

MILWAUKEE & GRAND

RIVER WEST, CHICAGO

 **Newcastle**
INVESTORS

Highly-visible retail located at six-way intersection



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NEWCASTLEINVESTORS.COM



MARKET EVOLUTION

- 0.5 mile to Fulton Market shopping, dining and entertainment
- 19 multifamily developments planned or under construction in Fulton Market District
- 9,065 apartment units planned for West Loop

PROPERTY FEATURES

- 1,011 and 1,316 SF spaces available
- Situated at the base of a 277-unit apartment building
- Steps from CTA Grand Avenue Blue Line station (21,000 riders weekly)
- Strong visibility from intersection of Milwaukee, Grand and Halsted
- First-generation retail space
- Convenient access to I-90/94

AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	3,197	\$142,565
0.50	15,891	\$142,906
0.75	34,558	\$141,344
1.00	64,956	\$129,711

AREA RETAILERS



CTA BLUE LINE & STARBUCKS



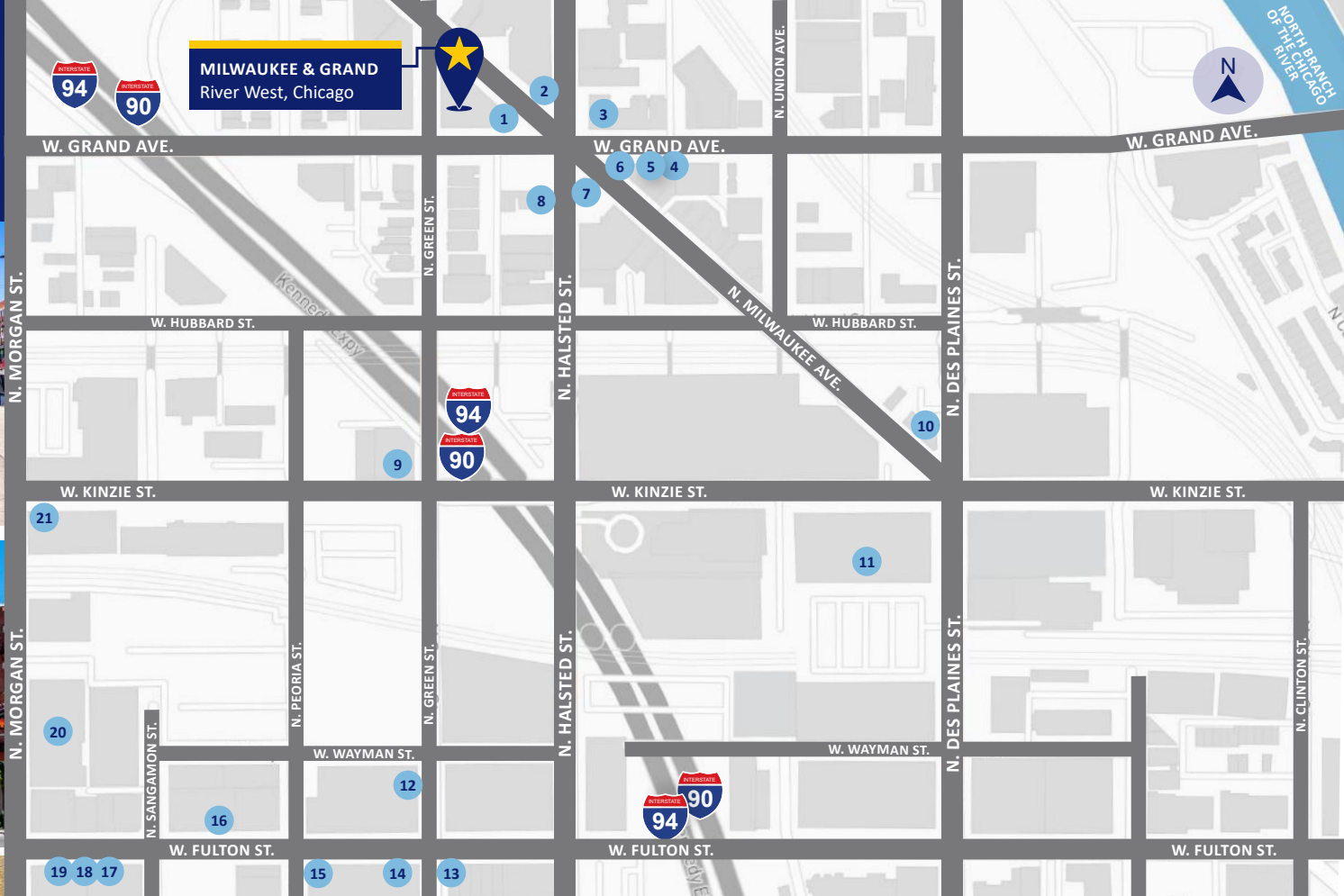
THE DAWSON



EMMITT'S IRISH PUB



PICCOLO SOGNO



AREA RETAILER DIRECTORY

- | | | |
|-----------------------|----------------------------------|---------------------|
| 1. Starbucks | 8. Piccolo Sogno | 15. Duck Duck Goat |
| 2. 7 Eleven | 9. Recess | 16. Time Out Market |
| 3. The Dawson | 10. Perilla Korean American Fare | 17. Roister |
| 4. La Scarola | 11. Jewel Osco | 18. Next |
| 5. Richard's Bar | 12. Punch Bowl Social | 19. The Aviary |
| 6. Emmitt's Irish Pub | 13. Publican Quality Meats | 20. Ace Hotel |
| 7. Maillard Tavern | 14. The Publican | 21. Tabu |



2,327 SF AVAILABLE

MILWAUKEE & GRAND
River West, Chicago



W. OHIO ST.

W. OHIO ST.

N. HALSTED ST.



N. MILWAUKEE AVE.



W. GRAND AVE.

W. GRAND AVE.

W. GRAND AVE.



N. GREEN ST.

N. HALSTED ST.

N. MILWAUKEE AVE.



AERIAL DETAIL

PROPERTY PHOTOS



Space B



Space E



SITE PLAN



ABOUT NEWCASTLE RETAIL

16

WALKABLE
Neighborhoods

60+

WELL-CAPITALIZED
Properties

600K+

SQUARE FEET
of Prime Retail Space

160+

NOTABLE
Retail Tenants

FOR MORE INFORMATION

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