

1000 S. Leavitt Street

CHICAGO, IL 60612

For Lease

DEVELOPMENT OPPORTUNITY



- ▶ ±7,000 SF retail space available or ±2,500 SF space with drive-thru
- ▶ Located on a hard corner with drive-thru potential and parking available
- ▶ Located right off highway I-290
- ▶ Excellent visibility and high traffic counts along Ogden Avenue
- ▶ Located in the Illinois Medical District with 50,000 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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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

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 HARRISON ST

W CONGRESS PKWY

24,400 VPD

Gateway at Illinois
Medical District

HYATT
house

HYATT
PLACE

RUSH UNIVERSITY
2,503 Students
671 Beds

12,500 VPD

FIVE GUYS
BURGERS and FRIES

at&t

Hampton Inn

Cadence Apartments (161 units)

**JOHN H STROGER
JR HOSPITAL**
460 Beds

DUNKIN'
Polk
869,191 Riders/year

W POLK ST

**CHICAGO HOPE
ACADEMY**
206 Students

**JESSE BROWN VA
MEDICAL CENTER**
240 Beds

**UNIVERSITY OF
ILLINOIS HOSPITAL**
483 Beds

23,100 VPD

1000 S. Leavitt Street

**JEFFERSON ALT HIGH
SCHOOL**
273 Students

21,700 VPD

W ROOSEVELT RD

Illinois Medical District
2nd largest urban medical
district in the U.S.
Over 29,000 employees
Over 50,000 daily visitors

DUNKIN' Bank of America **Mobil**
Jewel Osco **GNC**

13,100 VPD

S CALIFORNIA AVE

12,600 VPD

19,900 VPD

**Mobil
DUNKIN'**

BURGER KING

**CINESPACE CHICAGO
FILM STUDIOS**

26,100 VPD

15,000 VPD

SIMPSON ACADEMY
70 Students

**COSTCO
WHOLESALE**

S ASHLAND AVE