

# 1000 S. Leavitt Street

CHICAGO, IL 60612

## For Lease or Ground Lease

DEVELOPMENT OPPORTUNITY



- ▶ ±7,000 SF retail space available or ±2,500 SF space with drive-thru
- ▶ Located on a hard 4-stoplight corner with alley access, available parking, and drive-thru potential
- ▶ Located right off highway I-290
- ▶ Excellent visibility and high traffic counts along Ogden Avenue
- ▶ Located in the Illinois Medical District with 70,000 daily visitors
- ▶ Four world class hospitals nearby: Rush University Medical Center, University of Illinois Hospital, Jesse Brown VA Medical Center, and John H. Stroger Jr. Hospital of Cook County
- ▶ Half a mile from newly renovated hospital into 210 suites for Hyatt Place & Hyatt House Chicago Medical / University District

### DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	2,008	5,998	27,912
Adj. Daytime Demographics	5,586	16,073	71,601
Estimated Households	918	2,323	11,666
Estimated Average Household Income	\$98,819	\$95,339	\$79,018

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## PROPOSED SITE PLANS

### CONCEPT A



### CONCEPT B



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## For Lease or Ground Lease DEVELOPMENT OPPORTUNITY



Rush University Medical Hospital



University of Illinois Hospital

### Illinois Medical District Hospitals

- ▶ Rush University Medical Hospital  
671 Beds
- ▶ University of Illinois Hospital  
483 Beds
- ▶ John H. Stroger Jr. Hospital  
of Cook County  
460 Beds
- ▶ Jesse Brown VA Medical Center  
240 Beds



John H. Stroger Jr. Hospital of Cook County



Jesse Brown VA Medical Center

### 29,000 Total Employees

16,073 within 0.5 mi of  
1000 S. Leavitt Street

### Illinois Medical District Recent Developments

- ▶ Hyatt House & Hyatt Place Hotel  
210 Suites
- ▶ Chicago Marriott  
113 Suites
- ▶ Hampton Inn & Suites  
(under development)
- ▶ Gateway Retail Plaza  
includes Starbucks, Chipotle,  
Jimmy Johns, Five Guys, and AT&T
- ▶ Cadence Apartments  
161 Units
- ▶ Atrio Apartments  
272 Units
- ▶ The Lydian  
279 Units



Gateway Retail Plaza



Hyatt House & Hyatt Place Hotel



Atrio Apartments



Cadence Apartments

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1000 S. Leavitt Street  
Chicago, IL

**CRANE MEDICAL  
PREP HS**  
330 Students

**Illinois  
Medical District**  
789,209 Riders/year

**Western-Congress**  
494,550  
Riders/year

178,200 VPD

I 290

cta

290

Atrio Apartments (272 units)

The Lydia (279 units) (New Const.)

**W CONGRESS PKWY**

24,400 VPD

Gateway at Illinois  
Medical District

14,500 VPD

HYATT  
house

HYATT  
PLACE

**RUSH UNIVERSITY**  
2,503 Students  
671 Beds

12,500 VPD

**JOHN H STROGER  
JR HOSPITAL**  
460 Beds

cta  
**DUNKIN'**  
Polk  
869,191 Riders/year

23,100 VPD

**W POLK ST**

**CHICAGO HOPE  
ACADEMY**  
206 Students

**JESSE BROWN VA  
MEDICAL CENTER**  
240 Beds

**UNIVERSITY OF  
ILLINOIS HOSPITAL**  
483 Beds

**W TAYLOR ST**

1000 S. Leavitt Street

**JEFFERSON ALT HIGH  
SCHOOL**  
273 Students

21,700 VPD

**W ROOSEVELT RD**

S CALIFORNIA AVE

13,100 VPD

Illinois Medical District  
2nd largest urban medical  
district in the U.S.  
Over 29,000 employees  
Over 70,000 daily visitors

**SIMPSON ACADEMY**  
70 Students

12,600 VPD

19,900 VPD

Mobil  
**DUNKIN'**

BURGER  
KING

26,100 VPD

**CINESPACE CHICAGO**  
FILM STUDIOS

15,000 VPD

**COSTCO  
WHOLESALE**

S ASHLAND AVE



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