



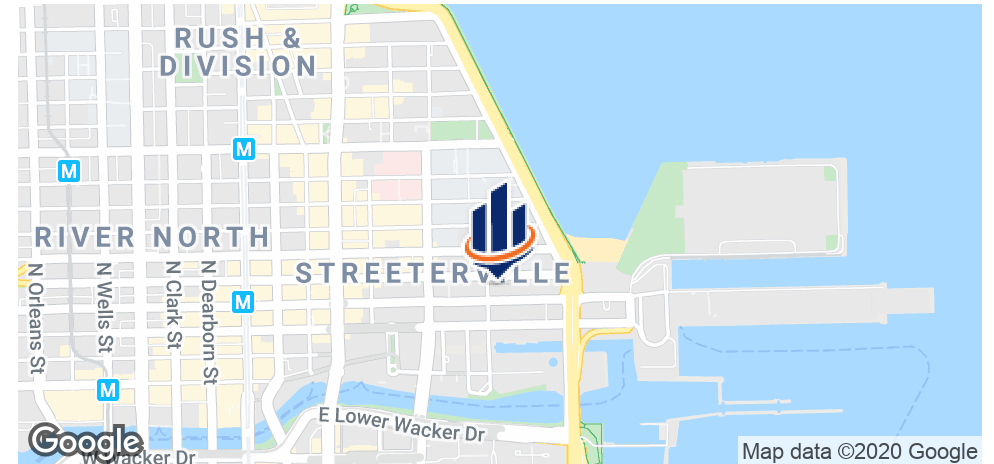
THE RETAIL AT MOMENT CHICAGO

545 N. MCCLURG COURT
CHICAGO, IL 60611

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Property Summary



OFFERING SUMMARY

Available SF:	1,442 SF
Lease Rate:	\$65.00 SF/yr (NNN)
Year Built:	2016
Building Size:	397,000 SF
Zoning:	DX-7
Market:	Chicago
Submarket:	Streeterville

PROPERTY OVERVIEW

Join Foxtrot Market in Chicago's pre-eminent Streeterville neighborhood. Incredible retail space - approx. 1442 SF remaining on the ground floor of Moment - a 490 unit new luxury apartment development at the high profile corner of McClurg Court & Grand Ave. This dynamic retail opportunity boasts over 25' ceilings and is ready to go for a new tenant. The property offers outdoor seating opportunities for appropriate tenants. Located in Chicago's vibrant, affluent and densely populated Streeterville neighborhood, Moment offers a one of a kind retail opportunity for prospective tenants.

LOCATION OVERVIEW

Chicago's Streeterville neighborhood is one of the city's most affluent, densely populated and active areas. Situated east of Michigan Ave, Streeterville is the home of many thousands of high-rise apartment and condo residents who eat, drink, play and shop near home. Average annual incomes in the area approach \$130,000 and average home values are near \$500,000. Many hotels, office buildings, Navy Pier, the Magnificent Mile - one of the greatest retail corridors on the planet, and institutions like the Northwestern Memorial hospital campus and Northwestern University's Kellogg Graduate School and Law School, round out an incredible urban environment that provides a 24/7 flow of people for the areas retailers to thrive on.

Property Highlights

PROPERTY HIGHLIGHTS

- Join Foxtrot Market at Moment in Chicago's Streeterville neighborhood
- +/-1442 SF on the ground floor of 490 luxury apartments
- Over 75 ft of frontage on Grand Ave
- Incredible visibility and street presence
- Steps to Lake Michigan, Navy Pier, River East Arts Center, the Northwestern Hospital Campus, Northwestern University, Bennett Park, restaurants, shopping, hotels, office buildings and thousands of area residents
- Area co-tenancy includes Target, Chase, CVS, Starbucks, Pinstripes, AMC Theaters, Yolk Restaurant
- Immediately available



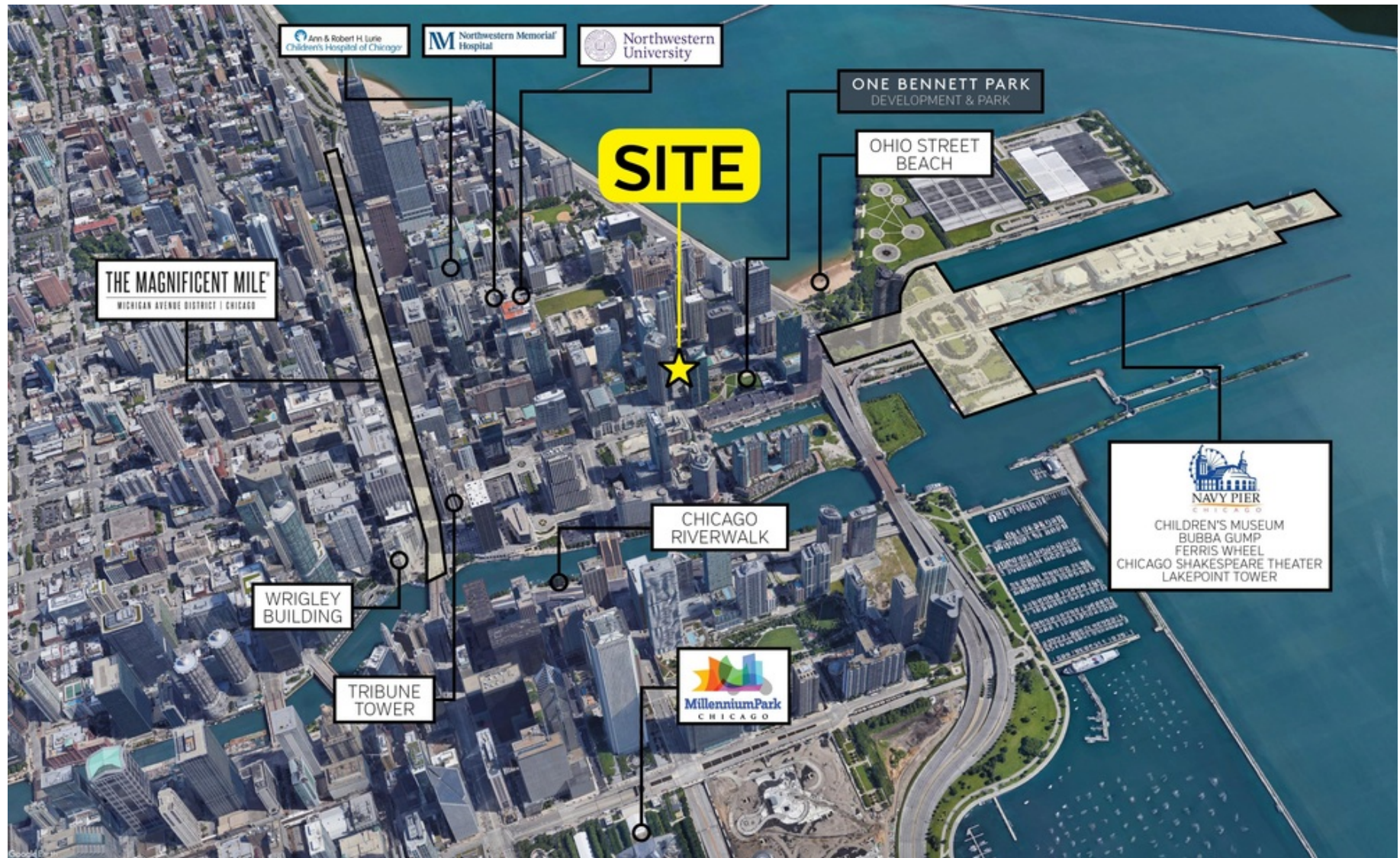
Available Spaces

LEASE TYPE | NNN **LEASE SPACE** | 1,442 SF
LEASE TERM | Negotiable **LEASE RATE** | \$65.00 SF/yr

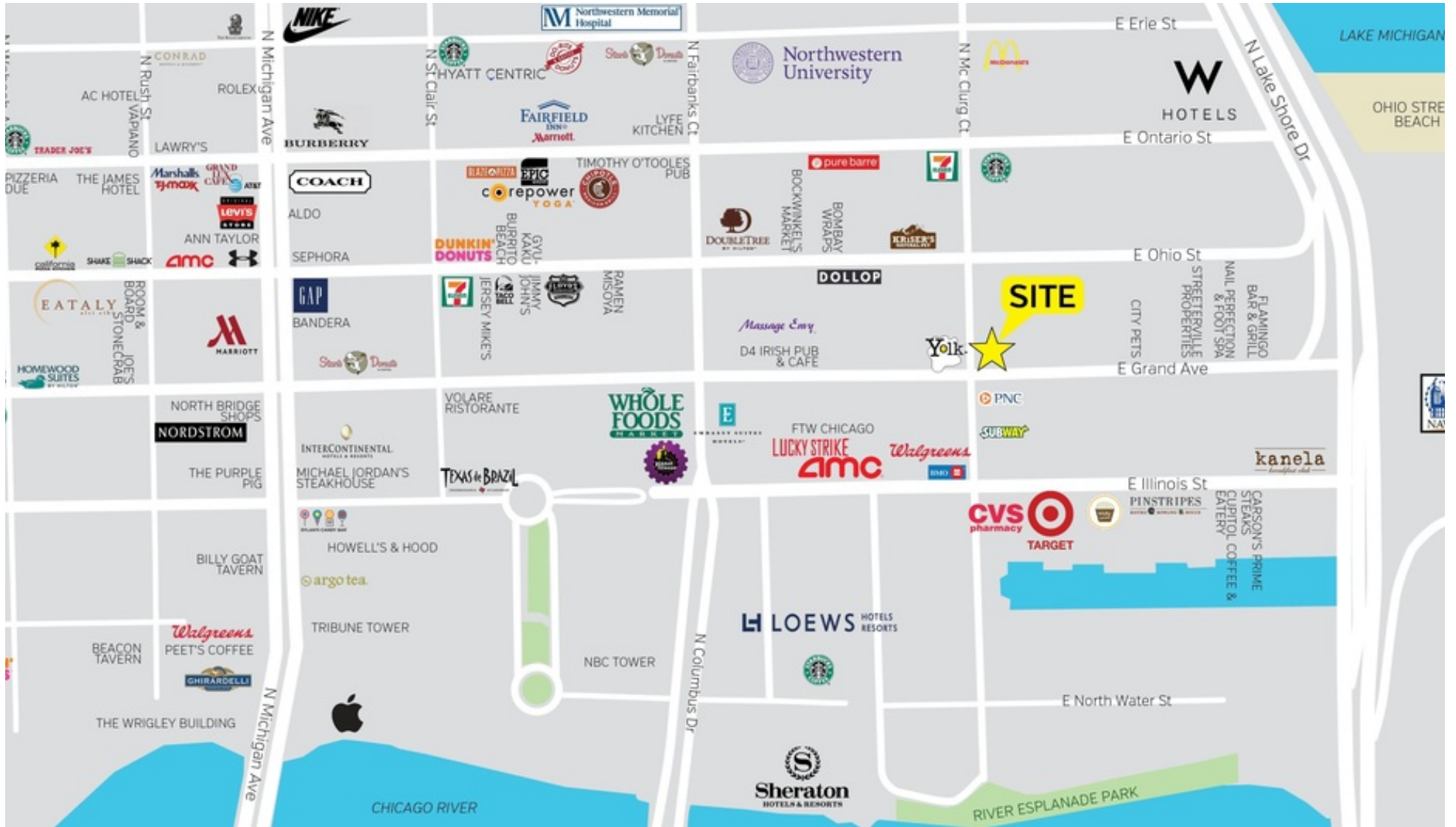
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
545 N. McClurg	Available	1,442 SF	NNN	\$65.00 SF/yr	



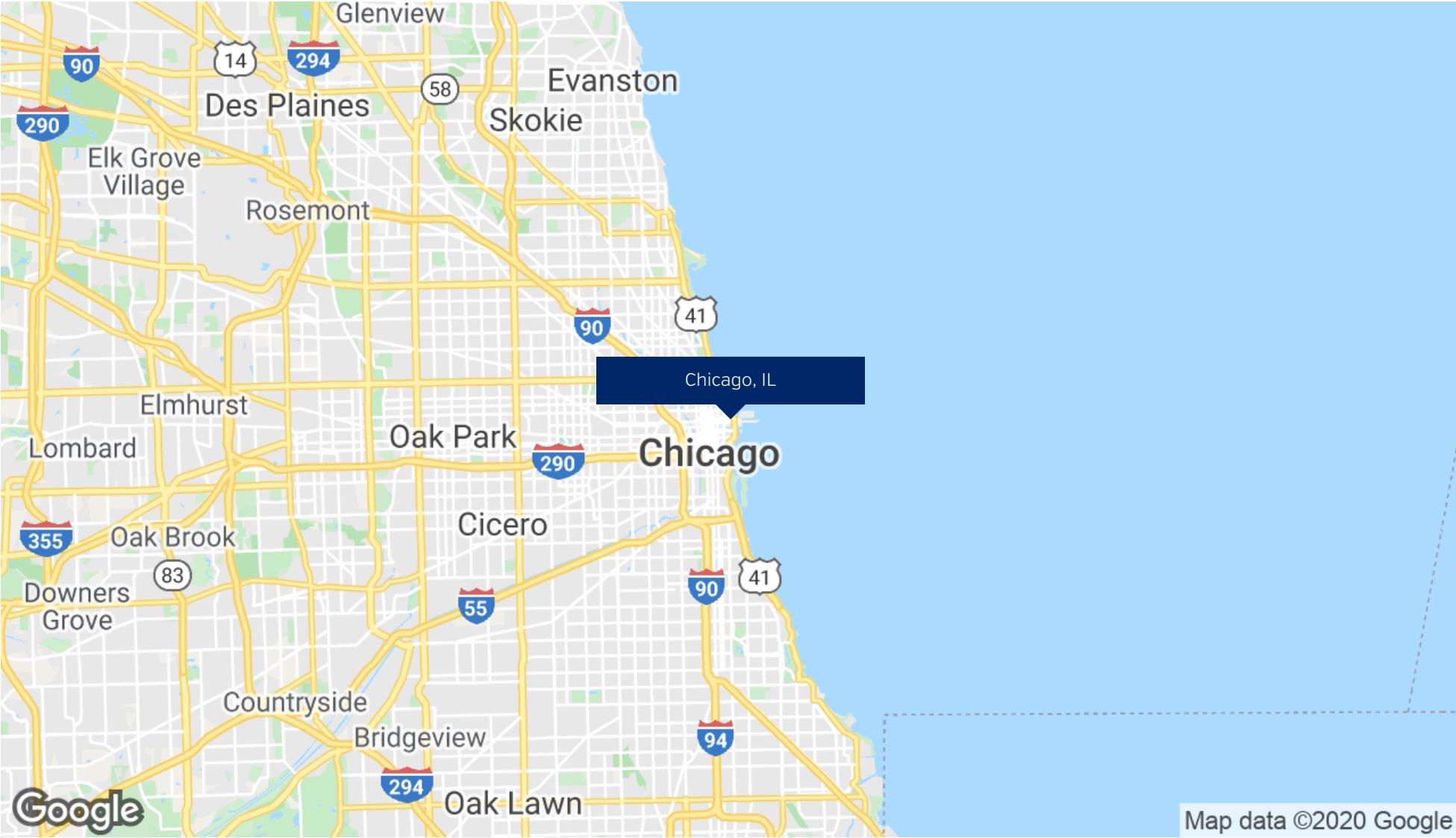
Area Aerial Map



Area Retailer & Attractions

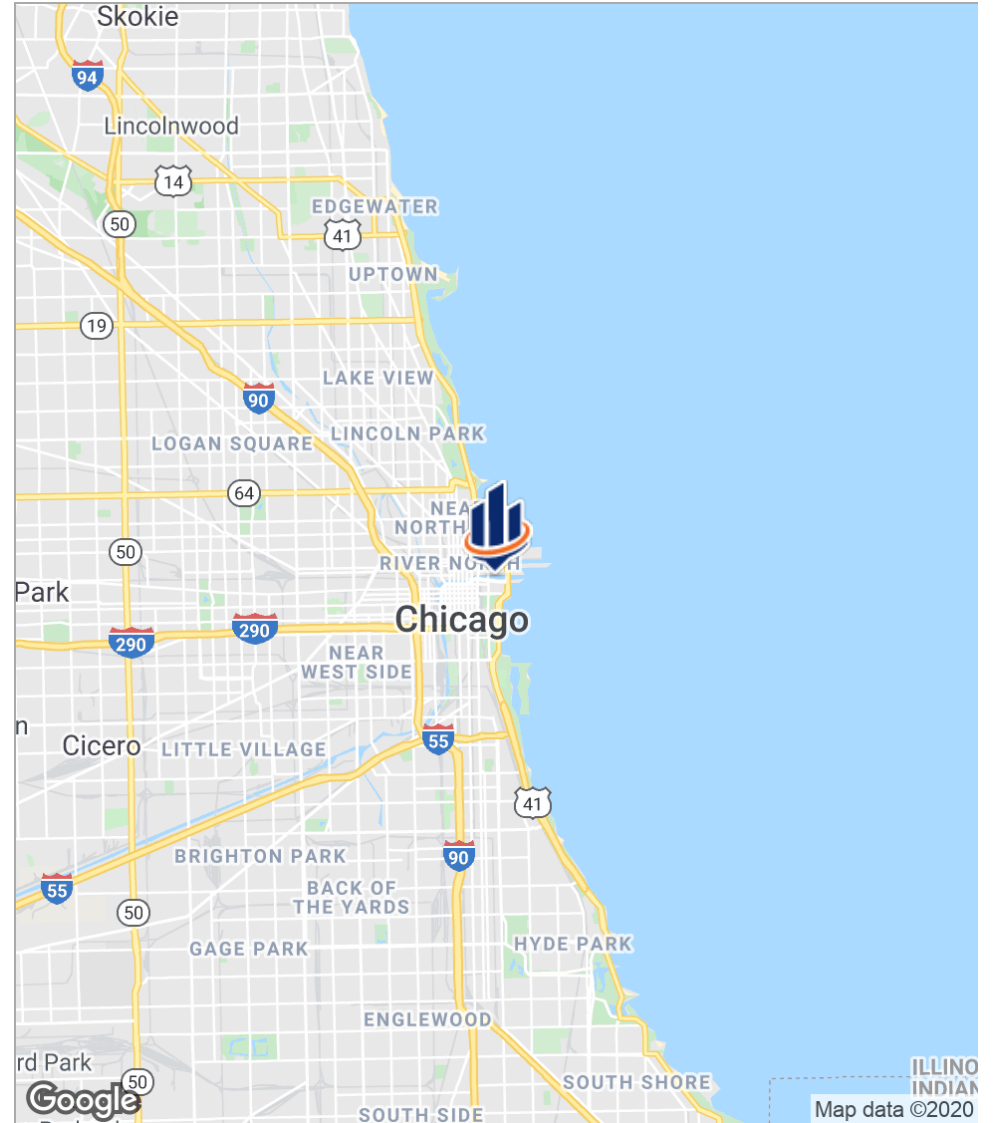
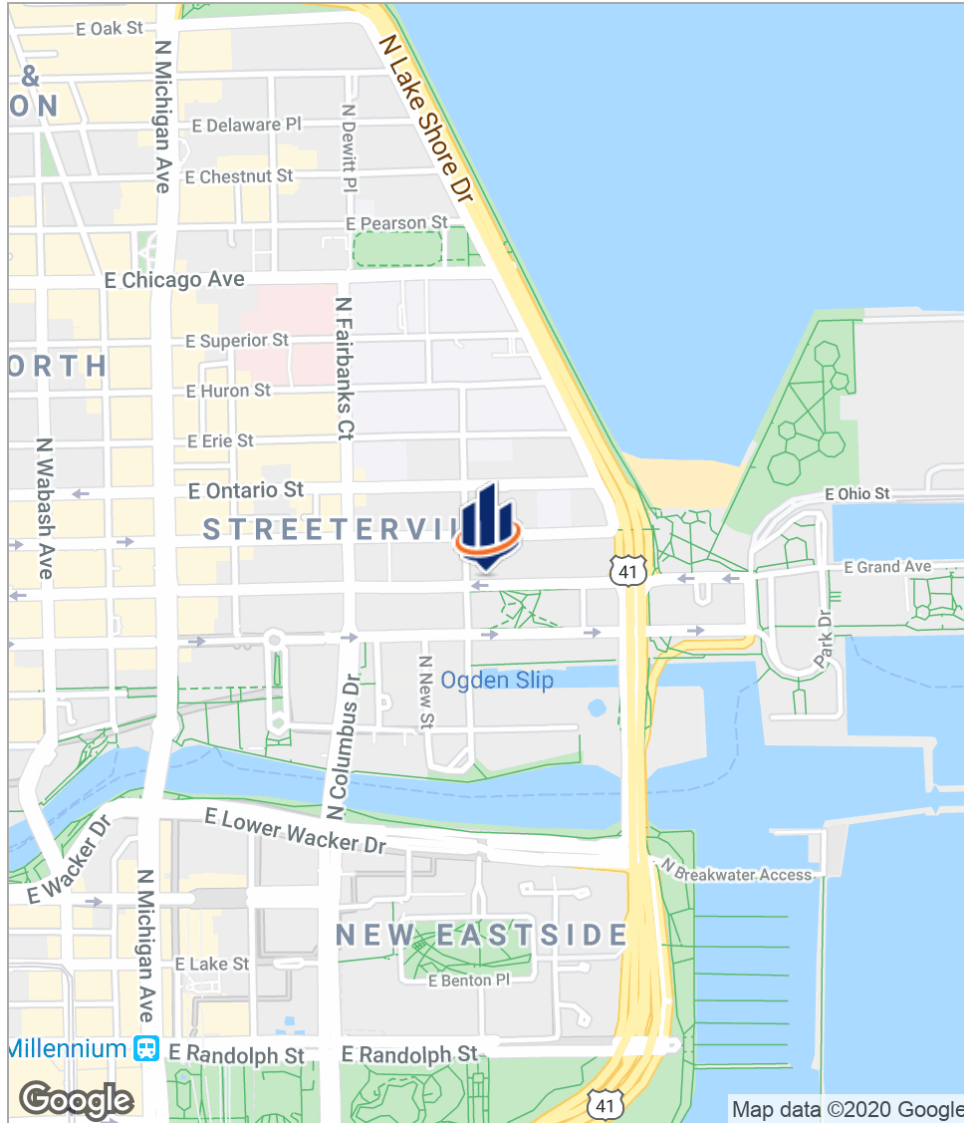


Regional Map

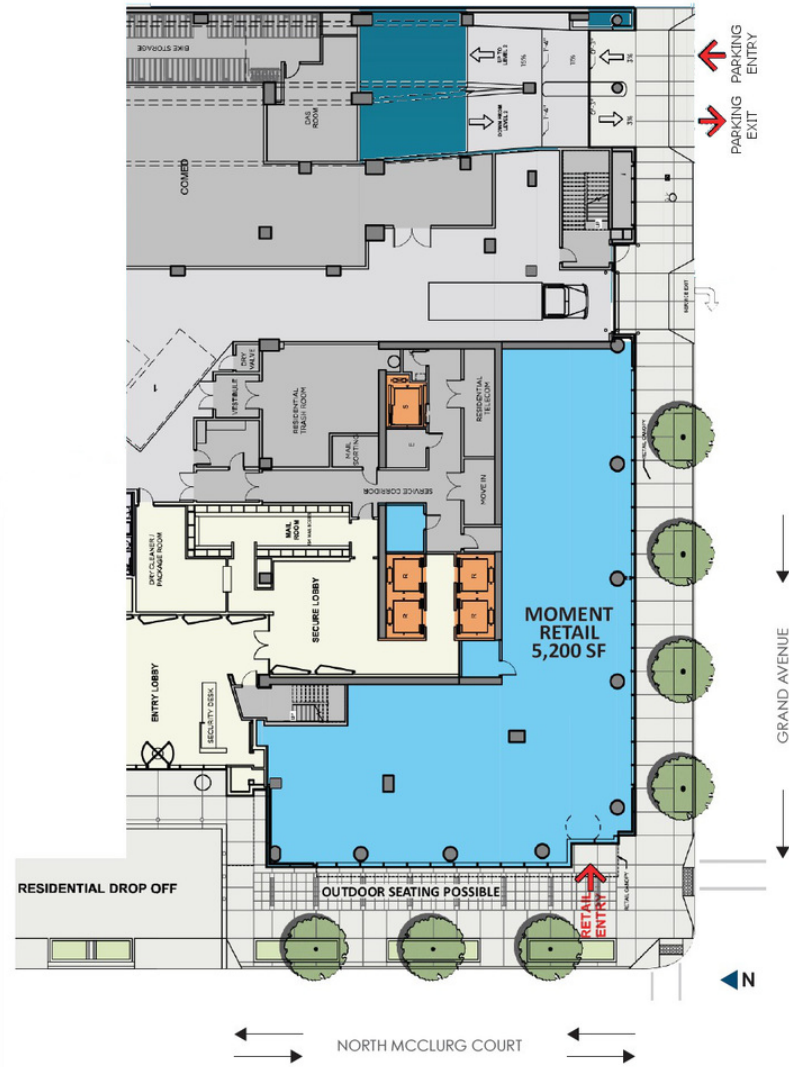


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Location Maps



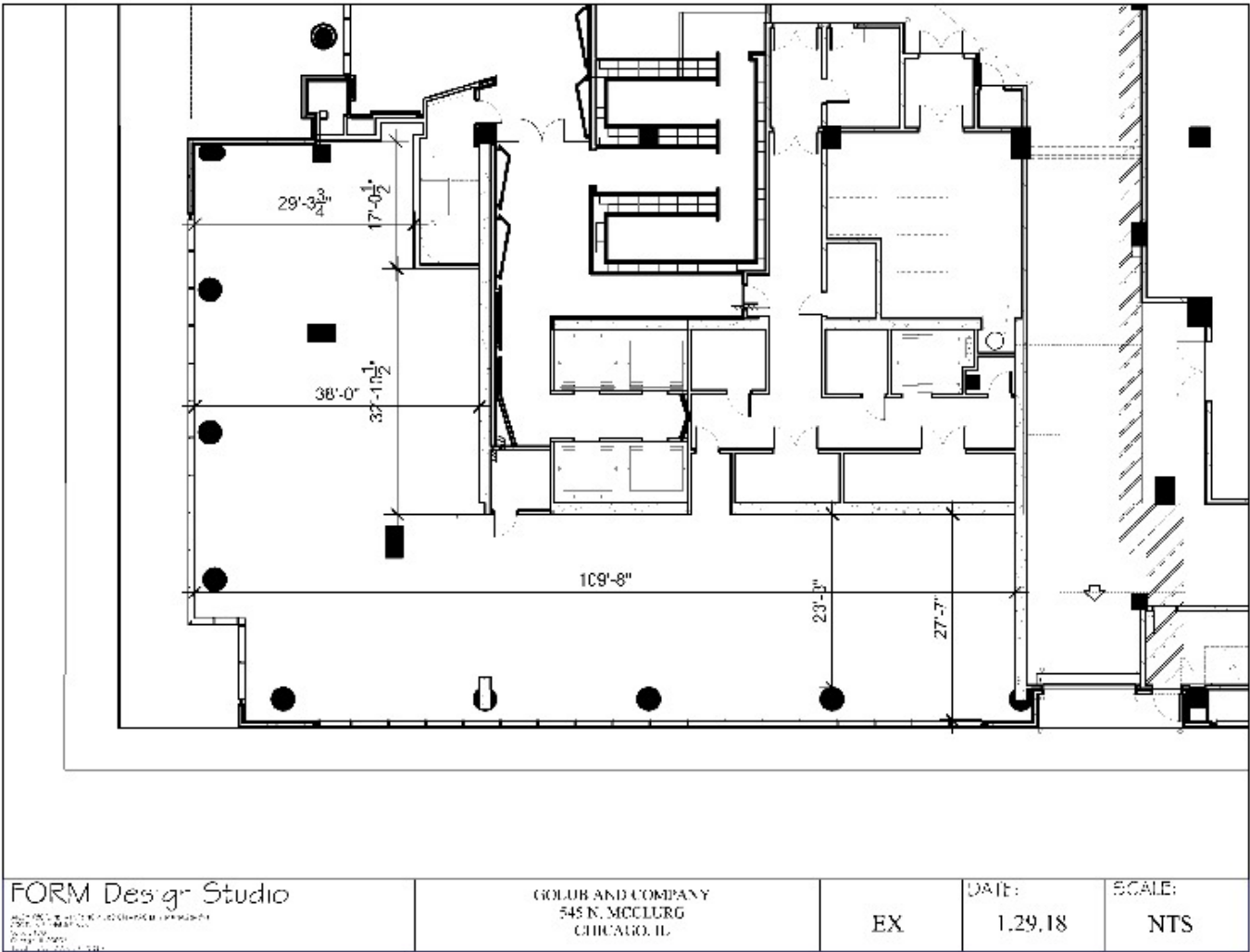
Overall Site Plan



Leasing Plan

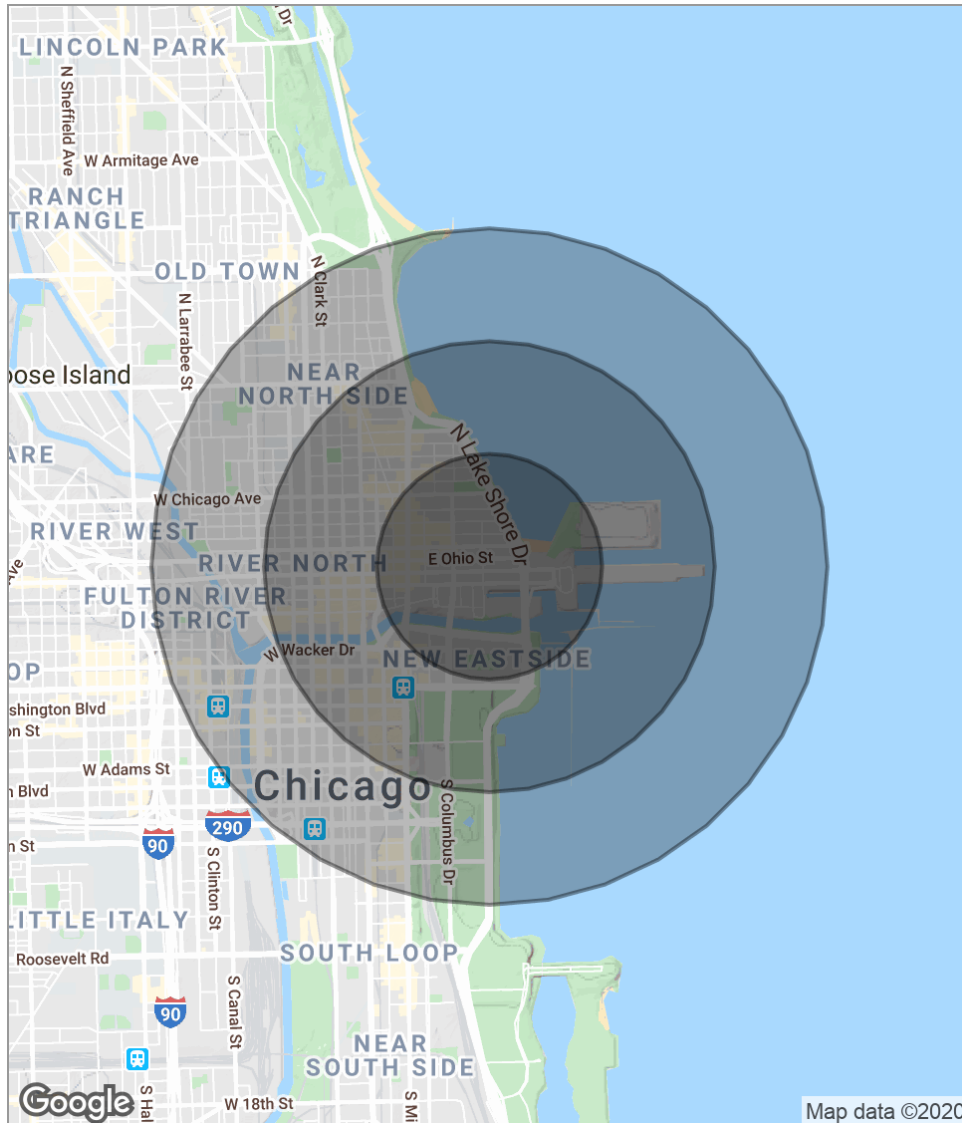


Measured Floor Plan



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Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	18,447	70,781	126,971
Median age	31.4	35.8	37.8
Median age (Male)	32.3	36.3	37.9
Median age (Female)	30.6	35.1	37.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	11,229	44,193	77,436
# of persons per HH	1.6	1.6	1.6
Average HH income	\$129,455	\$126,475	\$130,252
Average house value	\$478,137	\$514,004	\$511,110

* Demographic data derived from 2010 US Census