WEST VAN BUREN

GROUND FLOOR RETAIL AVAILABLE

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CBRE + Onni

OGILVIE CIVIC **CVS** STATION **OPFRA** HABANERO 106,800 DAILY RIDERS MADISON **PRESIDENTIAL** POTBELLY **TOWERS** CHASE (10 S. **CVS DESPLAINES** COSI RIVERSIDE **RIVERS** FIVE GUYS RESTAURANT DEPARTMENT OF STAT&T COFFEE & SOCIAL rōti RIVERSIDE **AFFAIRS** BLACKWIDI PLAZA VENNICE CAFE MONROE Blackies 120 S. **RIVERSIDE** DYLAN'S **TAVERN** HARTFORD HERITAGE GREEN PARK PLAZA Ротвецу CHASE 🗘 **CVS** ADAMS TACO LULU 200 S. CHICAGO KENT COLLEGE OF LAW AT Peets Coffee UNION WACKER ILLINOIS INSTITUTE **OF TECHNOLOGY** STATION мојо 140,000 DAILY RIDERS corner METRO SPICE MART 70) DOS TOROS LOU POTBELLY MITCHELL'S MEDDEL OUTPOST WAY' COFFEE BAR (/ MART 300 S. **BMO TOWER** BEGGARS **RIVERSIDE** The UPS Store 1.5 MILLION SF **SUBWAY** 1 MILLION SF VAN BUREN ERIK'S DELI TYSON FOODS CHICAGO HEAD 401 S. CLINTON **QUARTERS** 155,000 SF 230,000 SF THE OLD **POST OFFICE** 2.2 MILLION SF

PROPERTY HIGHLIGHTS

- 1,534 SF of retail space available at the northwest corner of Clinton and Van Buren.
- Former Coffee Shop with Existing Infrastructure
- Conveniently located retail space adjacent to the lobby of a 332,000 SF office building
- Walking distance from Union Station and Ogilvie Transportation Center, Chicago's two largest train stations
- Surrounded unbeatable office density steps from The Old Post Office 2.3 million SF, 300 S. Riverside 1 million SF and the new BMO Tower 1.5 million SF delivering early 2022

DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME \$152.902



DAYTIME POPULATION 279.087



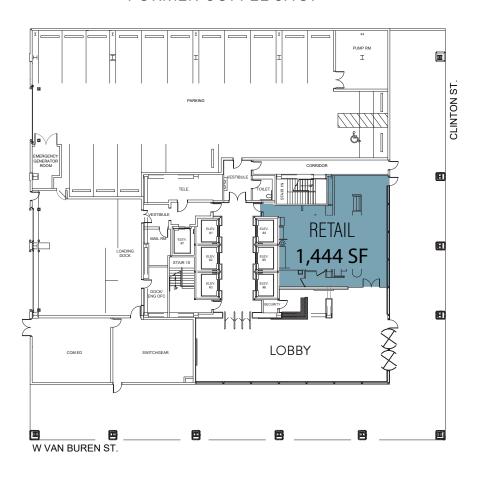
EMPLOYEES





SITE PLAN

FORMER COFFEE SHOP



EXTERIOR





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RETAIL SPACE FOR LEASE

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