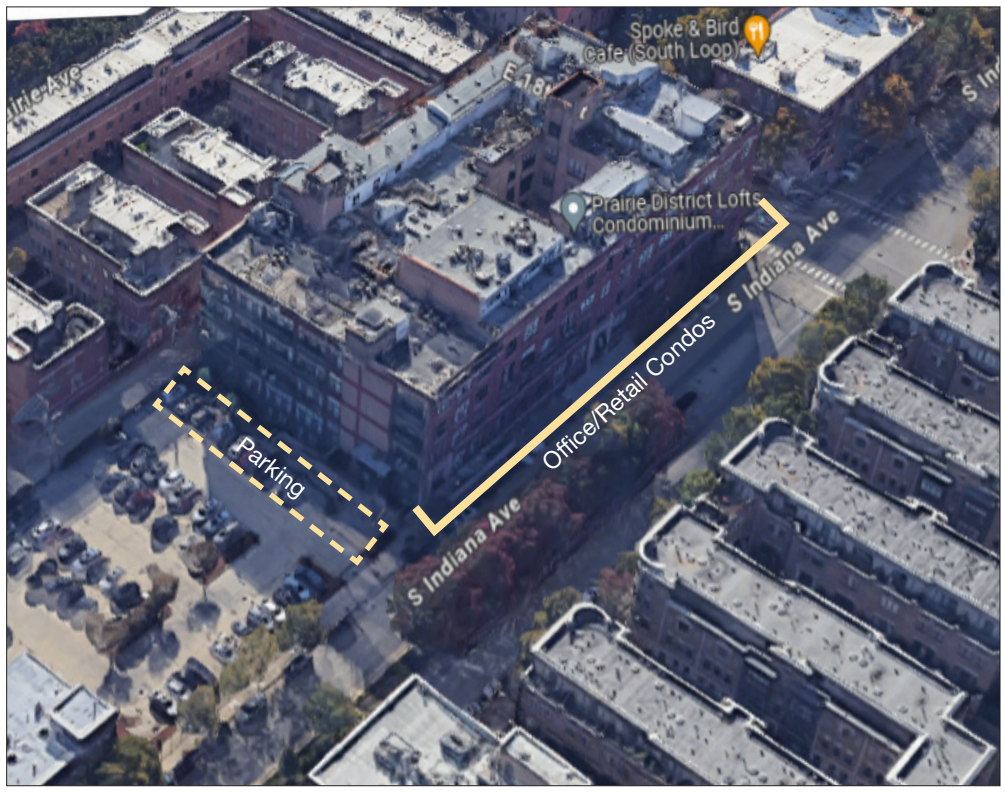


# MILLENNIUM PROPERTIES R/E *16,245 SF Commercial Space + Parking in Prime South Loop*

1631-1727 S. Indiana Ave., Chicago, IL

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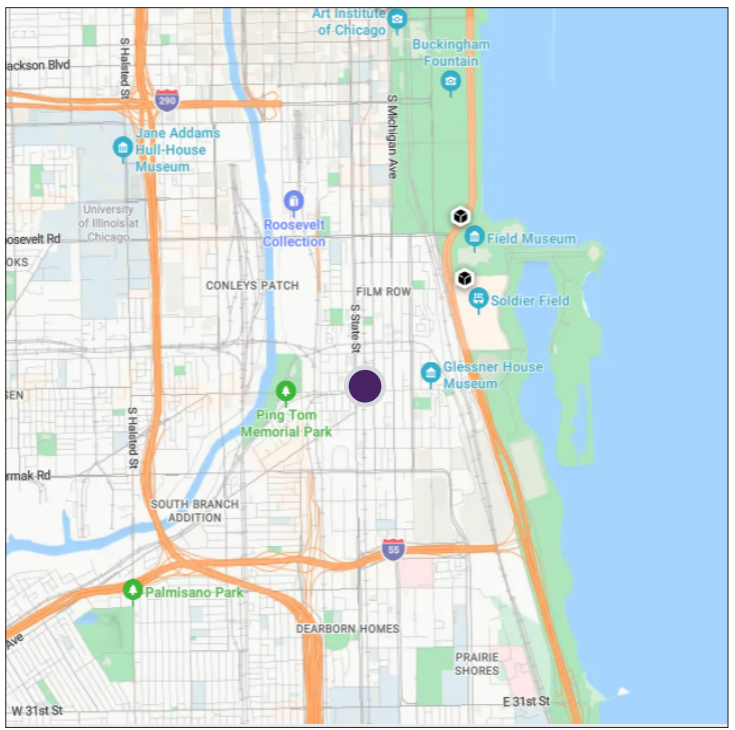
## Property Highlights

- Fully leased 16,245 SF of commercial space plus 10 parking spaces
- Low cost office space investment opportunity
- In-place cashflow
- Strong customer base from adjacent condominium building and surrounding venues
- Desirable South Loop location in close proximity to Soldier's Field, upscale shopping, museums, numerous award winning restaurants, entertainment venues 5-star hotels and downtown Chicago
- Traffic count: 19,505 vehicles daily
- Zoning: DX-5
- Taxes (2023): \$79,574 (under protest)

## Property Overview

Available for sale is a 16,245 square foot commercial space in the South Loop. Situated near the corner of Indiana Avenue and 18th Street, the parcel currently consist of, with present zoning, 172 units over 180,000 square feet of building and potential bonuses. The property is the ground level of The Prairie District Lofts, a condominium building with 116 residential units and 6 commercial spaces on the ground level. Excellent opportunity for an investor to benefit from the area's recent growth and robust rental market. Attractions in the area include Soldier Field, Shedd Aquarium, Adler Planetarium, the Field Museum, and the School of the Art Institute of Chicago, Columbia College, Oyster House, Starbuck's, Mariano's and more.

In the last decade, the South Loop has seen a tremendous transformation, quickly becoming one of the premiere areas with its attractive high-rise condominium complexes, close proximity to transportation, fine dining establishments and hot entertainment venues.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,492	329,261	747,734
Households	24,858	167,490	333,871
Average Income	\$106,097	\$97,875	\$84,933

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