

PILSEN SPACE FOR LEASE

Retail at The Rosie

1461 S. BLUE ISLAND AVENUE // CHICAGO, IL 60608



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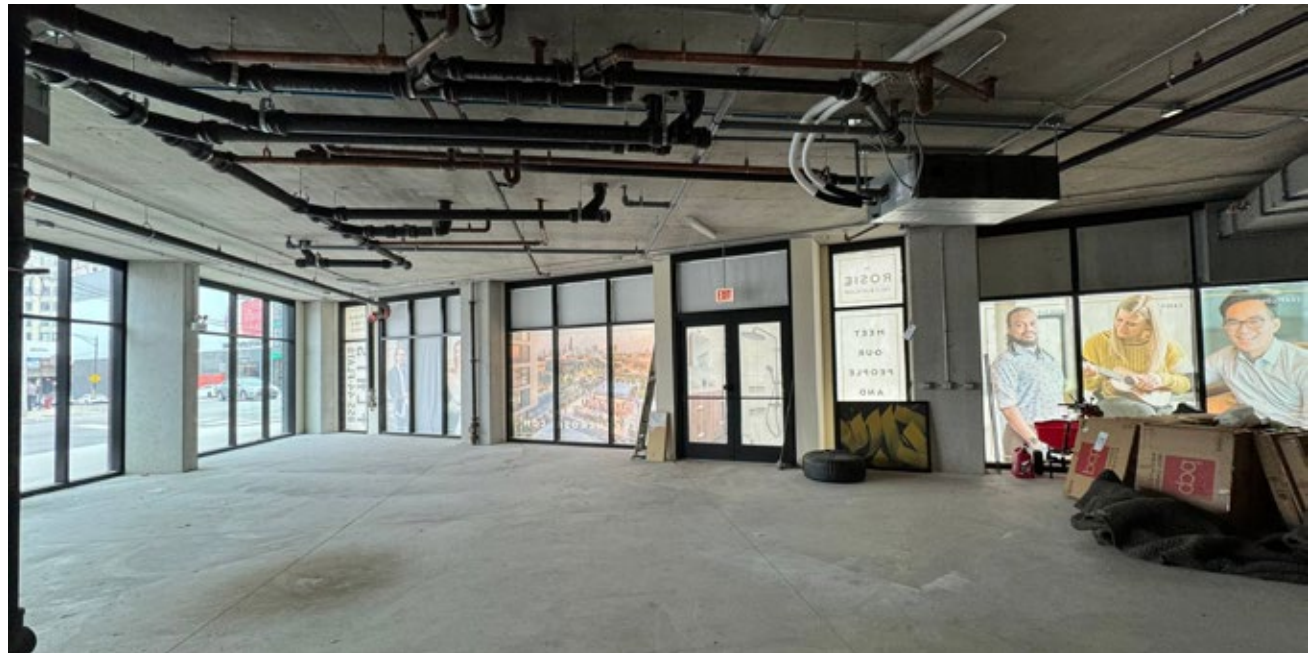


AVAILABLE SPACE

±2,036 SF

PROPERTY HIGHLIGHTS

- + Retail space available for lease at the NEC of Blue Island & 15th, at the base of The Rosie, a new 202-unit luxury apartment development
- + High ceilings, large windows, and strong frontage along Blue Island Avenue, with potential for outdoor patio seating and access to nearby surface parking
- + Adjacent to University Commons, home to more than 900 residential units
- + Located at the crossroads of the Illinois Medical District, University Village, and Pilsen, with a dynamic mix of residents, students, and daytime workers
- + Ideal for retail, restaurant, medical, fitness, or convenience uses
- + Close to neighborhood favorites including HaiSous, Simone's, Pilsen Yards, Thalia Hall, and Open Books

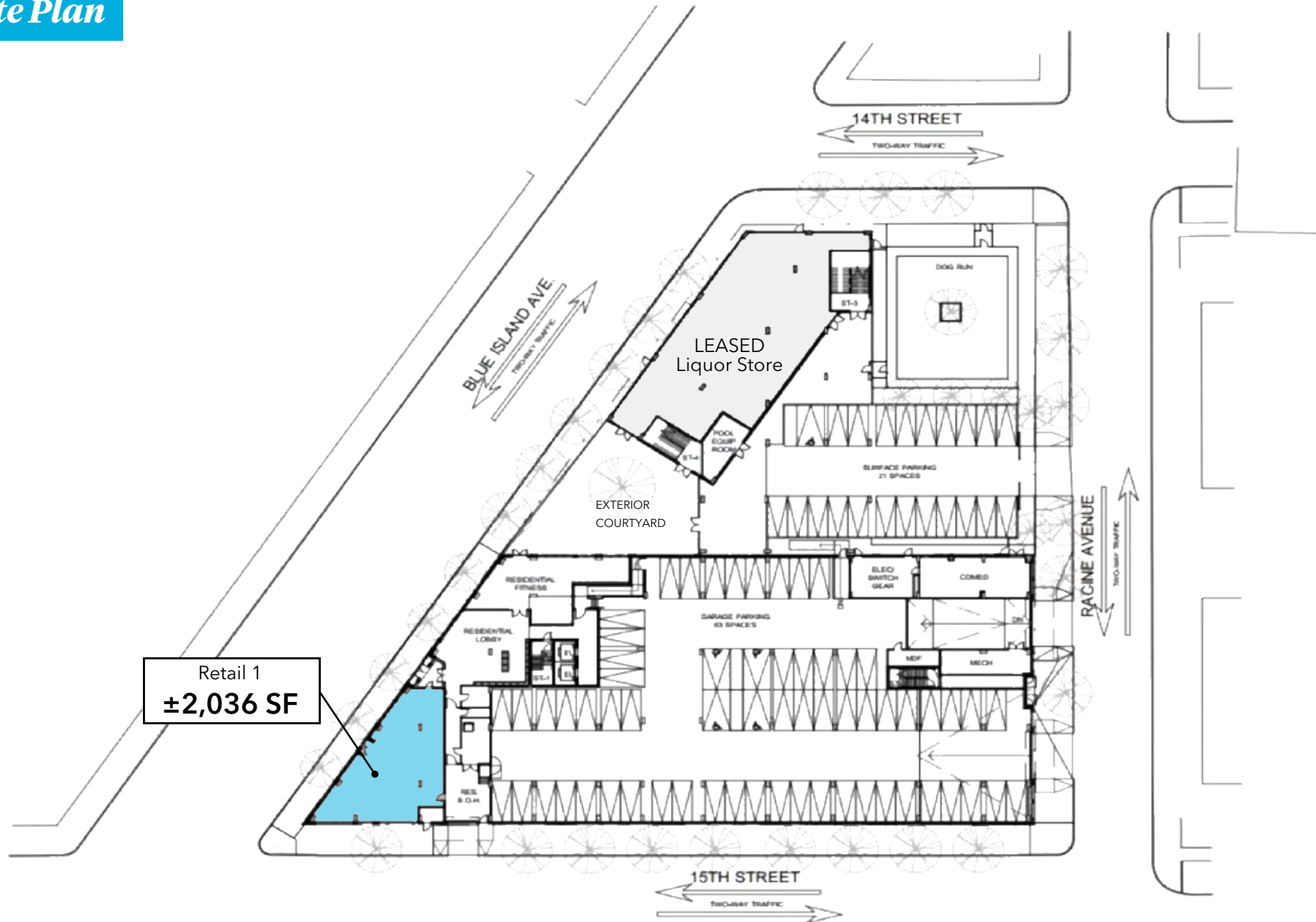


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Site Plan



Dynamic Pilsen Location

Positioned along Blue Island Avenue in Pilsen, **The Rosie is surrounded by one of Chicago's most creative and culturally vibrant communities.** Known for its deep Mexican-American roots, Pilsen is a dynamic mix of historic architecture, colorful street art, and a thriving local business scene. The area has become a magnet for artists, entrepreneurs, students, and professionals. Its proximity to the Illinois Medical District, University Village, and accessible transit options helps connect businesses with a broad and diverse customer base.

The neighborhood draws visitors and residents alike with its murals along 18th Street, eclectic galleries, and celebrated dining destinations like HaiSous, Pilsen Yards and Thalia Hall, a historic venue that regularly hosts concerts, pop-ups, and community events. With ongoing residential development and a strong sense of place, Pilsen offers a compelling mix of neighborhood energy and long-term growth potential for retailers and service providers.



WALK SCORE
87
VERY WALKABLE



BIKE SCORE
93
BIKER'S PARADISE

DEMOGRAPHIC HIGHLIGHTS (0.5 MILE)

16,311
POPULATION

7,585
HOUSEHOLDS

\$102,387
ESTIMATED HH INCOME

11,849
DAYTIME POPULATION



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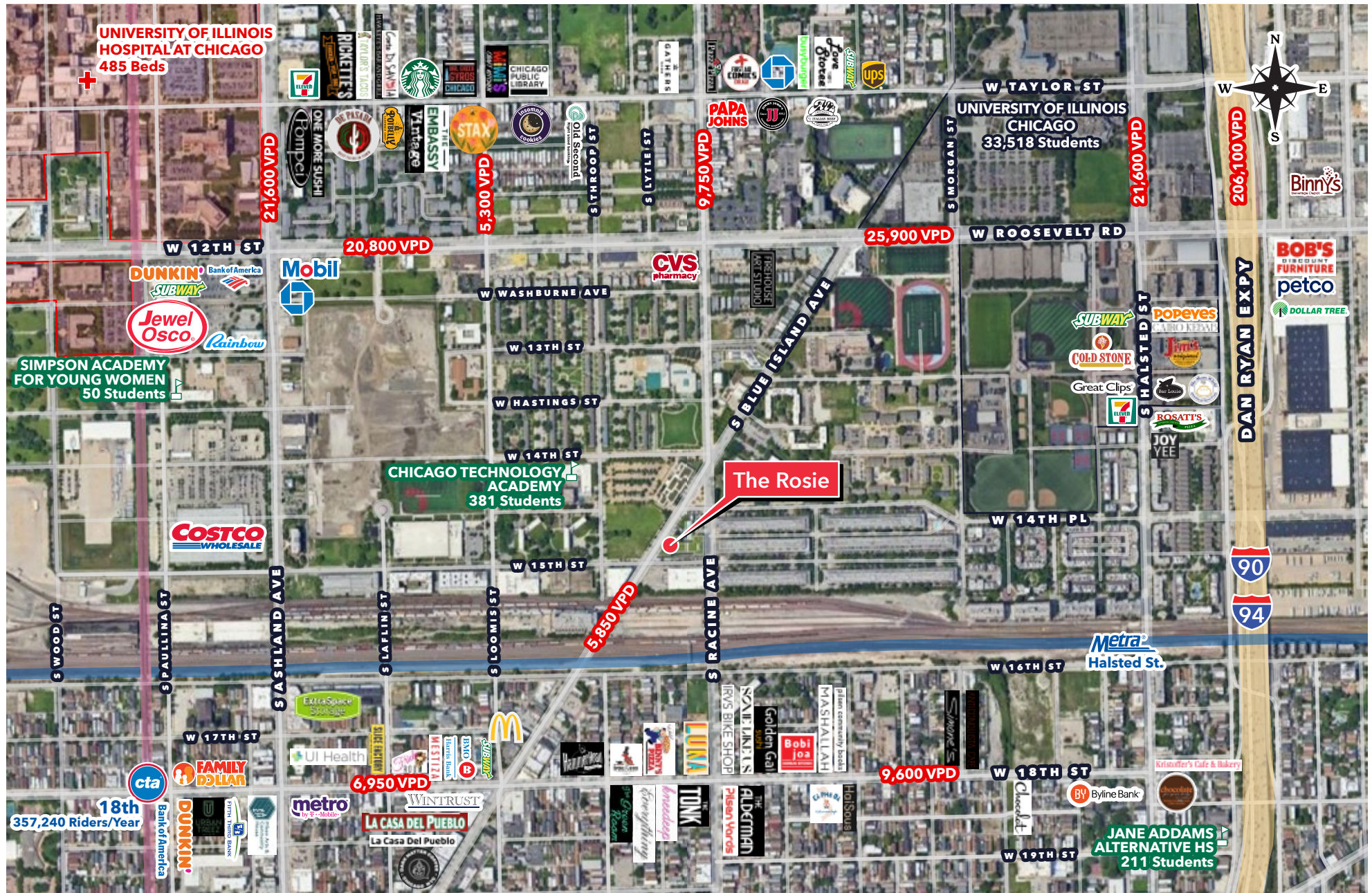


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