GOLD COAST RETAIL AT THE MARK TWAIN REDEVELOPMENT



FOR MORE INFORMATION

Doug Renner doug.renner@baumrealty.com 312.275.3137







SITE HIGHLIGHTS

- * ±1,061 SF small shop space available with Division Street frontage
- » Building sits at the busy corner of Clark & Division & with high visibility and pedestrian traffic
- » Direct access to the Clark & Division CTA Red Line 'L' Station (2.7M annual riders)
- » Less than ½ mile from Oak Street Beach and Lake Shore Drive
- » The building recently underwent a \$50 million dollar redevelopment project to update all of the building's systems and restore the historical storefront facade

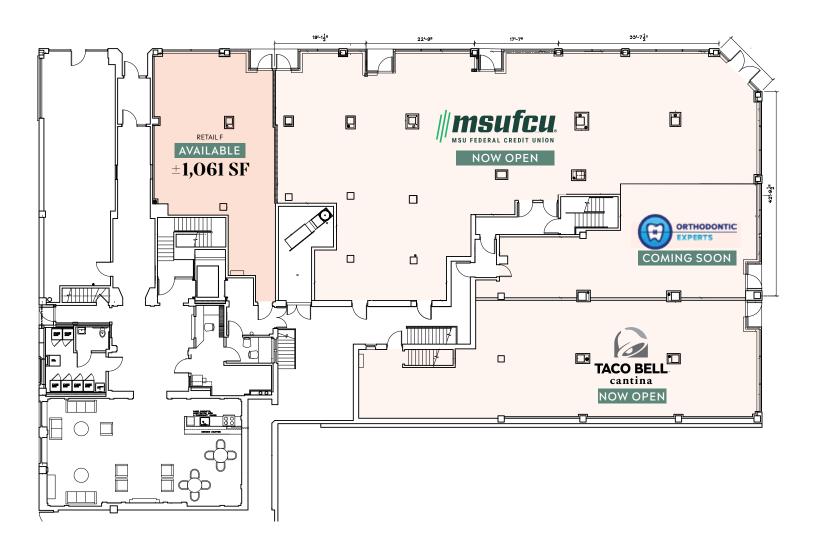
- » Blocks from **fine dining restaurants** including Maple & Ash, Gibson's Bar & Steakhouse & Morton's Steakhouse
- » Notable area developments include **The Sinclair**, a new 390-unit luxury residence, and **Atrium Village**, a massive redevelopment project with 1,500 residential units and 47,000 SF of retail
- » Nearby retailers include Jewel-Osco, Walgreens, Starbucks, Sprint, Verizon, Jimmy John's, Halal Guys, Velvet Taco, Lou Malnati's, Goddess & Grocer, Warby Parker, Vans, Urban Outfitters, CVS and many more

FOR MORE INFORMATION

doug.renner@baumrealty.com 312.275.3137



SITE PLAN



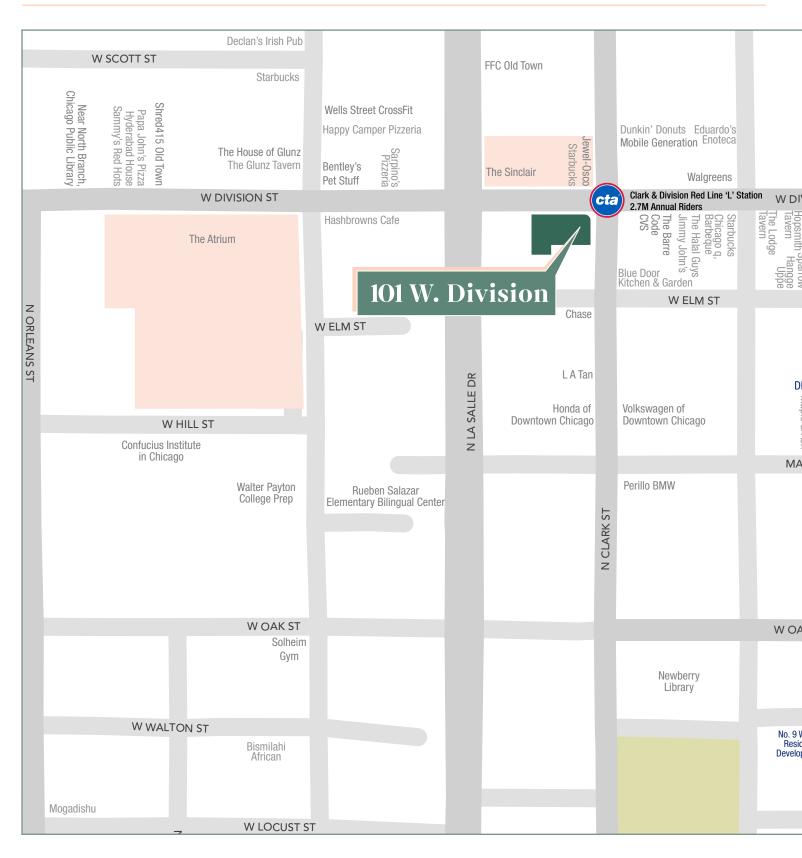
AVAILABLE SPACE

RETAIL F ±1,061 SF

FOR MORE INFORMATION

Doug Renner doug.renner@baumrealty.com 312.275.3137





FOR MORE INFORMATION

Doug Renner doug.renner@baumrealty.com

312.275.3137



N STATE PKWY VISION ST Bank of America Chipotle **SWEAT** Bluemercury Sabon **DRW** Development Lou Malnati's Goddess & The Grocer Somerset State & Cedar Development Warby Parker **RW Development** E CEDAR ST Vans Velvet Taco **Urban Outfitters** Carmines PLE ST on Rush Dublin's E BELLEVUE PL Morton's Steakhouse **Thompson Hotel** Gibsons Shinola Hugo's Frog Bar Prada Oak Bank **EOAKST** K ST Peoples Peoples Brunello Cucinell Le Colonial Versace Christian Dic The Madewell Ogden School Vineyard Vines **E WALTON ST** Aritzia Valton Lenscrafters Waldorf Astoria @propertie Saint Laurent Z Chase Bank Intermix E DELAWARE PL

AREA DEVELOPMENTS



THE SINCLAIR
390-unit luxury residence with 58,000 SF retail



ATRIUM VILLAGE URBAN RENEWAL PROJECT 1,500 residential units and 47,000 SF retail



THE VICEROY HOTEL

180 room boutique hotel

FOR MORE INFORMATION

Doug Renner

doug.renner@baumrealty.com 312.275.3137



CHICAGO'S GOLD COAST

101. W. Division Street lies within one of Chicago's most coveted areas, the Gold Coast. Located just north of Downtown Chicago and nestled against Lake Michigan, the Gold Coast is considered one of Chicago's most beautiful and affluent areas. Abundant shopping, historic landmark homes, dramatic views of Lake Michigan, Navy Pier, and close proximity to the Loop draws locals and visitors to this notable retail district. Numerous amenities, incredible location, and first rate education options such as Loyola and The Frances Xavier Warde School, make the Gold Coast a residential stronghold with thousands of existing luxury condominiums. New developments are rising to meet demand for even more housing in the area including The Sinclair, located directly across the street from 101 W. Division, and the three tower multi-phase Atrium Village, located in neighboring Old Town.

An extremely popular destination for shoppers, the Gold Coast is home to internationally recognized stores, upscale boutiques, and designer fashions including Hermès, Saint Laurent and Tom Ford. the Park Hyatt Hotel, Thompson Hotel, Viceroy, The Sofitel Hotel, The Four Seasons Hotel and The Waldorf Astoria (formerly Elysian Hotel) anchoring the area, a mix of young urban brands and designer boutiques are increasingly competing for positions along Division Street

An abundance of nightlife keeps the Gold Coast lively after retail hours. Offerings range from classic Chicago steakhouses and award winning fine dining restaurants, including the Michelin-starred Spiaggia and James Beard award winner Nico Osteria, to sophisticated cocktail bars and vibrant upscale nightclubs featuring world-class entertainment.



13,626

14,512

Estimated Daytime Population

Estimated Population

\$122,508

10,054

Average Household Income

Estimated Households







FOR MORE INFORMATION

Doug Renner doug.renner@baumrealty.com 312.275.3137



Gold Coast • Chicago, IL















FOR MORE INFORMATION

Doug Renner doug.renner@baumrealty.com 312.275.3137



GOLD COAST RETAIL AT THE MARK TWAIN REDEVELOPMENT



FOR MORE INFORMATION

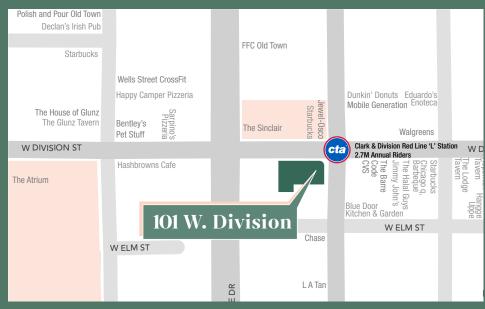
Doug Renner

doug.renner@baumrealty.com 312.275.3137

Mark Fredericks

mark@baumrealty.com 312.275.3109





© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.