

1006 S. MICHIGAN AVENUE



**PREMIER 8,000 SF RESTAURANT/
RETAIL OPPORTUNITY FOR LEASE**

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World-Class Space in a World-Class Location

The Restaurant/Retail space at 1006 S. Michigan Avenue is the premier opportunity in the submarket. With 8,000 sf, 13' ceiling heights and 60' of frontage there is no better leasing opportunity in the market. The extremely dense residential and tourist population drives a massive demand for a high quality restaurant.

At the epicenter of Chicago's cultural Mile on historic Michigan Avenue. 1006 is within walking distance of countless neighborhood amenities – including world famous Grant Park, Maggie Daley Park and Millenium Park, the lakefront, Northerly Island, numerous restaurants, transportation, schools, and world class cultural institutions located within Museum Campus such as the Art Institute, Field Museum, Adler Planetarium, Shedd Aquarium and Soldier Field.

Today, South Michigan Avenue, formally referred to as the Historic Michigan Boulevard District, defines the western edge of Grant Park. It is one of the most distinguished areas of Downtown Chicago.



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1006 S. Michigan Avenue

Retail/Restaurant Overview

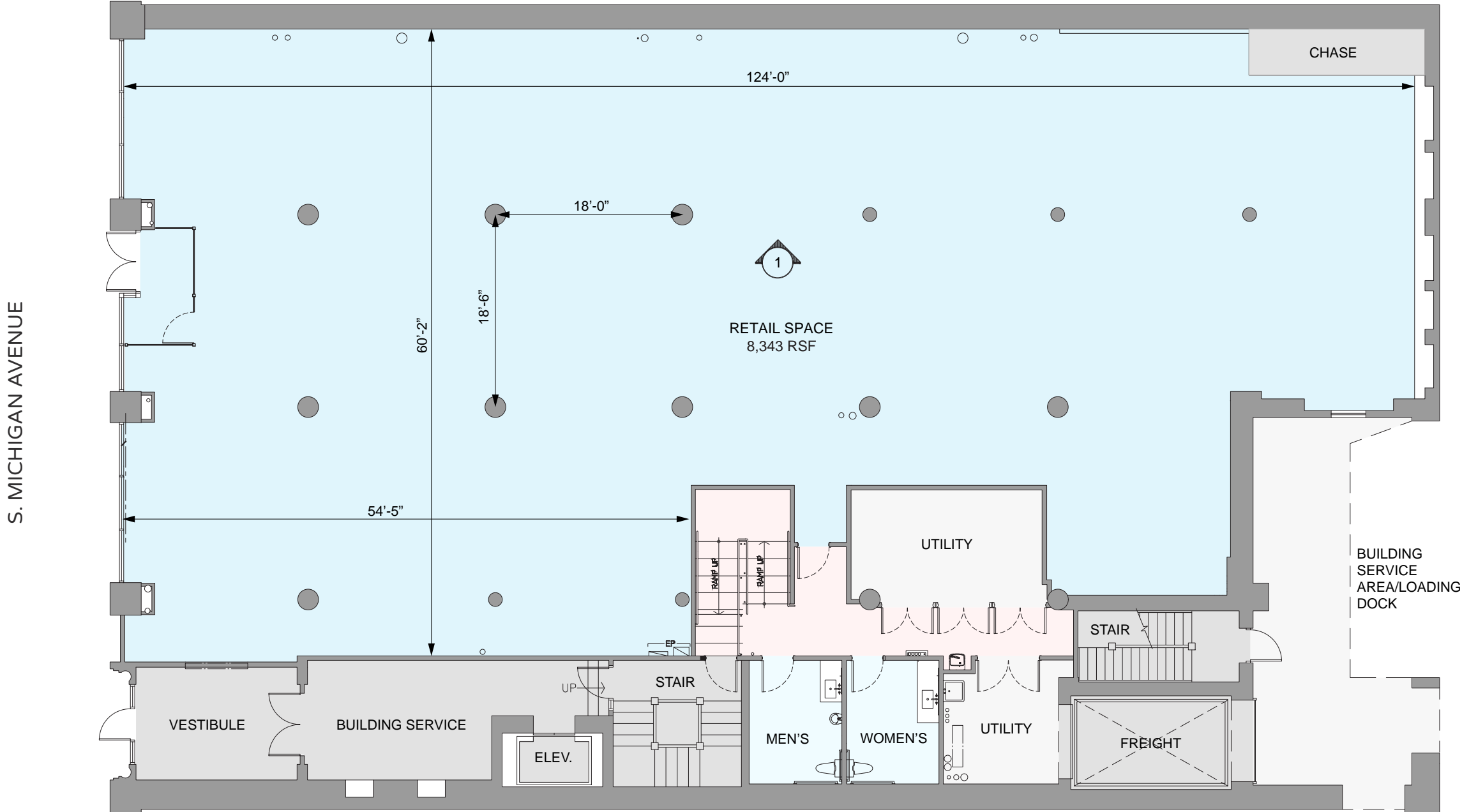
- ✦ 8,000 square feet of premier high-end restaurant/retail opportunity in Downtown Chicago
- ✦ Prime central location in Downtown at Grant Park and Museum Campus - allows for easy access from all Downtown neighborhoods, South Loop, Streeterville, Central Loop, West Loop, River North, Gold Coast
- ✦ First generation raw space, built to suit
- ✦ Construction to commence in Summer 2024, opening in Spring 2025
- ✦ Prime customizable signage opportunity
- ✦ 13'4" ceilings
- ✦ 60' of frontage on Michigan Ave providing incredible views of Chicago's most esteemed parks
- ✦ Severely constrained competition/competitive restaurants in neighborhood
- ✦ Convenient loading/logistics access from ally off Wabash Ave
- ✦ 20,000+ cars per day/Average Daily Traffic Count
- ✦ Thousands of new apartments recently constructed in the neighborhood, with many thousands more planned
- ✦ 1000M, the immediately adjacent apartment tower to open in 2024, with 738 units/1,500+ residents
- ✦ Short walk to public transport, Grant Park, Art Institute, Field Museum, Soldier Field
- ✦ 8 Surrounding Universities with a total enrollment of 33,690 Undergraduates and 14,412 Graduates





Existing Floor Plan

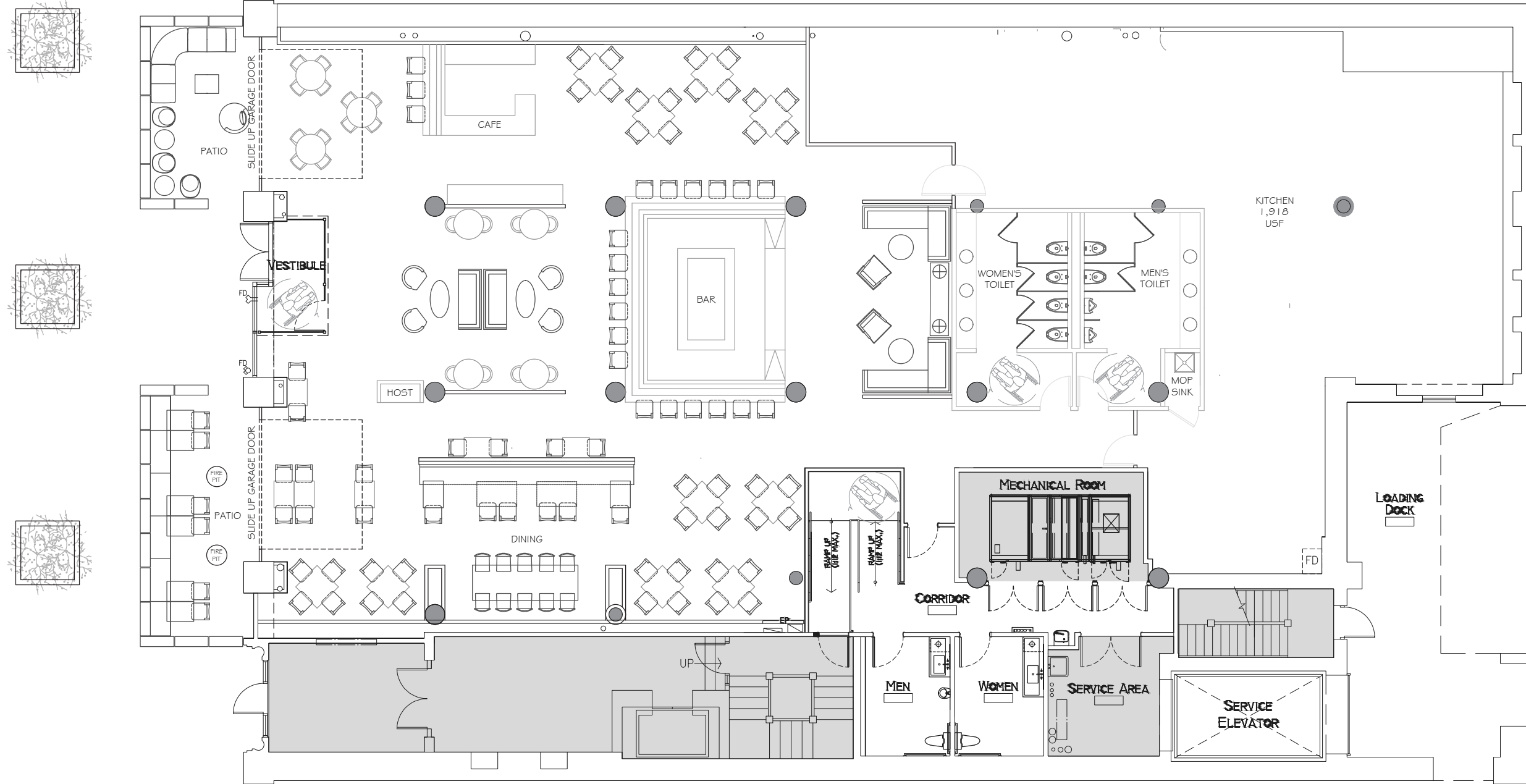
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Proposed Restaurant Floor Plan

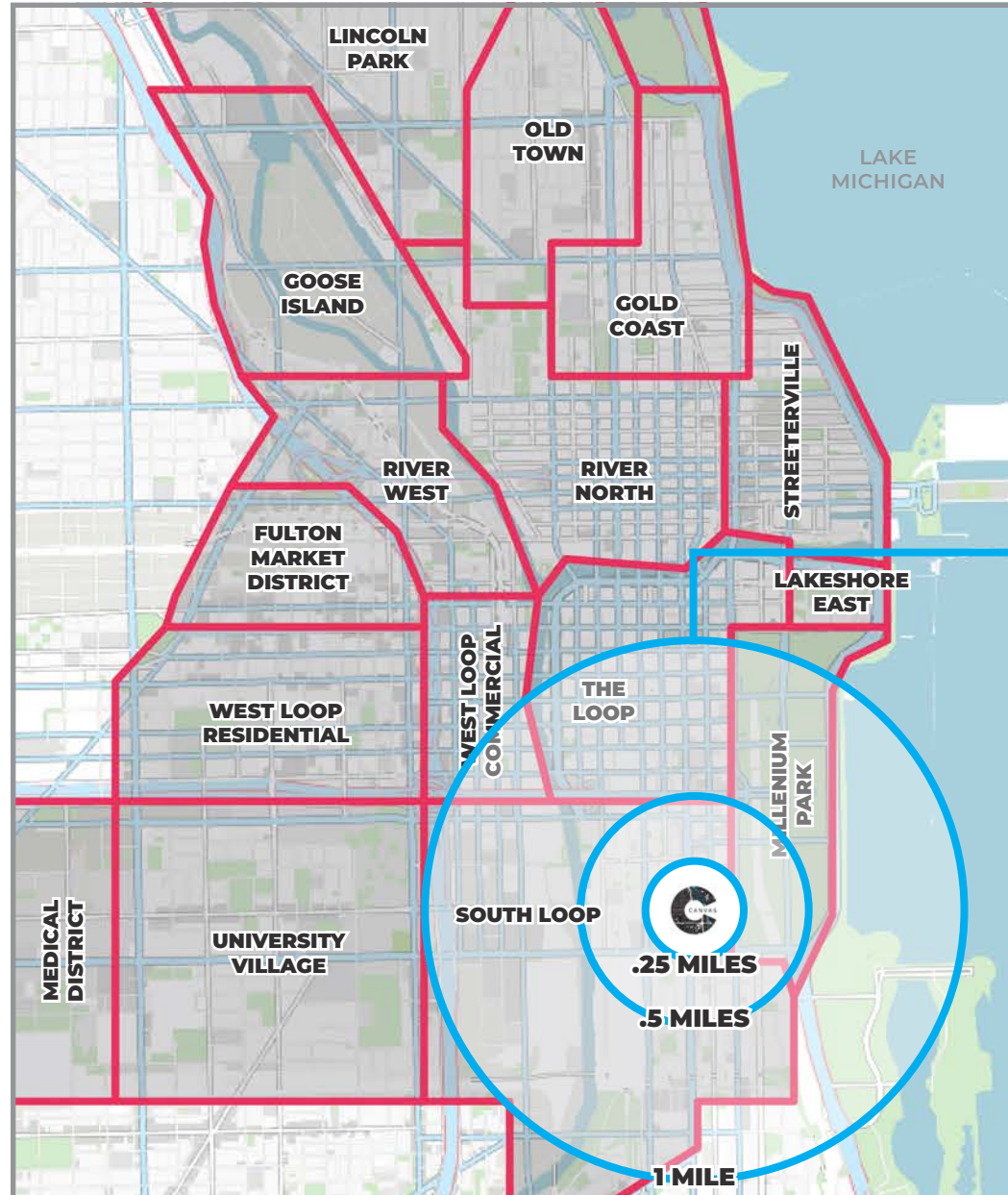
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S. MICHIGAN AVENUE



Neighborhood Map

Demographics



101,575

Total Population
1 MILE

10,697 - 0.25 MILES
36,389 - 0.5 MILES



\$116,493

Median Household Income
1 MILE

\$125,513 - 0.25 MILES
\$101,625 - 0.5 MILES



174,466

Total Daytime Population
1 MILE

21,449 - 0.25 MILES
61,837 - 0.5 MILES

Neighborhood





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1000
Restaurant

FOR MORE INFORMATION, PLEASE CONTACT

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