



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.

### TWO PREMIER OLD TOWN CORNERS AVAILABLE FOR LEASE

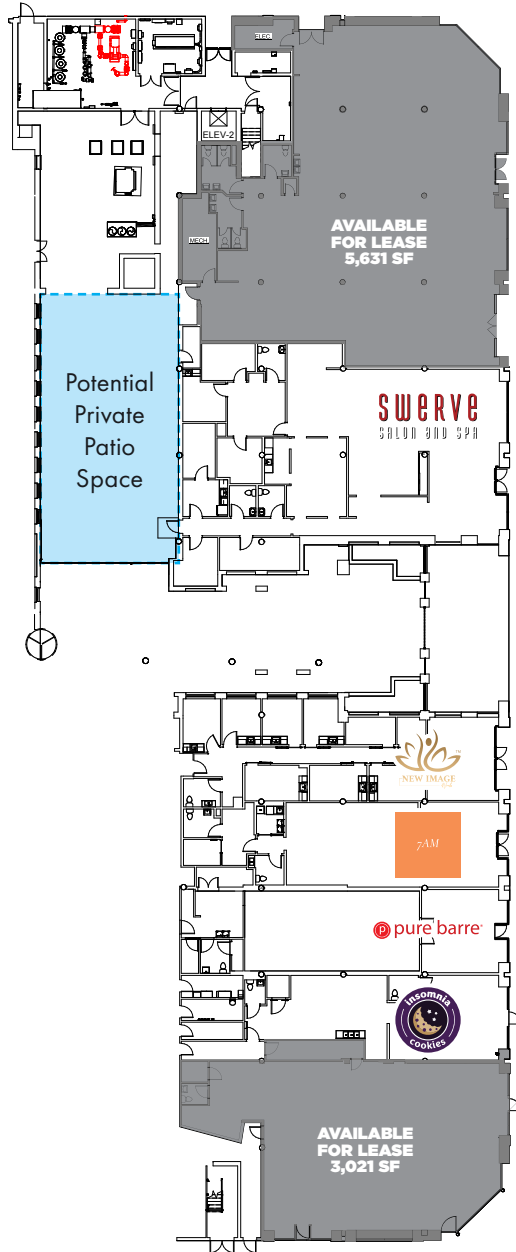
- North Corner (SWC of Wells and Schiller)  
5,613 square feet (divisible)
  - South Corner (NWC of Wells and Evergreen)  
3,021 square feet
  - Both spaces are black iron capable and offer outdoor patios.
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- Incredible Old Town Location with phenomenal foot traffic and 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





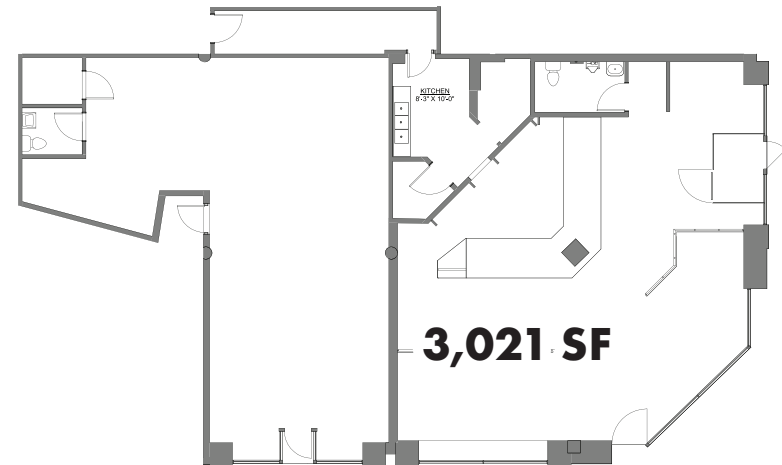
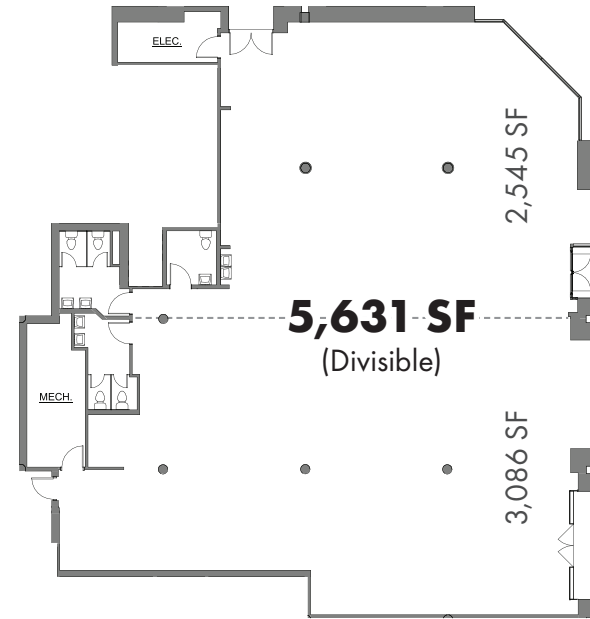
# SITE PLAN

W. SCHILLER STREET



N. WELLS STREET

W. EVERGREEN AVENUE



## Demographics



90.7K+

Total Population



\$179K+

Average HHI



112K+

Daytime Population

## Restaurants & Entertainment

BENCHMARK

Chicago China Doll



jenis



Professor  
Pizza

SMALL Cheval



The Second City

Orso's  
Authentic Italian Cuisine



## Lifestyle

BÜNDA

c@repower  
YOGA



pure barre

SOULCYCLE

SWEATHOUZ



SHRED4115

VIVE+  
FLOAT STUDIO

## Retail

FOXTROT

K. STONEHILL  
CREATIONS

sara • jane



Walgreens



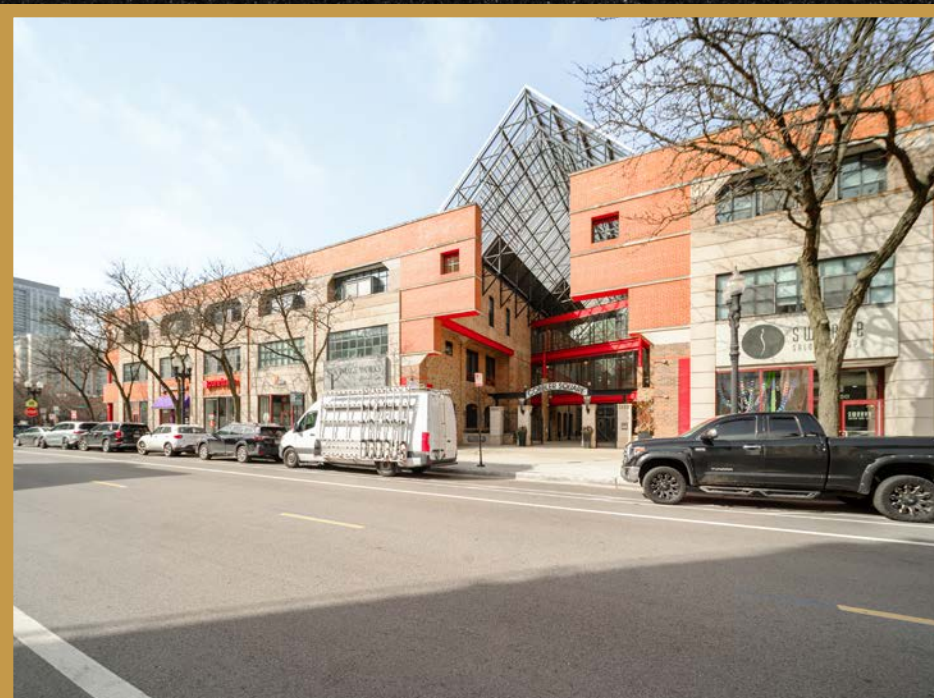
# STREET MAP



**COBBLER SQUARE**  
LOFTS

<p>WEST NORTH AVENUE</p> <p>FOXTROT</p> <p>OLD TOWN ALE HOUSE</p> <p>ADONIS GRILL</p> <p>DOG HOUSE GRILL</p> <p>THE FUDGE POT</p> <p>OIL TOWN OIL</p> <p>SPICE HOUSE</p> <p>BENCHMARK</p> <p>OLD TOWN DENTAL CARE</p> <p>PIZZA PLACE</p> <p>ELEGANT NAILS</p> <p>SportClips</p> <p>TAILS DRYCLEAN</p>	<p>WEST NORTH AVENUE</p> <p>McDonald's</p> <p>BYRNE BARK</p> <p>GALLERIA LIQUORS</p> <p>Gallucci</p> <p>LAURENTE</p> <p>Merci Beaucoup</p> <p>STATE STREET BARBERS</p> <p>WOODIE'S FLAT</p> <p>KAMEHACHI</p> <p>RED ORCHID THEATER</p> <p>THE VIG</p> <p>IG's</p> <p>Changchuan</p> <p>VIVE FLOAT STUDIO</p> <p>THE FRAME HALL</p> <p>ART OF HAIR DESIGN</p> <p>SWATHOUSE</p> <p>GARFIELD'S</p> <p>OLD TOWN NAILS</p> <p>K. STONEHILL</p> <p>Bank of America</p> <p>LAGARRE</p> <p>Scout</p> <p>jenio</p> <p>OLD JERUSALEM RESTAURANT</p> <p>Orso's</p>	<p>WEST NORTH AVENUE</p> <p>Walgreens</p> <p>FedEx Office</p> <p>Shell</p> <p>Winstar</p> <p>GoodVets</p> <p>TIPAROS</p> <p>PinaPico</p> <p>WEST GERMAN</p>
<p>WEST SCHILLER STREET</p> <p>WEST EVERGREEN AVENUE</p> <p>WEST GOETHE STREET</p> <p>WEST SCOTT STREET</p>	<p>WEST SCHILLER STREET</p> <p>WEST EVERGREEN AVENUE</p> <p>WEST GOETHE STREET</p> <p>WEST SCOTT STREET</p>	<p>WEST SCHILLER STREET</p> <p>WEST EVERGREEN AVENUE</p> <p>WEST GOETHE STREET</p> <p>WEST SCOTT STREET</p>









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