

525 S. STATE STREET

UNIVERSITY CENTER | CHICAGO, IL



MSC

GROUND FLOOR RETAIL FOR LEASE





525 S. STATE STREET

DEMOGRAPHICS

EST. POPULATION

1/8 mi **3,221**

1/4 mi **8,609**

1/2 mi **23,284**

EST. EMPLOYEES

1/8 mi **2,762**

1/4 mi **22,156**

1/2 mi **100,387**

EST. MEDIAN AGE

1/8 mi **26**

1/4 mi **29**

1/2 mi **32**

EST. MED HH INCOME

1/8 mi **\$121,503**

1/4 mi **\$117,479**

1/2 mi **\$108,012**

EST. AVG HH INCOME

1/8 mi **\$217,003**

1/4 mi **\$168,744**

1/2 mi **\$130,796**

COLLEGE DEGREE

1/8 mi **32%**

1/4 mi **34%**

1/2 mi **35%**

WALK SCORE

97%

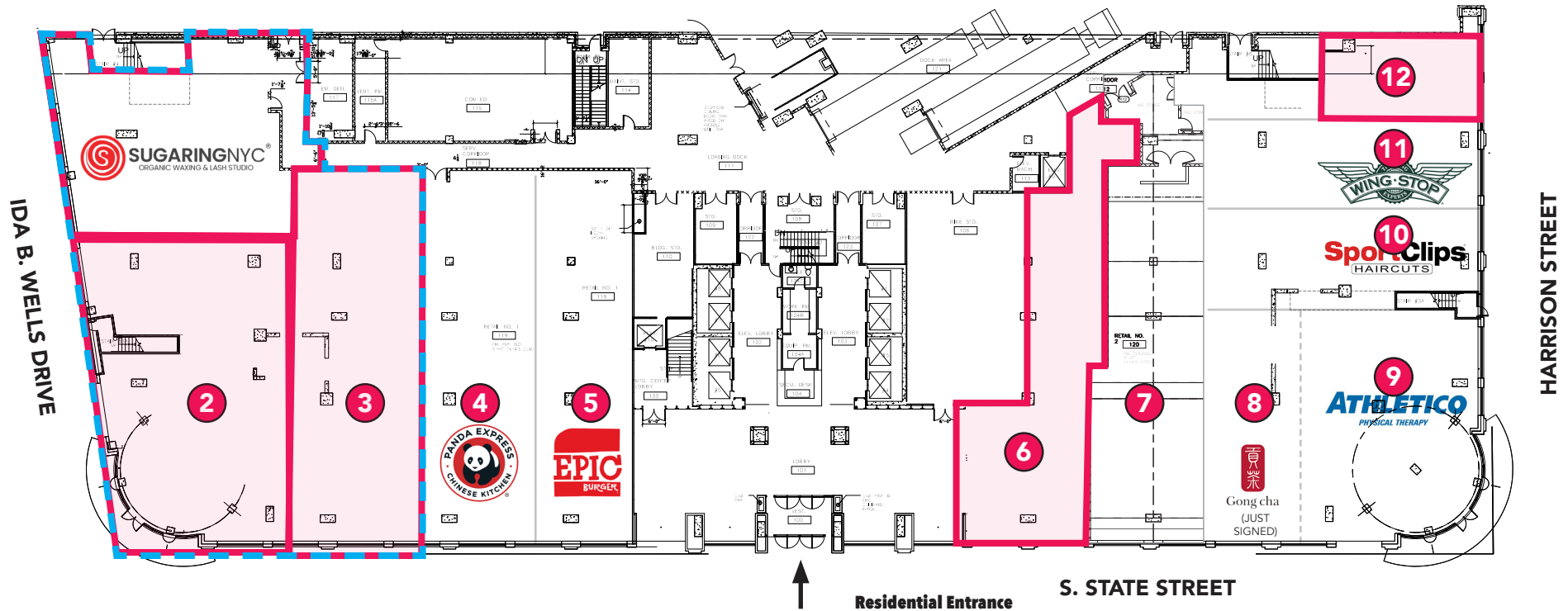
PROPERTY DETAILS

- ▶ Multiple ground floor retail spaces for lease from 515 - 7,822 SF available for immediate occupancy
- ▶ ±16,700 SF Planet Fitness Now Open
- ▶ ±1,700 students living in ±500 apartments
- ▶ Centrally located in the heart of the South Loop; near the Theater District, one block from the Business District and a quick walk to Michigan Avenue; easily accessible by foot or public transportation (the EL/L stop out front)
- ▶ ±50,000 full-time college students within 0.4 miles across 8 institutions
- ▶ 2nd Gen restaurant space available

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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SITE PLAN



**CAN BE
COMBINED
7,872 SF**

1	Sugaring NYC	1,288 SF
2	AVAILABLE	5,222 SF
3	AVAILABLE	2,650 SF
4	Panda Express	2,455 SF
5	Epic Burger	2,434 SF
6	AVAILABLE	2,618 SF

7	Kpop Nara	3,489 SF
8	Gong Cha	1,745 SF
9	Athletico	2,642 SF
10	Sport Clips	1,441 SF
11	Wing Stop	1,610 SF
12	AVAILABLE	515 SF

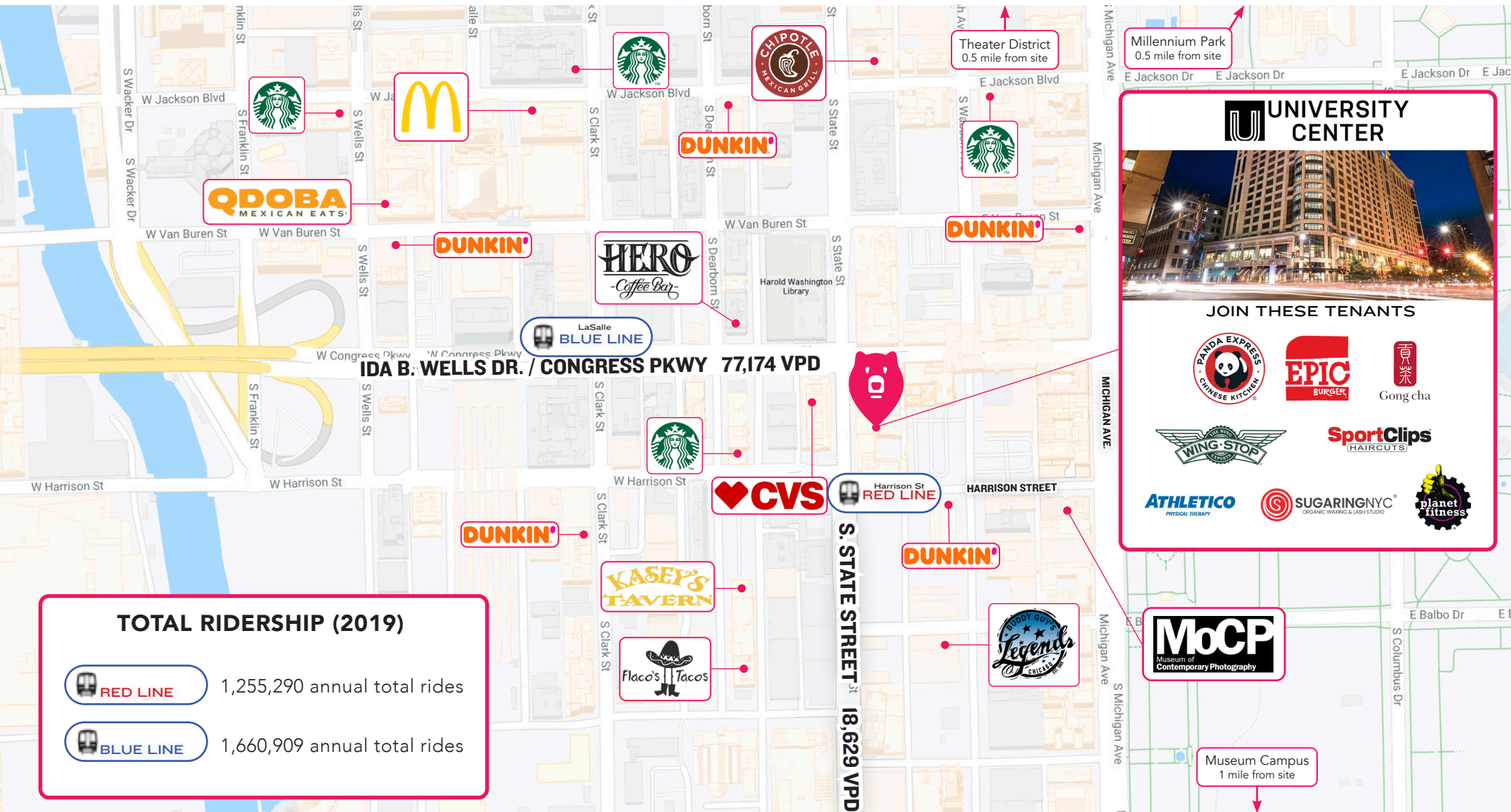
EXTERIOR RENDERING




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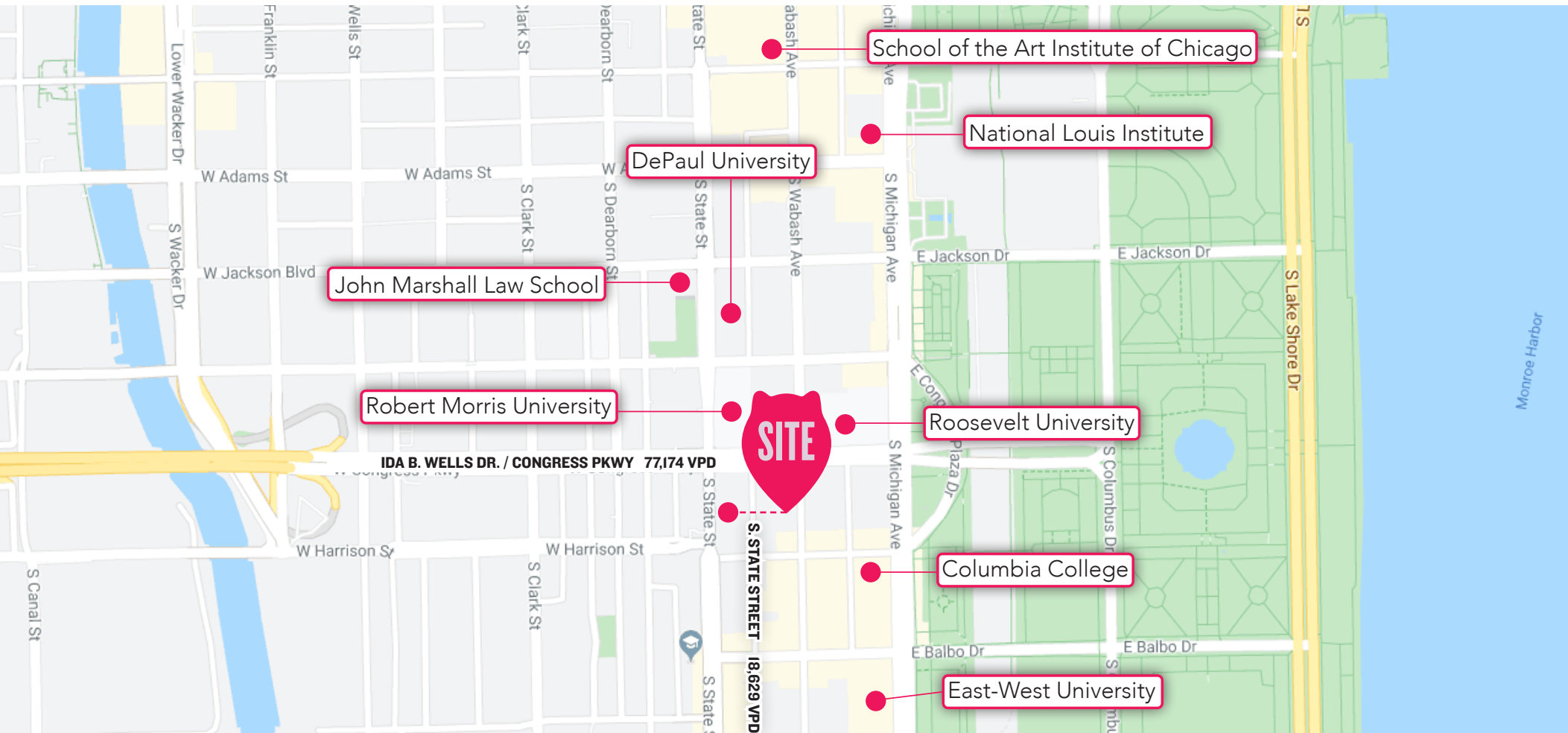
NEIGHBORHOOD RETAIL AERIAL



TOTAL RIDERSHIP (2019)

 RED LINE	1,255,290 annual total rides
 BLUE LINE	1,660,909 annual total rides

SURROUNDING UNIVERSITIES (IN THE WEST LOOP)



	NATIONAL LOUIS INSTITUTE	JOHN MARSHALL LAW SCHOOL	DEPAUL UNIVERSITY- LOOP CAMPUS	SCHOOL OF THE ART INSTITUTE OF CHICAGO	ROBERT MORRIS UNIVERSITY ILLINOIS	ROOSEVELT UNIVERSITY	COLUMBIA COLLEGE	EAST-WEST UNIVERSITY	TOTAL
ENROLLMENT	Undergraduate: 4,900	Undergraduate: 1,907	Undergraduate: 14,507	Undergraduate: 2,806	Undergraduate: 4,005	Undergraduate: 2,147	Undergraduate: 6,708	Undergraduate: 755	Undergraduate: 37,735
	Graduate: 4,100		Graduate: 7,930	Graduate: 589	Graduate: 890	Graduate: 1,253	Graduate: 239		Graduate: 15,001
DISTANCE FROM SITE	.4 mi (3 mins)	.2 mi (2 mins)	.4 mi (3 mins)	.4 mi (3 mins)	390 ft (1 min)	.3 mi (2 mins)	.4 mi (2 mins)	.4 mi (3 mins)	

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