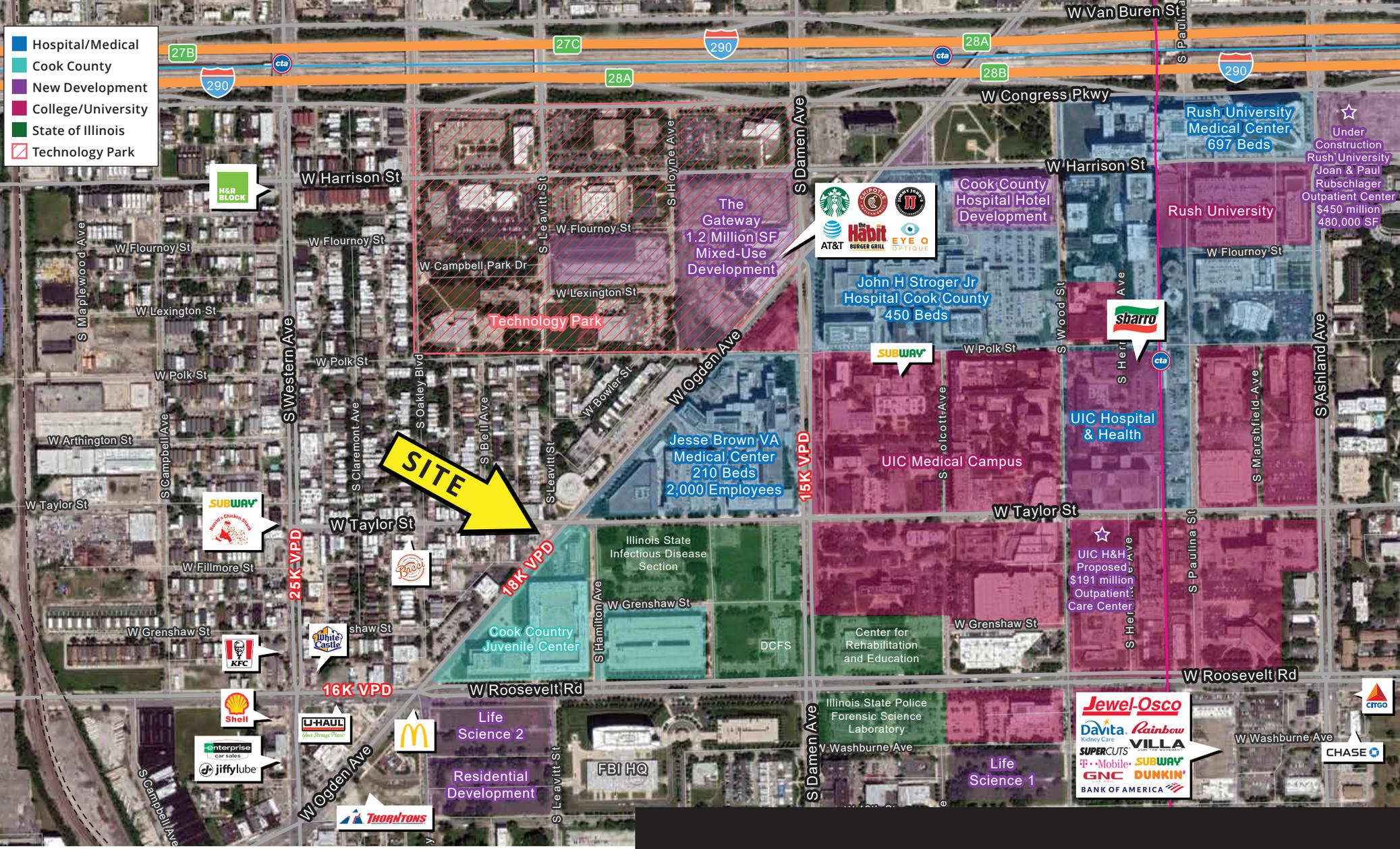


- Hospital/Medical
- Cook County
- New Development
- College/University
- State of Illinois
- Technology Park



HARD CORNER REDEVELOPMENT WITH DRIVE-THRU POTENTIAL

PROPERTY HIGHLIGHTS

- Redevelopment Opportunity with Drive-thru Potential & Parking on Hard Corner Centrally located in the Illinois Medical District (IMD)
- 2,500 SF Single-Tenant to 6,950 SF Multi-Tenant Options
- 16,645 SF Land / 0.38 AC Zoned PD30
- Multiple New Development Projects Nearby Including:
 - » Cine Space Studios
 - » The Gateway (1.2m SF Mixed-Use Development)
 - » Cook County Hospital Hotel Redevelopment
 - » Residential and Life Science Towers
- The Illinois Medical District has:
 - » 560 Acres Dedicated to Medical Research
 - » 4 World Class Hospitals
 - » 2 Universities
 - » 50,000 visitors daily
 - » 29,900 Employees
- Ward 28, Alderman Jason C. Ervin

DEMOGRAPHICS

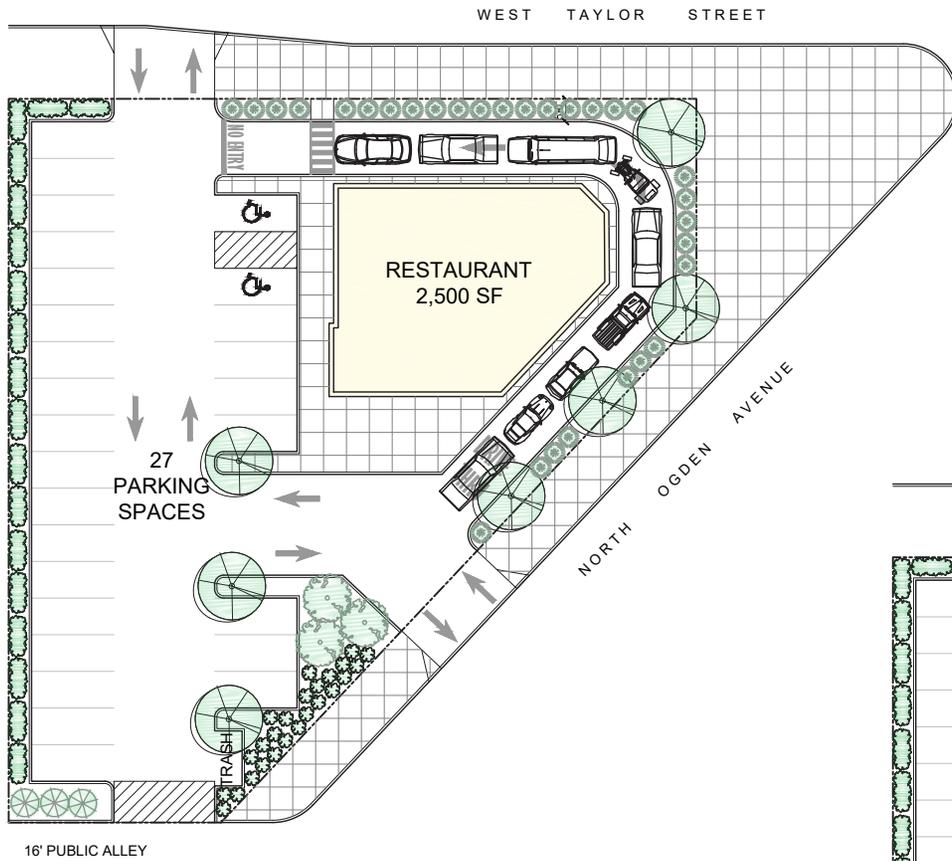
	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	5,642	27,994	157,418
DAYTIME POPULATION	24,799	78,732	198,252
HOUSEHOLDS	2,231	11,097	62,383
AVG HH INCOME	\$74,810	\$61,366	\$77,891

TRAFFIC COUNTS

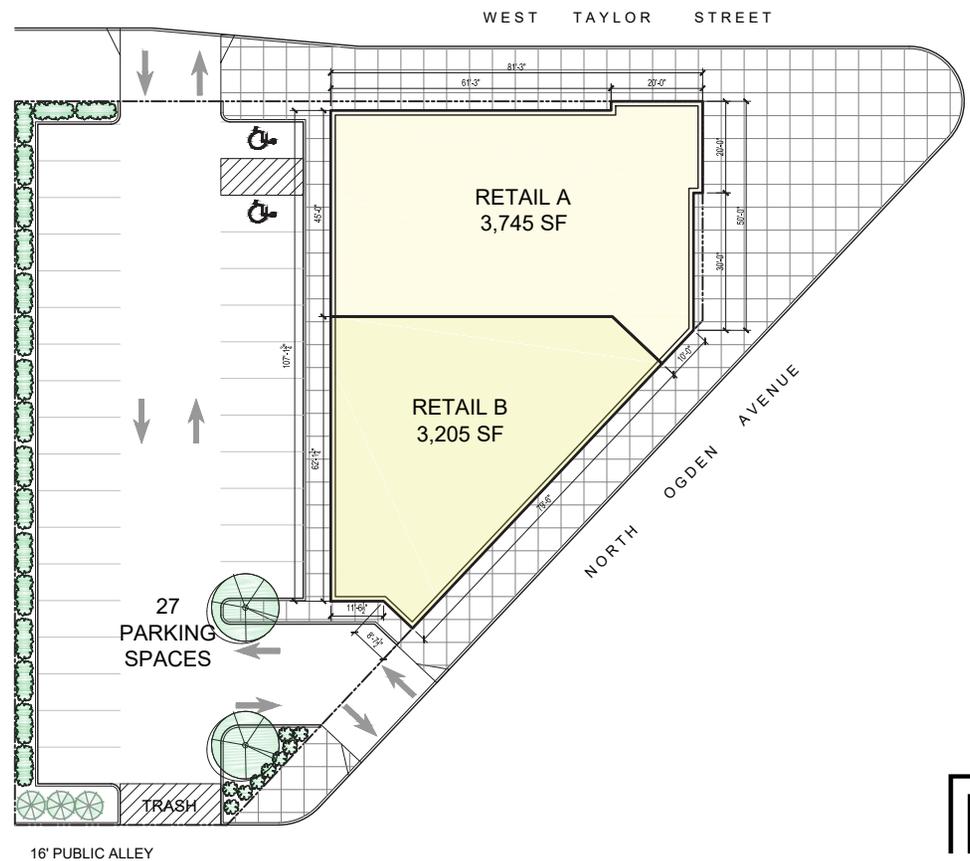
	COUNT
OGDEN AVE	18K VPD
ROOSEVELT RD	16K VPD
DAMEN AVE	15K VPD
WESTERN AVE	25K VPD



CONCEPT A



CONCEPT B





LEASING CONTACTS

JONATHAN HYMAN

JHYMAN@METROCRE.COM

224.365.8144

REUBEN RISCHALL

RRISCHALL@METROCRE.COM

312.560.2224



WWW.METROCRE.COM