

Retail Space



**218 South Wabash
Chicago IL.**

WABASH RETAIL SPACE

- **Approx. 2,595 – 6,650 rsf plus basement space.**
- **\$35 NNN per square foot.**
- **Vanilla Box Finish**
- **Classical Architectural Elements**
- **Great access to public transportation and amenities**
- **Excellent East Loop Location**
- **Great Signage Opportunities**
- **Approximately 45 feet of Wabash Frontage**

For more information, please contact:

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Suite 300

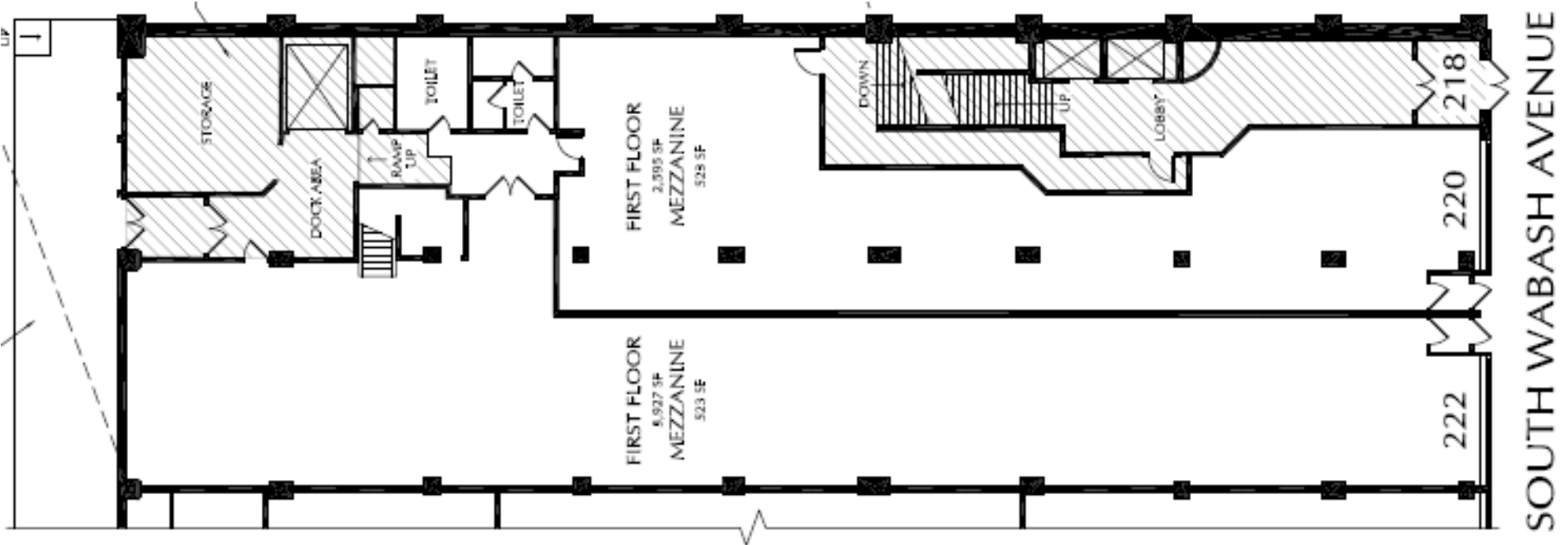
Chicago, IL 60610



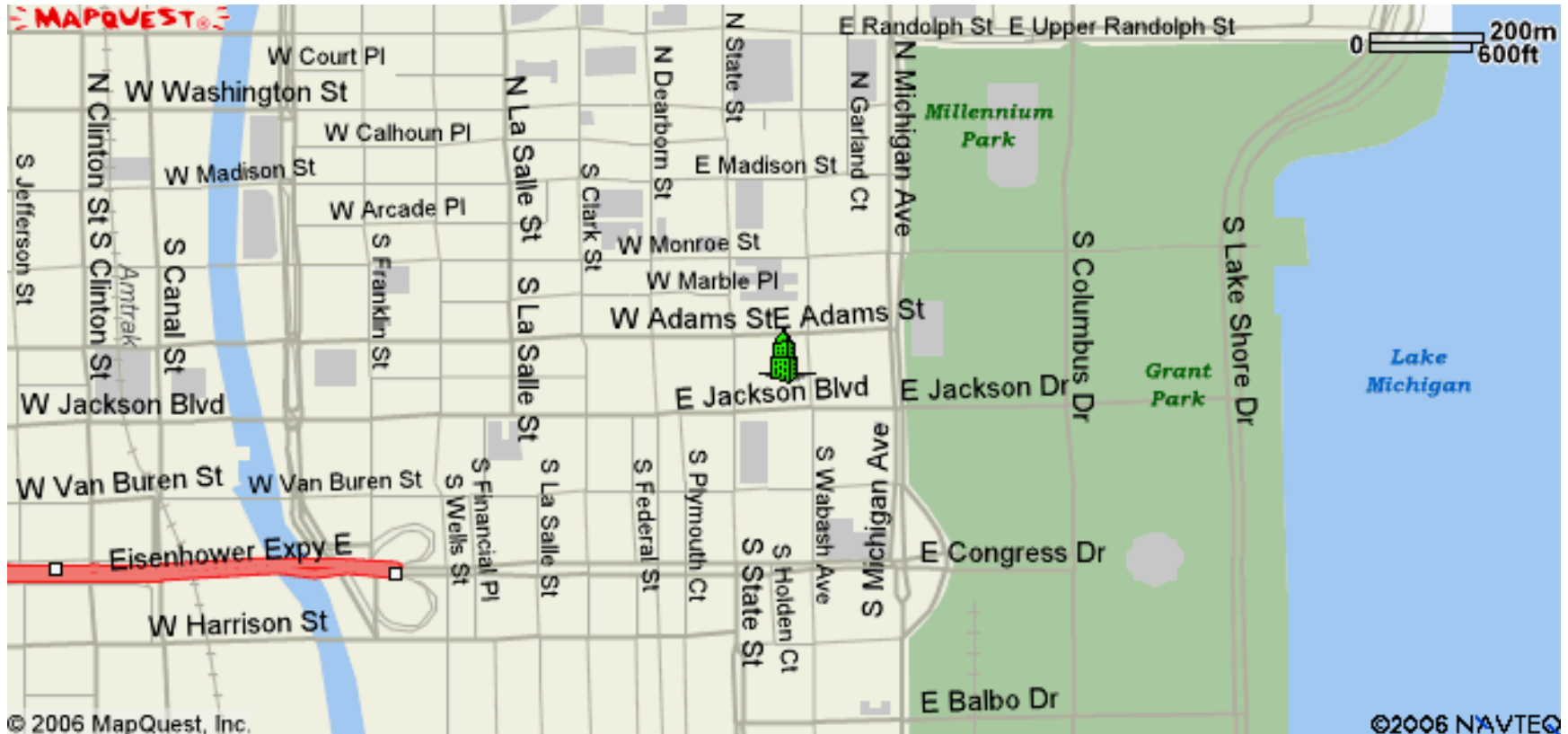
218 S. Wabash, Chicago IL. Conceptual Rendering



218 S. Wabash, Chicago IL. Retail Space



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Demographic Summary Report

McClurg Bldg

218 S Wabash Ave, Chicago, IL 60604

Building Type: Class C Office Total Available: **55,671 SF**
 Class: C % Leased: **57.53%**
 RBA: **104,000 SF** Rent/SF/Yr: **\$16.73**
 Typical Floor: **11,373 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2010 Projection	38,135	276,841	718,108
2005 Estimate	34,109	264,657	709,031
2000 Census	29,430	250,741	698,054
Growth 2005 - 2010	11,80%	4.60%	1.28%
Growth 2000 - 2005	15.90%	5.55%	1.57%
2005 Population by Hispanic Origin	2,184	49,185	190,966
2005 Population By Race	34,109	264,657	709,031
White	21,791 63.89%	144,813 54.72%	348,575 49.16%
Black or African American	5,639 17.12%	57,073 21.56%	190,815 26.91%
American Indian and Alaska Native	95 0.28%	1,077 0.41%	3,165 0.45%
Asian	4,809 14.10%	30,311 11.45%	46,012 6.49%
Native Hawaiian and Pacific Islander	50 0.15%	432 0.16%	821 0.12%
Other Race	729 2.14%	24,563 9.29%	101,463 14.31%
Two or More Races	795 2.33%	6,366 2.41%	18,179 2.56%
Households			
2010 Projection	22,376	136,774	307,051
2005 Estimate	20,299	129,918	301,769
2000 Census	17,736	121,823	295,279
Growth 2005 - 2010	10.23%	5.28%	1.75%
Growth 2000 - 2005	14.45%	6.65%	2.20%
Owner Occupied	8,559 42.16%	47,202 36.33%	100,005 33.14%
Renter Occupied	11,741 57.84%	82,716 63.67%	201,764 66.86%
2005 Households by HH Income	20,300	129,916	301,769
Income Less Than \$15,000	2,187 10.77%	22,812 17.56%	58,268 19.31%
Income: \$15,000 - \$24,999	1,004 4.95%	11,512 8.86%	29,863 9.90%
Income: \$25,000 - \$34,999	1,172 5.77%	10,486 8.07%	28,020 9.29%
Income: \$35,000 - \$49,999	2,657 13.09%	16,137 12.42%	41,035 13.60%
Income: \$50,000 - \$74,999	3,531 17.39%	20,648 15.89%	47,599 15.77%
Income: \$75,000 - \$99,999	2,713 13.36%	13,551 10.43%	29,559 9.80%
Income: \$100,000 - \$149,999	3,284 16.18%	15,187 11.69%	32,315 10.71%
Income: \$150,000 - \$249,999	2,514 12.38%	11,626 8.95%	20,957 6.94%
Income: \$250,000 - \$499,999	854 4.21%	4,803 3.70%	8,672 2.87%
Income: \$500,000 or more	384 1.89%	3,154 2.43%	5,481 1.82%
2005 Avg Household Income	101,107	87,991	77,080
2005 Med Household Income	72,202	54,471	47,697
2005 Per Capita Income	60,789	43,652	33,284