

# 407

## South Dearborn

CHICAGO

Prominent Loop Retail Space at the  
Base of Luxury Student Housing  
Redevelopment

# 407

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The historic renovation of the Old Colony building features a luxury student housing apartment tower with 108 units and 488 beds

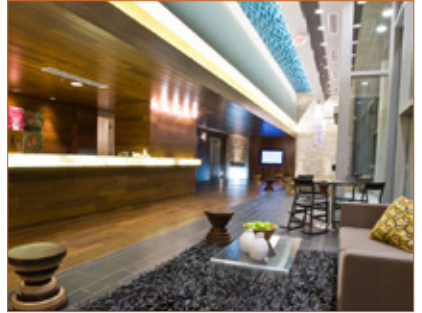
Nearly 4,200 SF of retail space available

Black iron available

Finished basement space available for storage/ commissary

Located adjacent to the Washington (Library) 'L' stop which sees approximately 4,500 riders daily

More than 95,000 students from DePaul University, Robert Morris College, the Art Institute of Chicago, John Marshall Law School, Roosevelt University, Columbia College and others within the vicinity



Representative renderings of student housing interiors and amenities.



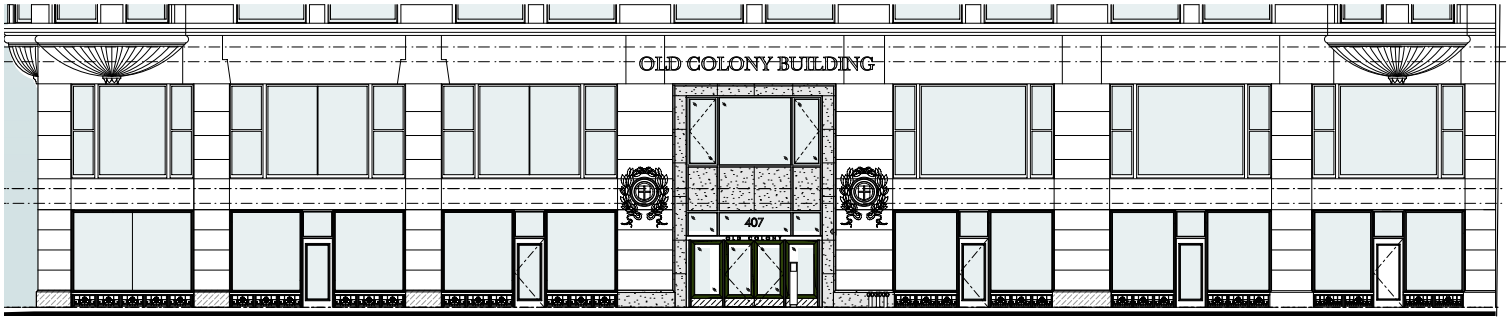
Proposed North Elevation

If you have further interest in this retail site or would like to arrange a showing please contact:

Doug Renner  
312.275.3137  
doug.renner@baumrealty.com

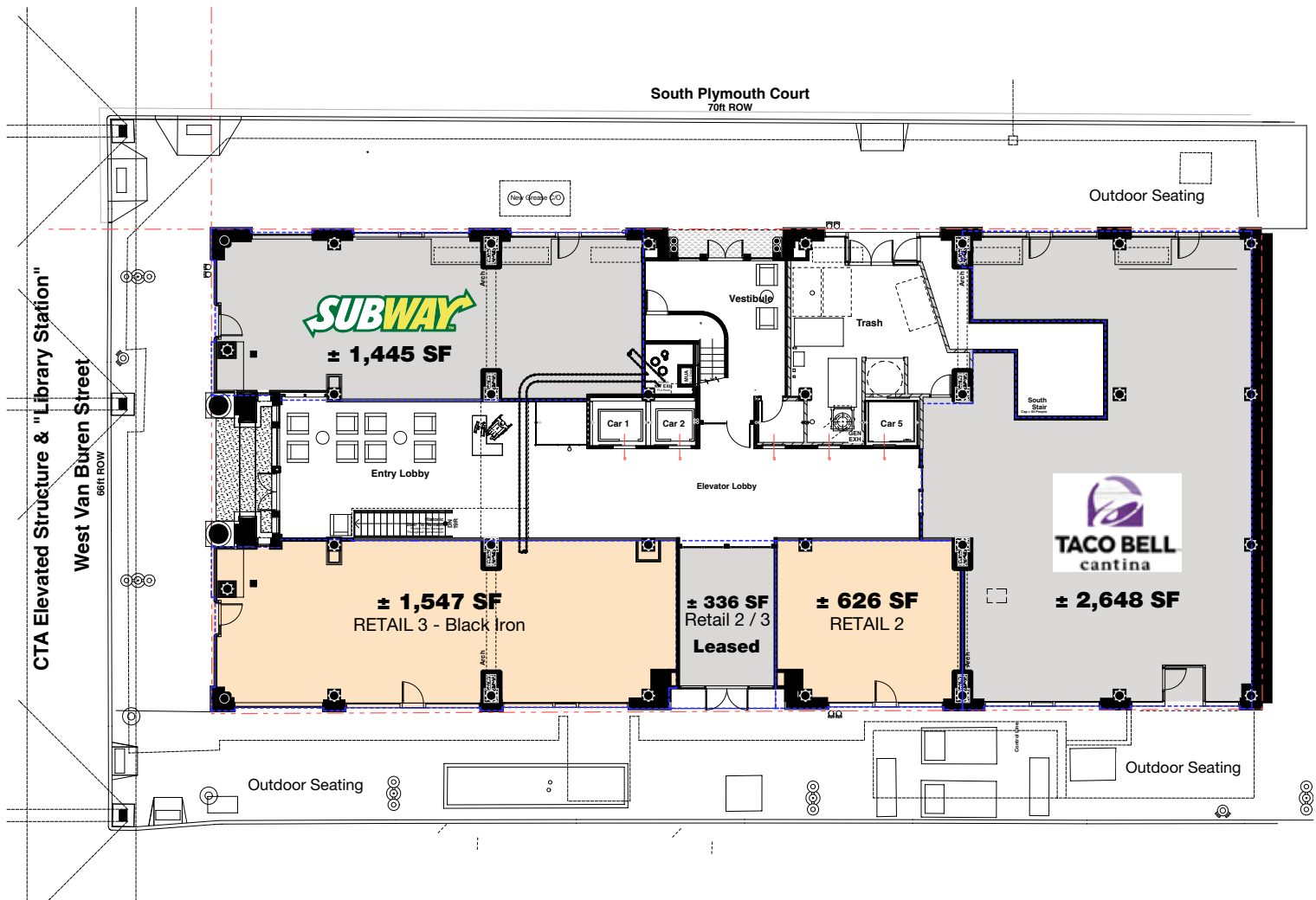
Nicole Cardot  
312.275.0371  
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Proposed West Elevation

Street Level Retail\*



\*Square footage / layout subject to change

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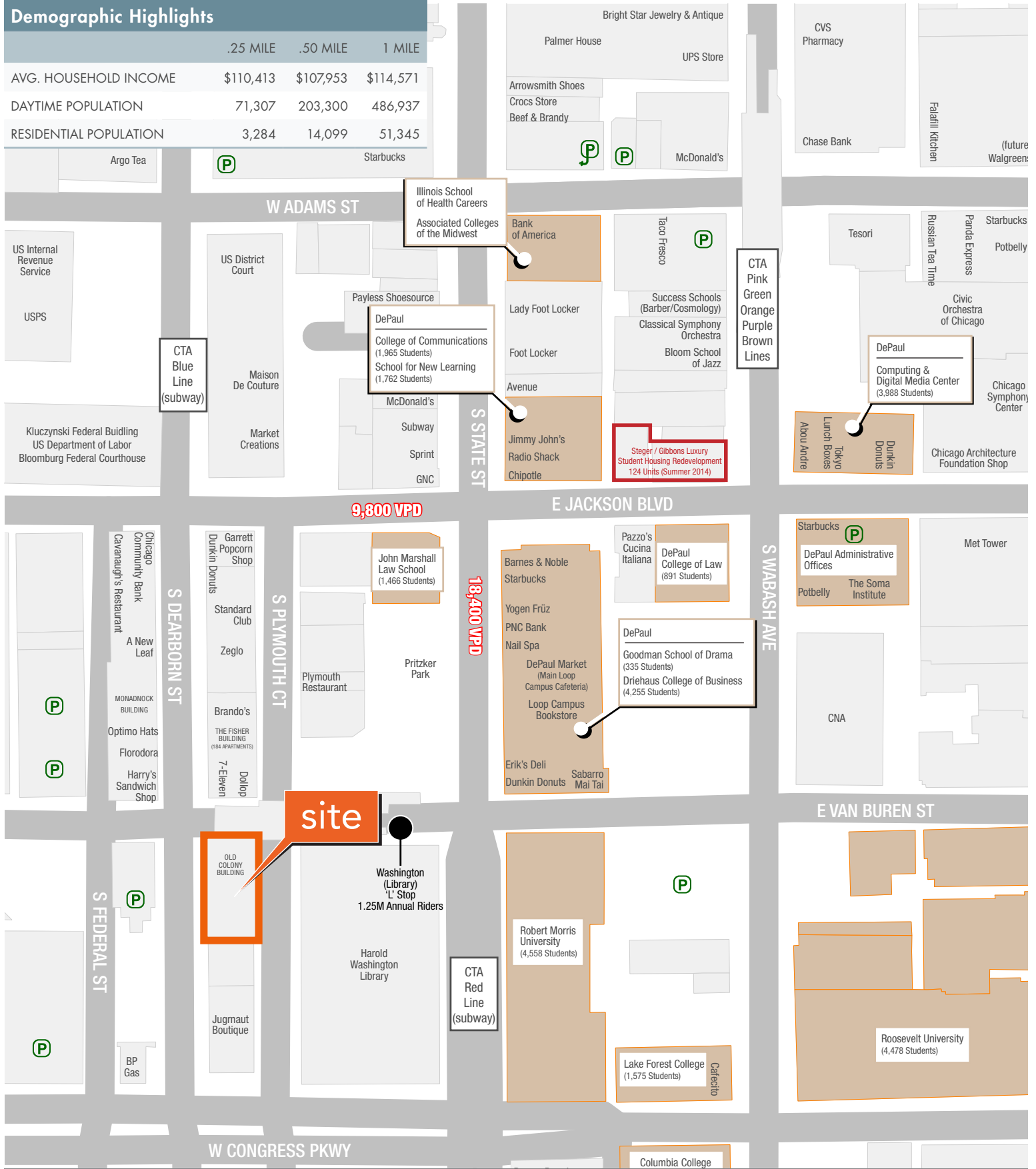
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## Demographic Highlights

	.25 MILE	.50 MILE	1 MILE
AVG. HOUSEHOLD INCOME	\$110,413	\$107,953	\$114,571
DAYTIME POPULATION	71,307	203,300	486,937
RESIDENTIAL POPULATION	3,284	14,099	51,345



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