



**1159 N. State Street**  
**CHICAGO, ILLINOIS**

## Retail Space Available

Northeast Corner of  
State and Elm

**FOR MORE INFORMATION,  
PLEASE CONTACT**

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## DEMOGRAPHICS



**100k+**

Total Population  
1 Mile

42.3k+      13.9k+  
0.5 Miles    0.25 Miles



**\$176k+**

Average HH Income  
1 Mile

\$167k+      \$169k+  
0.5 Miles    0.25 Miles



**153k+**

Daytime Population  
1 Mile

46.3k+      12.1k+  
0.5 Miles    0.25 Miles



## MARKET OVERVIEW

- Developed by Convexity Properties, the subject property is a LEED certified building featuring 35 luxury condominiums over 17 floors and ground floor retail.
- The final remaining retail space, at 1,555 square feet is an ideal size for a variety of users to locate in Chicago's famed Gold Coast neighborhood.
- The 31 feet of frontage and tasteful signage opportunity provides excellent visibility and brand presence to the storefront.
- The other two retail suites in the project are leased to Blue Mercury and La Colombe, providing strong national co-tenancy.
- The space sits at the doorstep to the luxury neighborhood with additional projects in development which continue to secure the Gold Coast as Chicago's premier living, dining, and shopping destination.

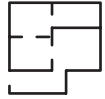
## NEIGHBORING RETAILERS

Away Travel, Warby Parker, Everlane, Yoga Six, Vans, Velvet Taco, Urban Outfitters, Maple & Ash, The Viceroy Hotel, Carmine's, Tavern on Rush and Gibson's Steakhouse.

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# SITE PLAN

## SPACE AVAILABLE



**1,555 sqft**

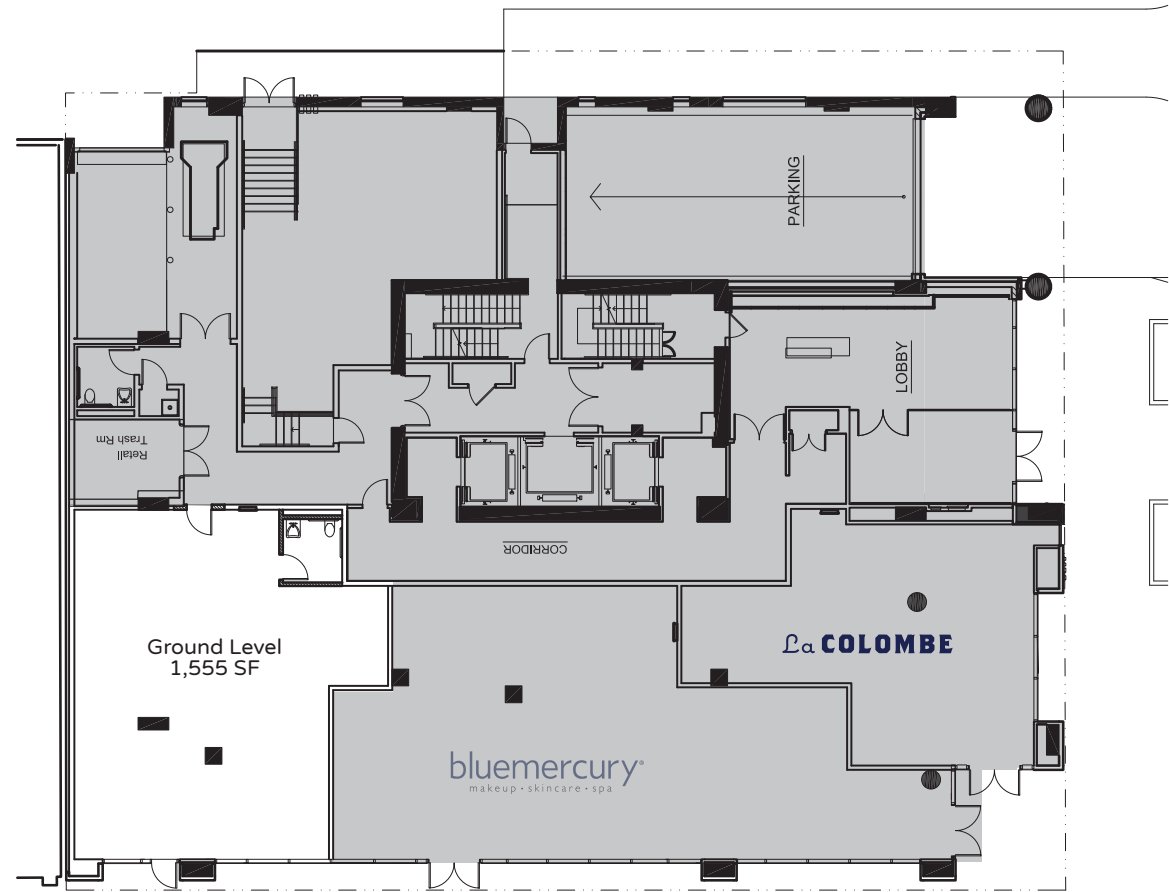
Ground Level

## FRONTAGE



**31 ft**

on N. State Street



Ground Level  
1,555 SF

NORTH STATE STREET

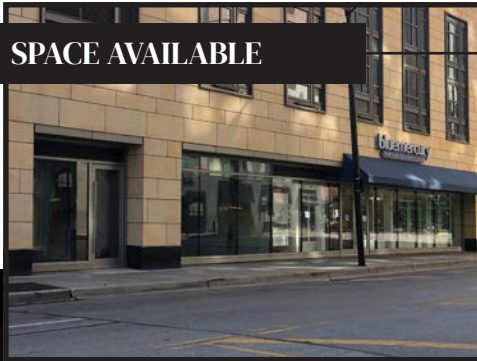
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# STREET MAP

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SPACE AVAILABLE



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