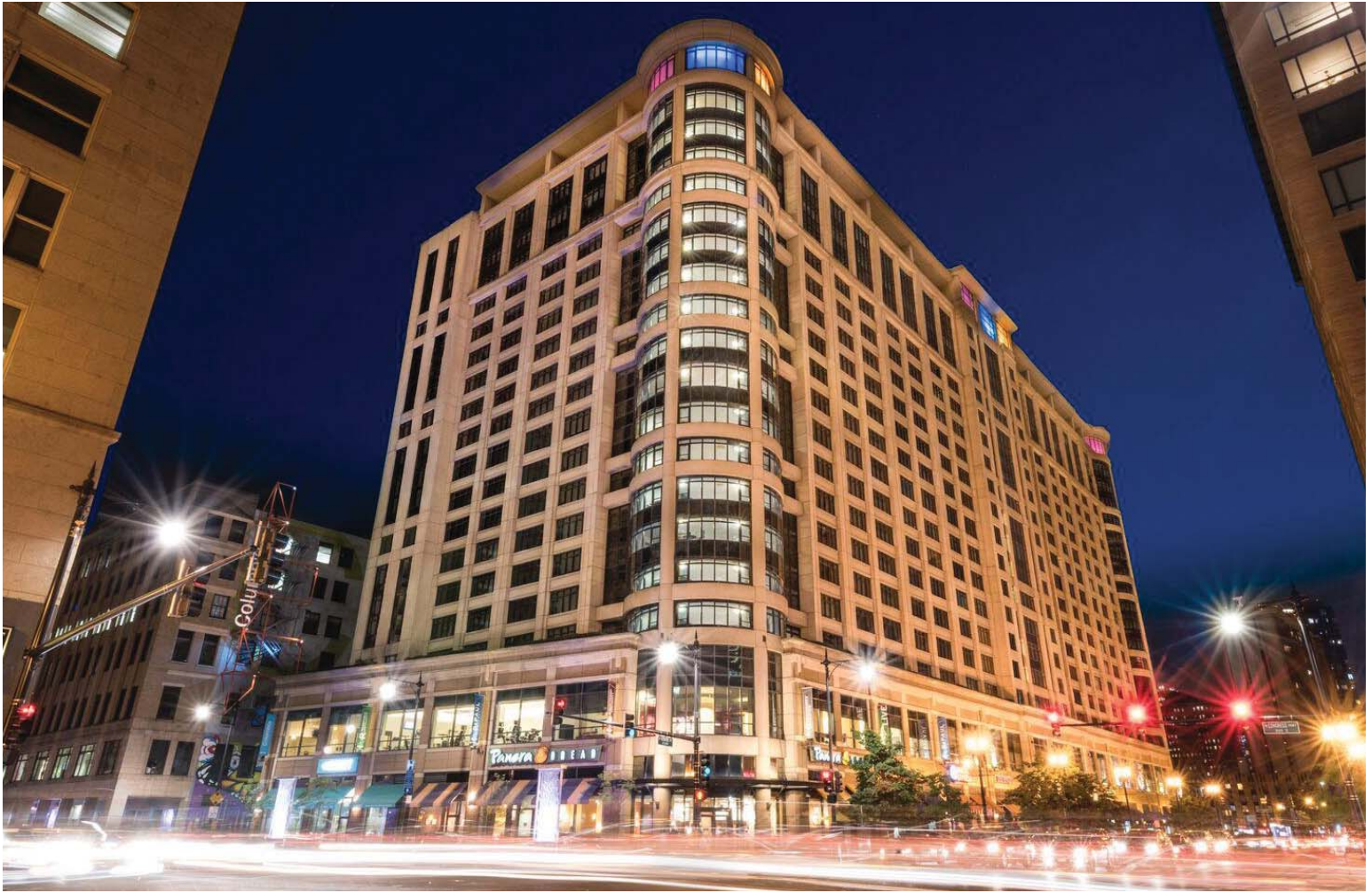


For Lease

Retail Space

University Center Chicago

525 S. State Street | Chicago, IL 60605 | South Loop



- Join 30K SF of retail located on the corner of Congress Parkway and State Street in the South Loop
- ±3,200 SF available
- Over 500 student housing units in the building with minimal vacancies
- High density residential area with heavy pedestrian traffic
- Co-tenants include Panda Express, Panera Bread, Wingstop, 7-Eleven, Athletico, Blaze Pizza, Epic Burger

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$140,238	\$120,215	\$128,235
DAYTIME POPULATION	76,103	135,400	406,334
RESIDENTIAL POPULATION	8,421	21,647	57,834

TRAFFIC COUNTS

S. STATE STREET	14,300 VPD
CONGRESS PARKWAY	77,100 VPD

Marcus Cook
312.275.3112
marcus@baumrealty.com

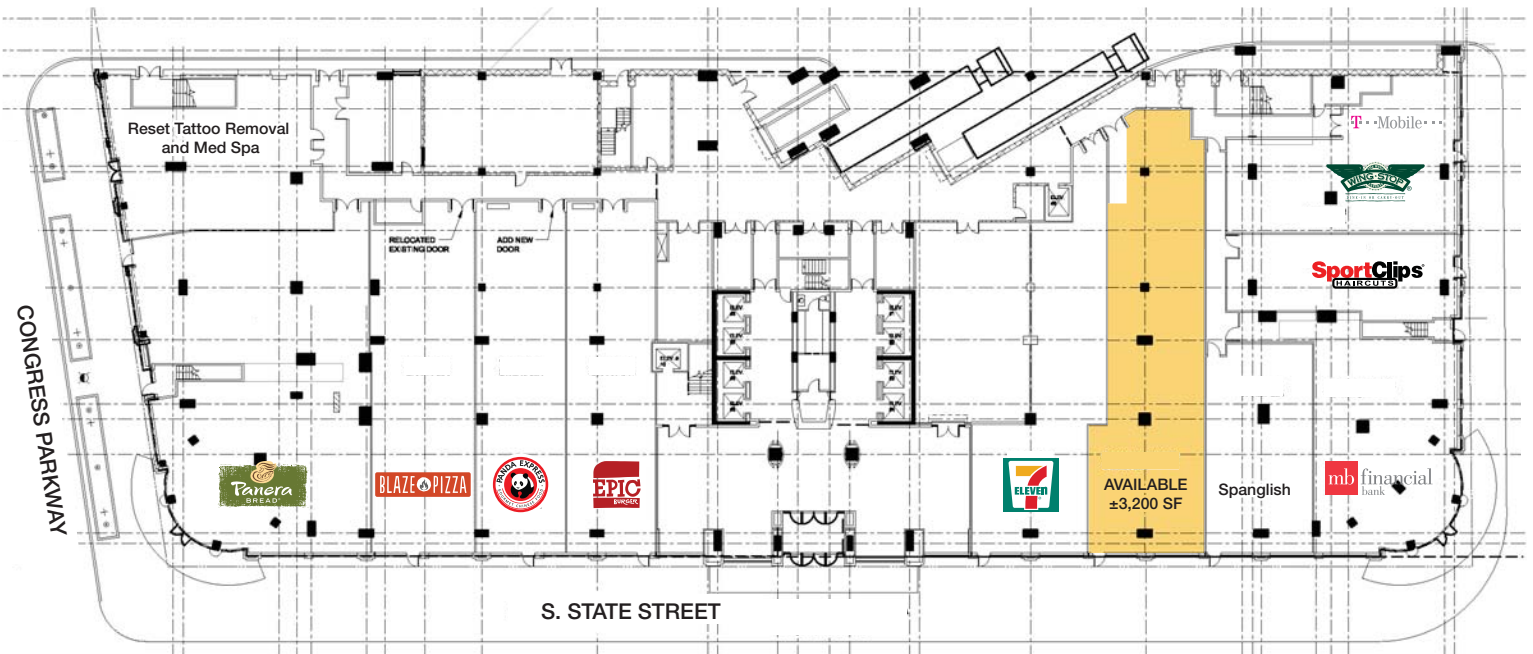
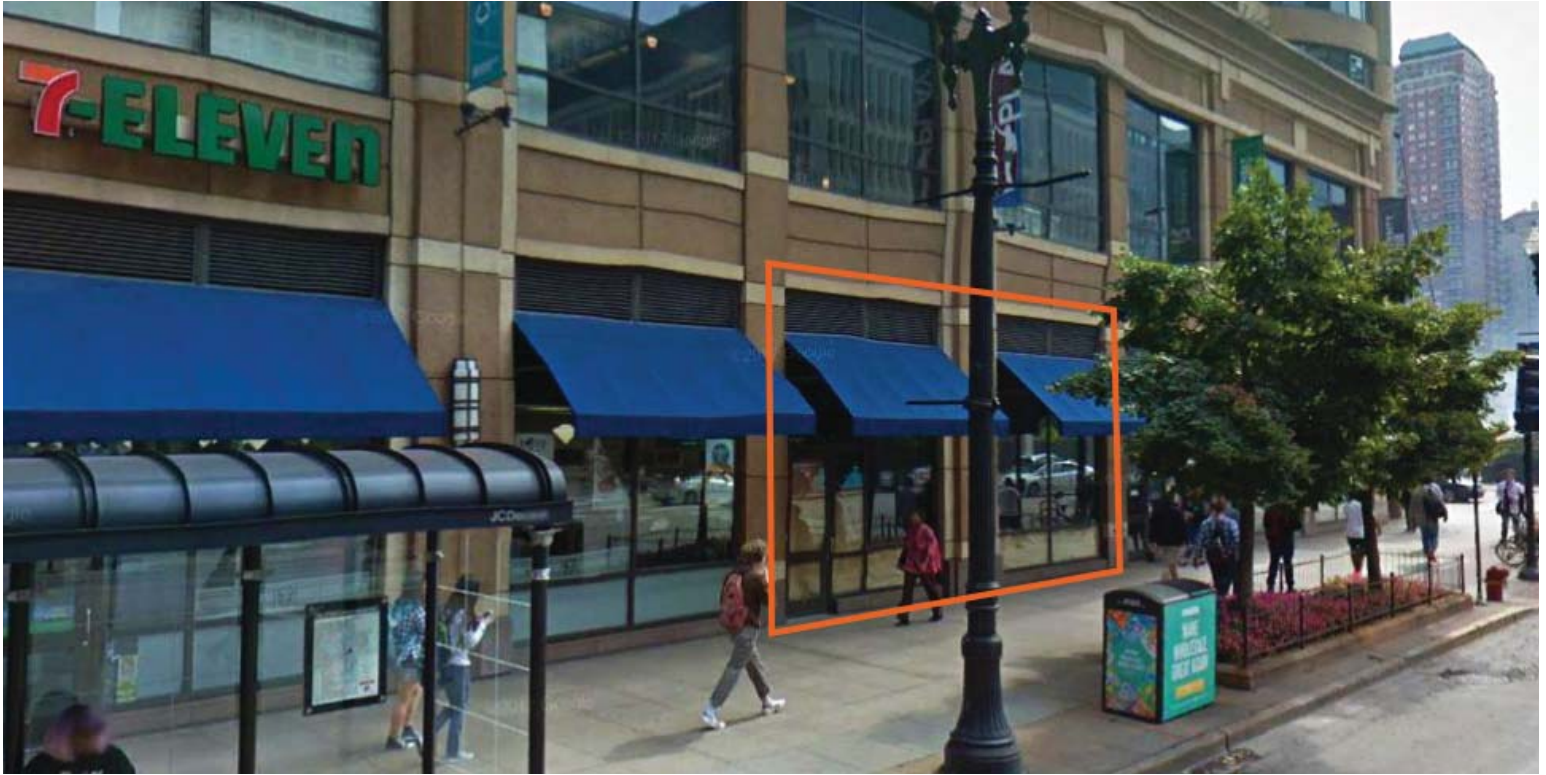


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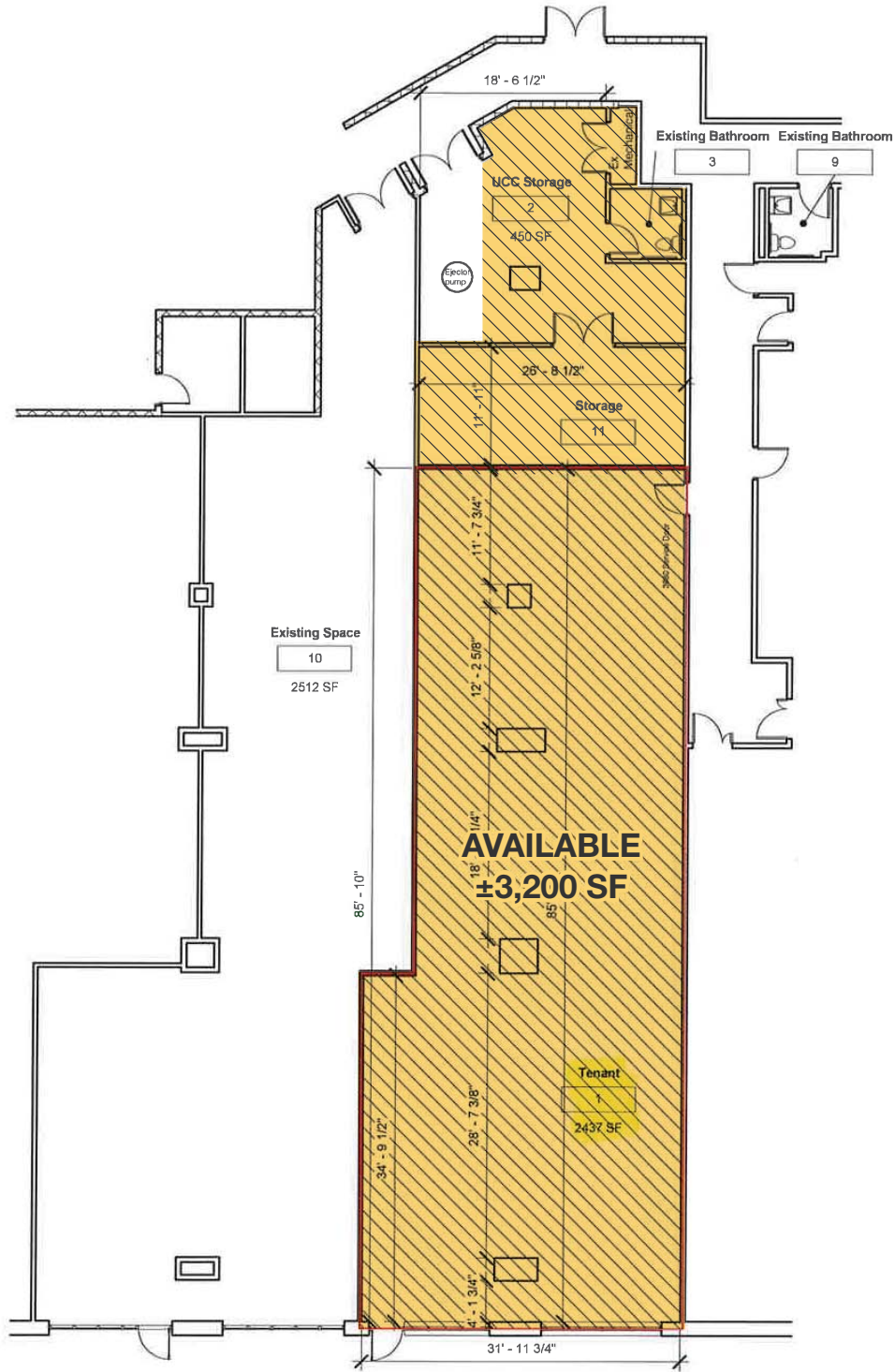


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