



COBBLER  
SQUARE LOFTS



RETAIL SPACE FOR LEASE

CANVAS

1350 N. WELLS STREET

## THE OPPORTUNITY

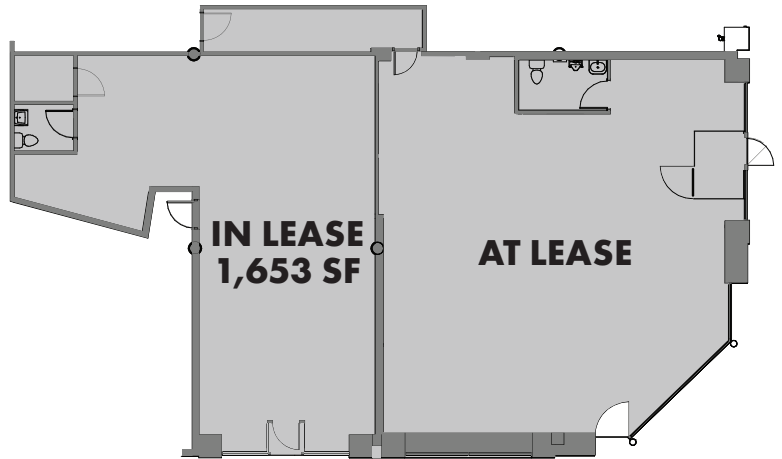
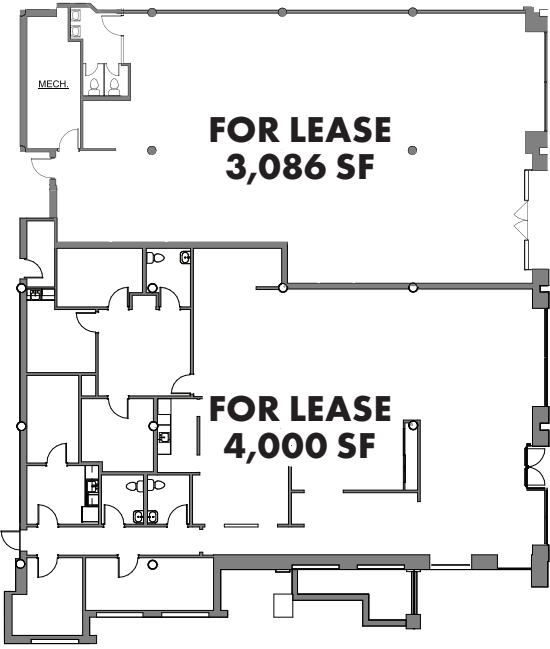
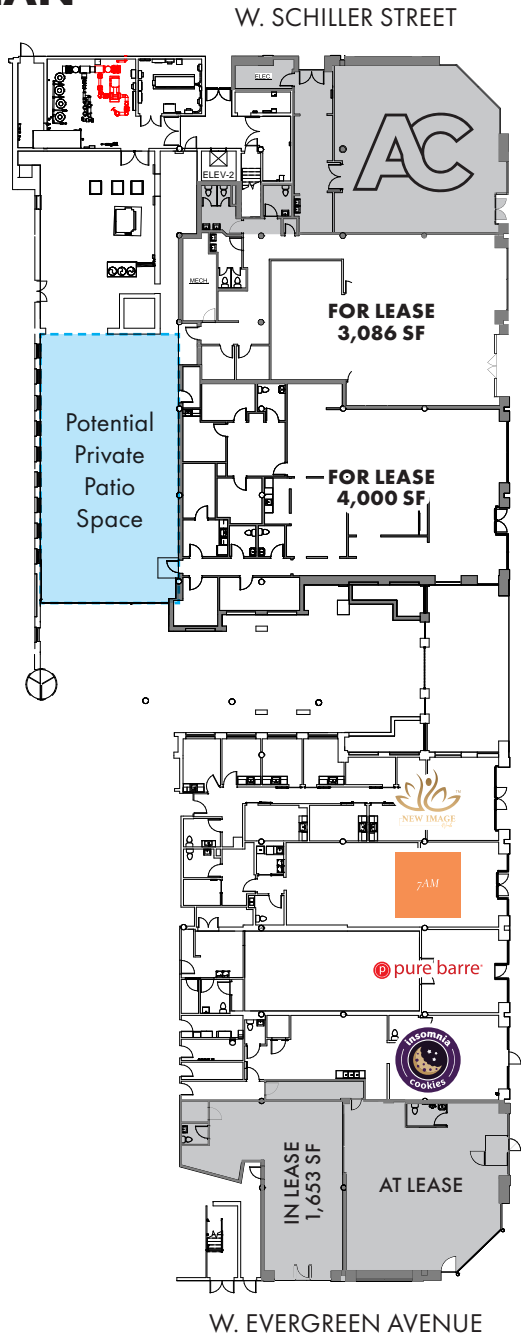
Cobbler Square has been known as one of the premier commercial developments in Old Town. Originally the Dr. Scholl's shoe factory, the mixed-use property blends industrial charm with modern design. The property was recently acquired by JDL, a premier real estate development firm in Chicago, with plans to renovate and reimagine the entire property. This is the first ownership change in 40+ years since Sam Zell originally converted the property in the mid 1980's.

Spanning an entire city block, the property offers 20,000 square feet of retail space fronting Wells Street from Schiller to Evergreen.

- Up to 7,100 SF of prime retail space at the base of newly renovated 292 residential building in the heart of Old Town
- 4,000 SF 2nd generation salon space adjacent to main entrance of the building
- 3,086 SF (divisible) with roughly 40ft of frontage and phenomenal visibility
- Ideal sizes for a variety of retail uses in one of Chicago's core neighborhoods
- Excellent co-tenancy with many high performing and long standing neighborhood tenants



# SITE PLAN



## Demographics



90.7K+

Total Population



\$179K+

Average HHI



112K+

Daytime Population

## Restaurants & Entertainment

BENCHMARK

Chicago China Doll



SMALL Cheval



The Second City

Orso's  
Authentic Italian Cuisine



## Lifestyle

BÜNDA

corepower  
YOGA



Wellness + Aesthetics



pure barre

SOULCYCLE

SWEATHOUZ



SHRED4115

VIVE+  
FLOAT STUDIO

## Retail

FOXTROT

K. STONEHILL  
CREATIONS

sara • jane



Walgreens

# STREET MAP



**COBBLER SQUARE**  
LOFTS





# CANVAS

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