

320 S. MICHIGAN AVE.

Vertical Separation for Lease or Sale

LOOP

KG | Kudan Group

COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

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DETAILS

Flagship restaurant/retail opportunity situated on Michigan Ave. Some restaurant infrastructure including scrubber system. Potential for sidewalk seating. Exclusive loading dock in rear of building.

Location

West block between E. Jackson Blvd. and E. Van Buren St.

Size

6,126 SF (1st Floor)
2,082 SF (Mezzanine)
2,145 SF (Lower Level)
10,353 SF Total

Frontage

35' on S. Michigan Ave.

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DETAILS

PIN

17-15-107-053-0000

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Zoning

DX-16

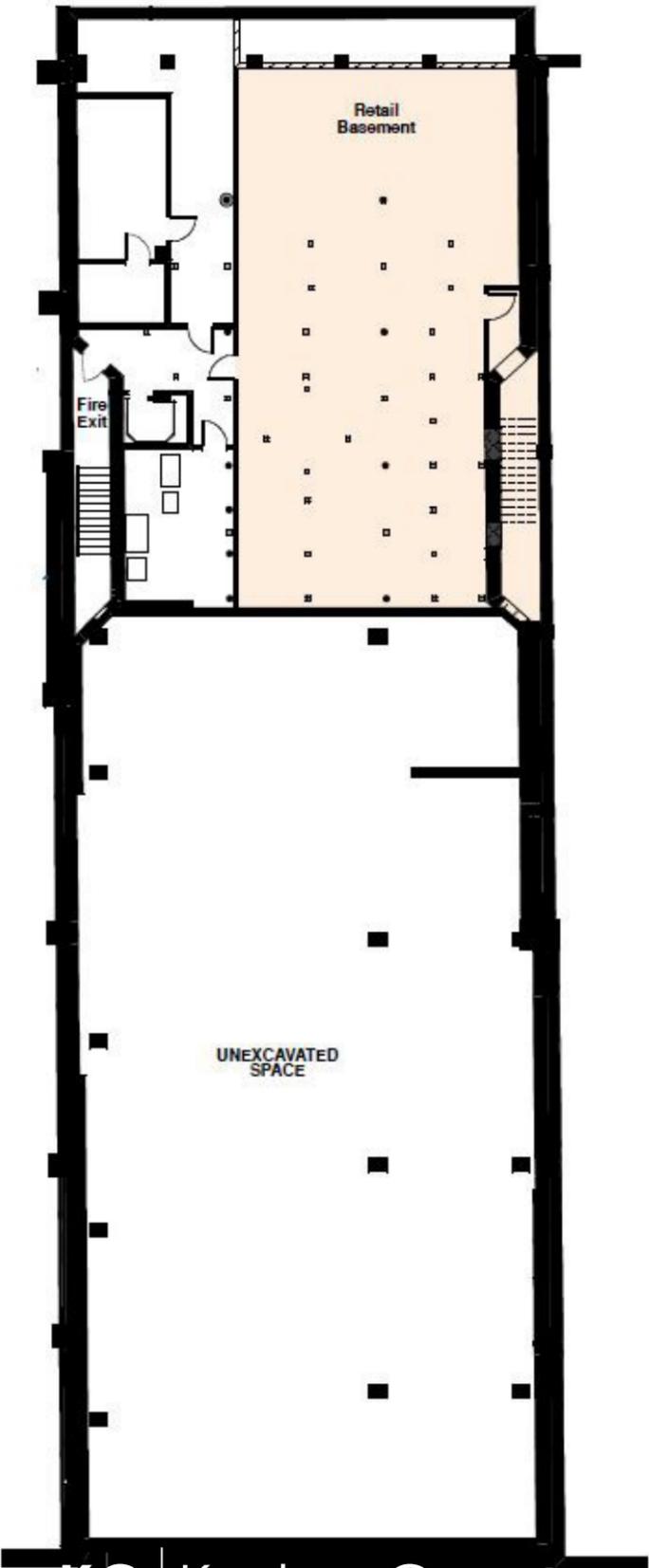
Features

Grand entrance to room with dramatic ceiling height.

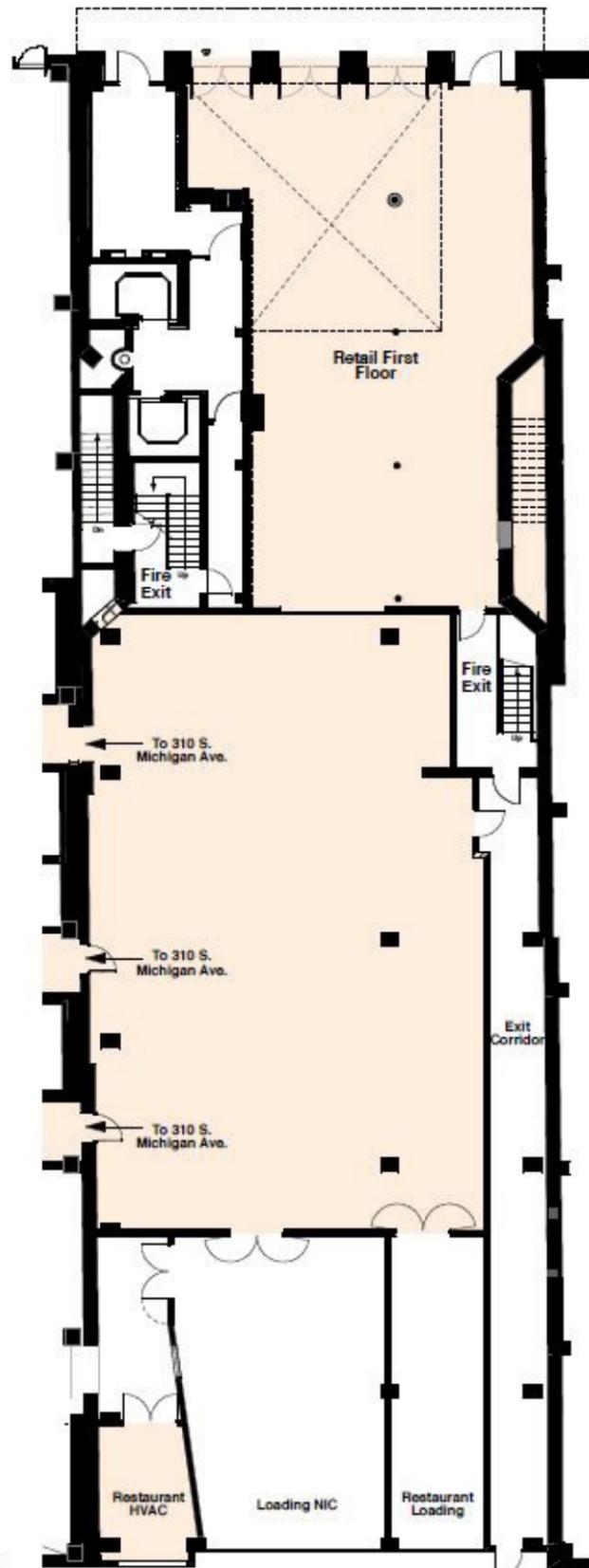
Heavy timber and reinforced concrete construction.

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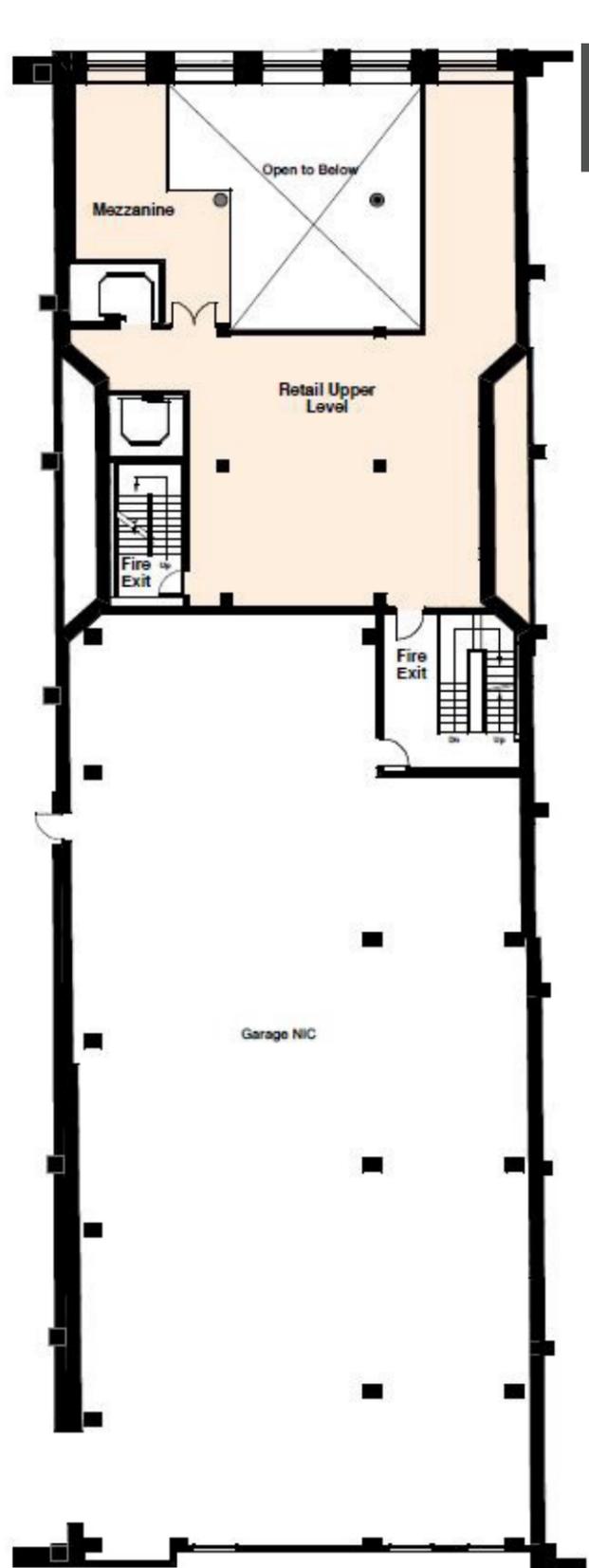
FLOOR PLAN



Basement Level
2,145 SF

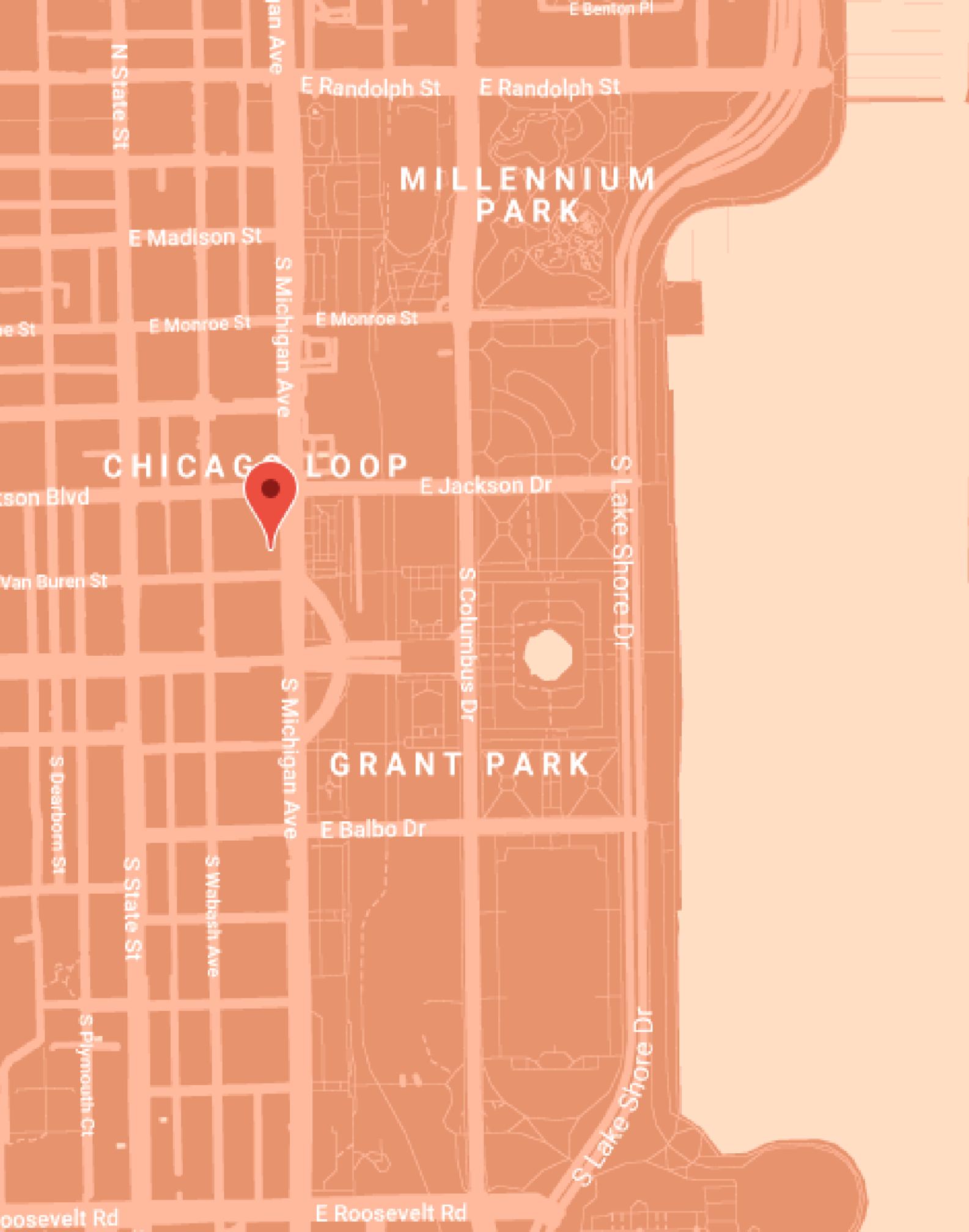


First Floor
6,126 SF



2nd Level
2,082 SF

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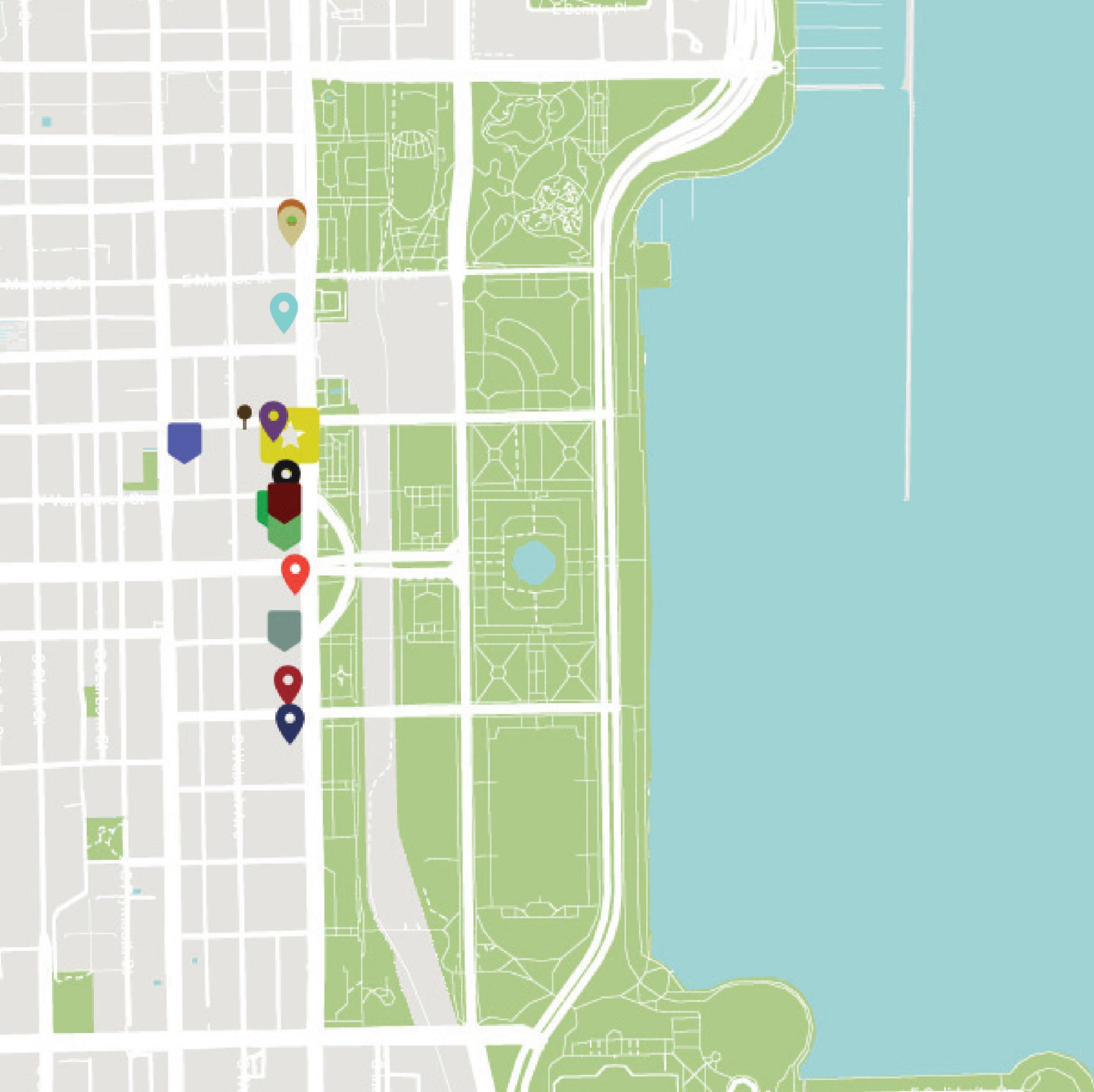


LOCATION

The Loop is the central business district and downtown area of Chicago, Illinois, United States. It is one of the city's 77 designated community areas.

- Home to Chicago's commercial core, City Hall, and the seat of Cook County.
- Currently the second largest commercial business district in the United States after New York City's Midtown.
- Home to Grant Park (5 Million Visitors Per Year), Art Institute of Chicago (2 Million Visitors Per Year) and Millennium Park (25 Million Visitors Per Year)

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NEIGHBORS

- ★ 320 S Michigan
- Roosevelt University
- DePaul University
- Columbia College
- Acanto
- Blackstone Hotel
- Chicago College of Performing Arts
- Congress Plaza Hotel
- Shake Shack
- Starbucks
- The Chicago Club
- The Gage
- Fine Arts Building
- Hilton Chicago
- Metropolitan Tower
- New Concept Coming Soon

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Diners & Residents

320 South Michigan is within approximately one tenth of a mile of several restaurants open for dinner, and frequented by tourists and neighborhood residents alike; namely Tesori, Russian Tea Time, The Gage, Acanto, Miller's Pub, Remington and the Park Grill. In total, over 275 restaurants line Mag Mile.

320 South Michigan can draw neighborhood residents. The development immediately along the Michigan Avenue corridor in the "East" Loop and south to the South Loop has introduced thousands of residents to the neighborhood in recent years and continues to expand.



Attractions

The Art Institute of Chicago, Auditorium Theater and The Chicago Symphony Orchestra are the immediate neighbors to 320 South Michigan and the theater district is located just north of the property. The Art Institute, currently one of the top tourist destinations in Chicago, is positioned such that the space could cater to the tens of thousands of tourists year-round as they exit the venue or prior to their cultural visit. The City of Chicago reports that tourism in the area is only increasing year to year as the amount of visitors to the Art Institute has increased 22.7% from 2016.

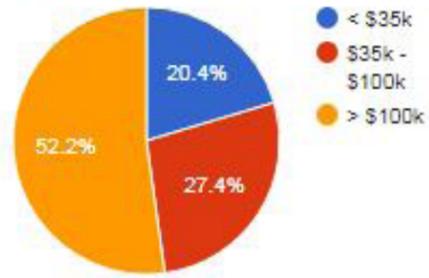


Conventions

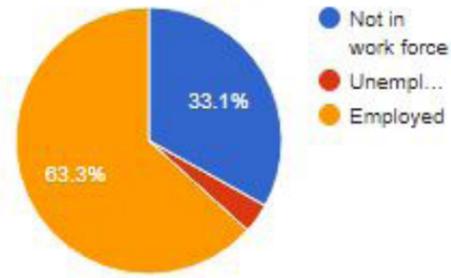
320 South Michigan is well positioned to serve the attendees of the convention center at McCormick Place who stay at hotels along Michigan Avenue that are within walking distance. In January of 2018, the mayor of Chicago reported on CBS Chicago that of the 28 major conventions that met in Chicago during the first six months of this year, five experienced record attendance figures, five more experienced increased attendance above the previous year, four completely sold-out available exhibit space, and three had record sales in exhibitor space. The proximity to the hotels that serve these conventions can capture another demographic.

DEMOGRAPHICS

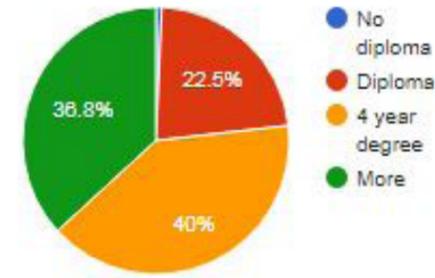
Households by Income



Labor Force and Employment



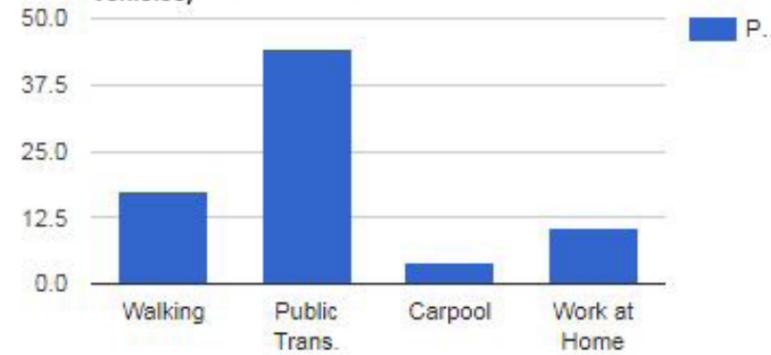
Educational Attainment



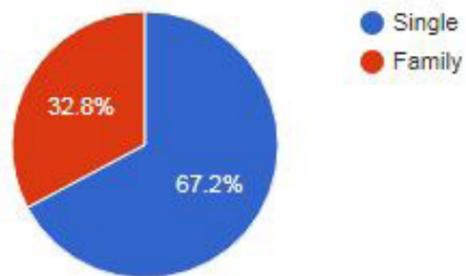
Income Statistics Value in USD

Median Income	\$103,735
Mean Income	\$150,482
Per Capita Income	\$91,679

Methods of Commuting (Excluding Personal Vehicles)



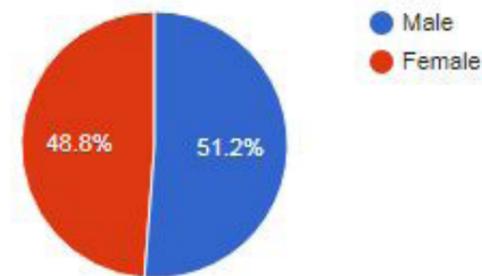
Household Types



Total Households: 8248

Unit Stats	Number of Units
Housing Units	9,922
Vacant	16.90%
Owner Occupied	3,434
Renter Occupied	4,814
Units in Structure	9,922
Vacant Rental Units	5.10%

Population by Gender



Total Population: 13695

Value and Cost Stats	Value in USD
Median Rent	\$1,973
Median Owner Occ. Value	\$463,300
Median Monthly Owner Cost	\$2,805

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