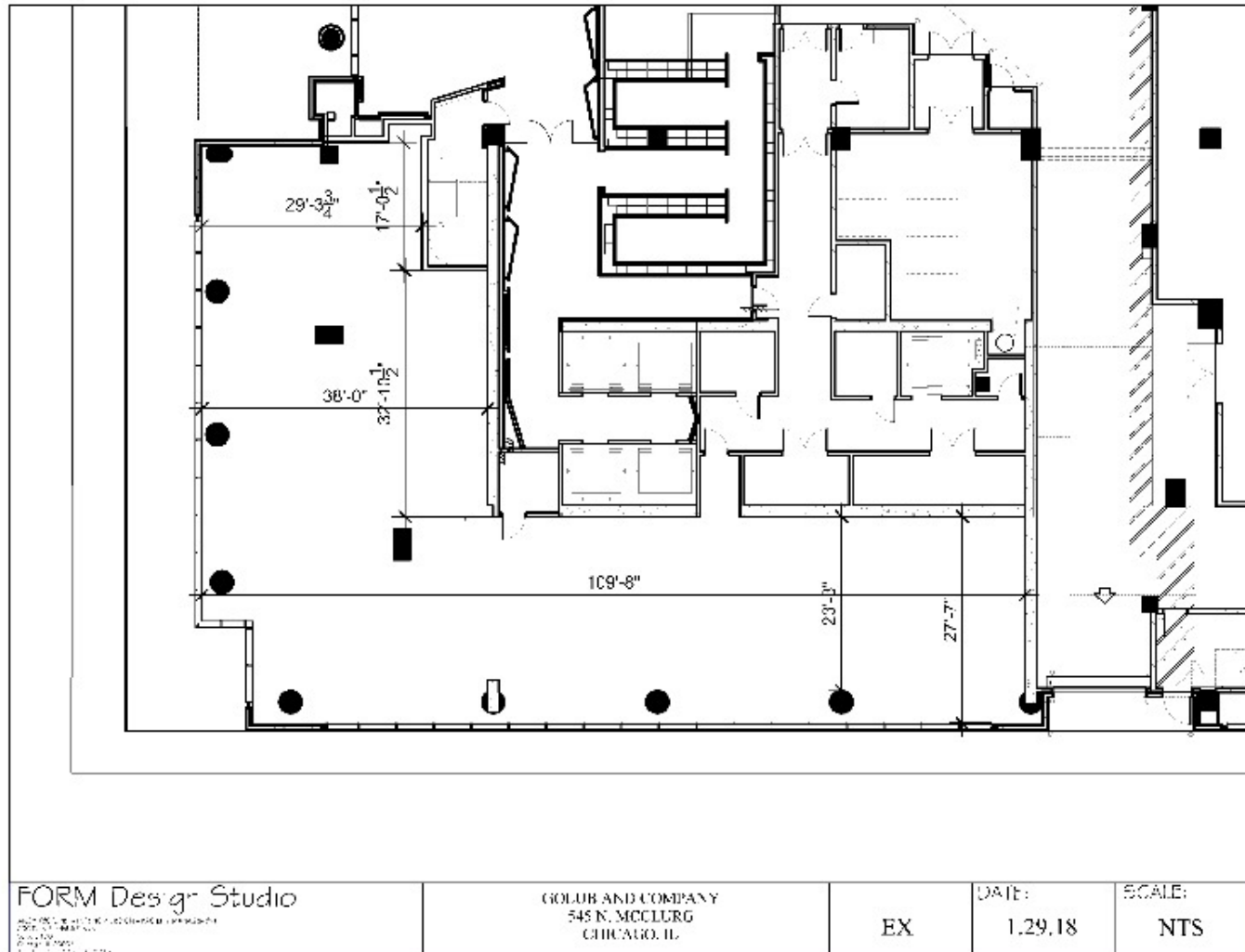
Location Maps



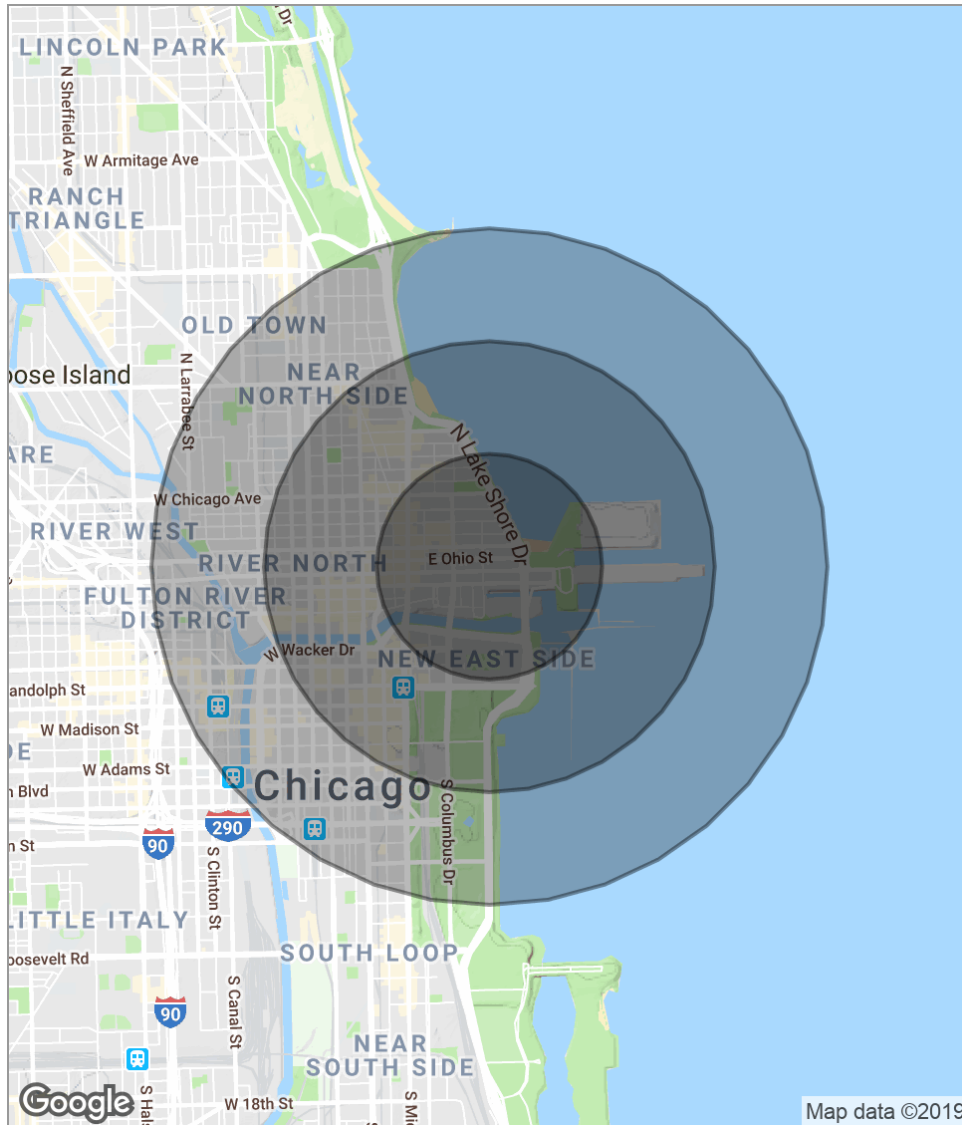
Floor Plan Options



Measured Floor Plan



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	18,447	70,781	126,971
Median age	31.4	35.8	37.8
Median age [Male]	32.3	36.3	37.9
Median age [Female]	30.6	35.1	37.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	11,229	44,193	77,436
# of persons per HH	1.6	1.6	1.6
Average HH income	\$129,455	\$126,475	\$130,252
Average house value	\$478,137	\$514,004	\$511,110

* Demographic data derived from 2010 US Census