

# STATE & DIVISION

1200 N. STATE

CHICAGO, IL



H

HEMINGWAY'S

E/B

H

EVER/BODY

Bon...  
Yel

SWC at green

CONCEPTUAL RENDERING



## ONE-OF-A-KIND RESTAURANT OR RETAIL OPPORTUNITY

Situated at the border of Chicago's Gold Coast and Old Town Neighborhoods featuring some of the City's most affluent demographics and highest PSF retail and restaurant sales in the Midwest.

Located at the base of The Gild: a new-construction, luxury apartment building with 89 units.

Within 3 blocks of Chicago's highest-grossing restaurants, totaling more than \$300M annually, including Maple & Ash, Luxbar, Gibson's, Hugo's Frog Bar, The Bellevue, Le Colonial, Adalina, among others.

In close proximity to several of Chicago's most premier 4- and 5-star hotels including the Ambassador Viceroy, Thompson Hotel, Waldorf Astoria, Sofitel, Four Seasons Hotel, among others.

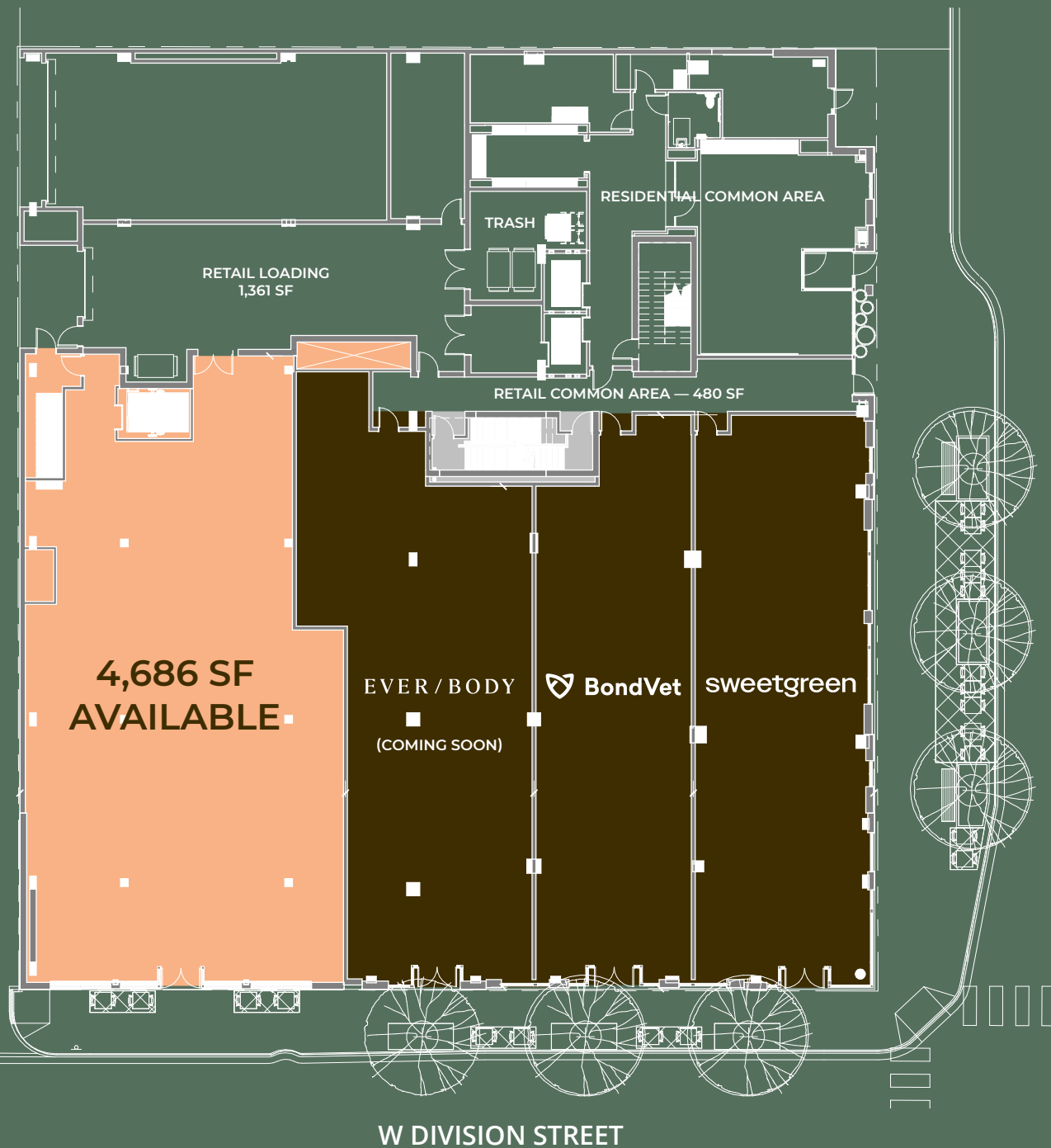
Premises features 4,686 rentable square feet at street level plus 4,919 rentable square feet of fully usable lower level space. Available for immediate occupancy.

The opportunity benefits from nearly 50' of frontage on Division Street, high ceilings and prominent signage.





## GROUND FLOOR



## LOWER LEVEL



### FRONTAGE

Approximately 50' on  
Division Street

### CEILING HEIGHT

Street Level – 16'  
Lower Level – 9'

Restaurant MEP, black  
iron route and vertical  
transportation between  
street and lower level  
already in place





JOIN THE  
NEIGHBORHOOD

TOTAL POPULATION  
98,517

MEDIAN HOUSEHOLD INCOME  
\$114,486

MEDIAN HOME VALUE  
\$514,209

ANNUAL SPEND ON DINING OUT  
\$404,203,154

ANNUAL SPEND ON  
ENTERTAINMENT  
\$362,642,855

WITHIN 1 MILE

STATE & DIVISION







N. CLARK ST.

N. DEARBORN PKWY

N. STATE PKWY

W. DIVISION ST.

E. DIVISION ST.

W. ELM ST.

E. ELM ST.

E. CEDAR ST.

W. MAPLE ST.

N. RUSH ST.



eduardos

THE zebra lounge  
PIANO BAR

HM  
DAY SPA

Walgreens



STATE & DIVISION

CVS  
pharmacy

msufcu  
MSU FEDERAL CREDIT UNION

CVS  
pharmacy



The Lodge  
CHICAGO

HOPSMITH  
TRAVEL

brown bag  
seafood co.

CHIPOTLE

puregreen

STUDS

bluemercury

La COLOMBE  
REVIV

TACO BELL  
cantina

q

La STORIA  
RISTORANTE

ECO NAIL BOUTIQUE

DOLCI AMORI  
ITALIAN PASTICCERIA

BLUE DOOR  
KITCHEN & GARDEN

BIGGS

CHASE

FORMER  
TREASURE ISLAND  
AMERICA'S MOST EUROPEAN SUPERMARKET  
POTENTIAL REDEV.

BARNES &  
NOBLE  
REDEV.

Abercrombie  
& Fitch

RUMBLE  
NATE  
BERKUS

Lou Malnati's  
PIZZERIA

Dr. Martens

GoddeSS  
AND THE BAKER

WARBY  
PARKER

VICEROY  
HOTEL

SOMERSET

AWAY

T-Mobile

GROWN BRILLIANCE

FLETCHER JONES  
CHICAGO

GOLD COAST SALON  
Chicago

londo  
mondo



MAPLE & ASH  
URBAN  
OUTFITTERS

VANS

Run on clouds.

CARMINE'S  
BREAD & LOaves

The BELLEVUE  
CHICAGO - GOLD COAST

LUX BAR



ASTON MARTIN CHICAGO



Perillo BMW



DUBLIN'S

MARIANO  
PARK

E. BELLEVUE PL.

FUTURE  
PHIL STEFANI  
RESTAURANT

THOMPSON  
HOTEL



NEWBERRY PLAZA  
REDEVELOPMENT

GIBSON'S

HUGO'S  
FROG  
BAR  
FISH  
HOUSE

alice+olivia  
SHINOLA  
DETROIT





# STATE & DIVISION

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MID-AMERICA® URBAN



Newcastle  
INVESTORS