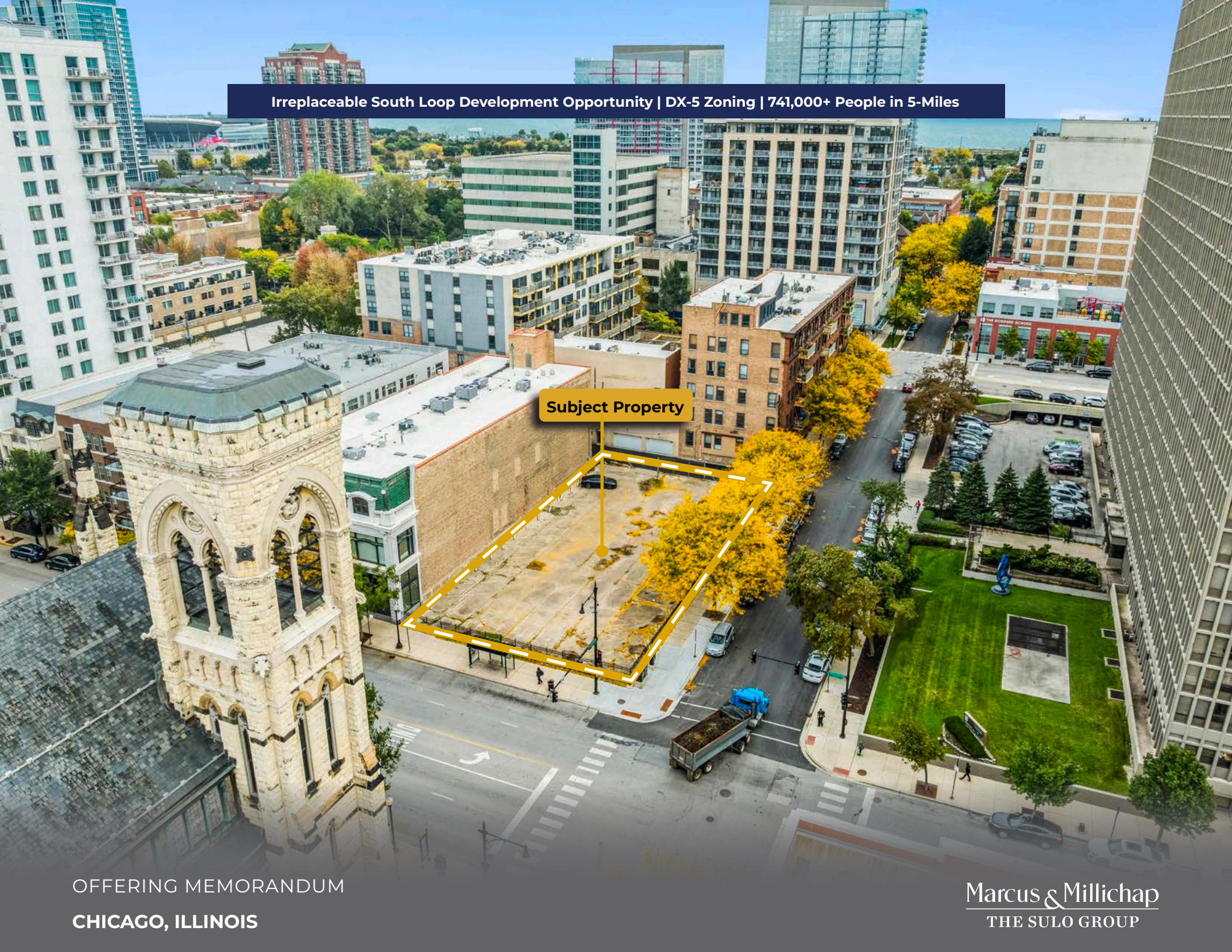


OFFERING MEMORANDUM

CHICAGO, ILLINOIS

Marcus & Millichap
THE SULO GROUP

CONFIDENTIALITY & DISCLAIMER

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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OFFERING SUMMARY

PROPERTY ADDRESS

1935 South Michigan Avenue
1935 South Michigan Avenue
Chicago, IL 60616

FINANCIAL SUMMARY	
Price:	$3,200,000

PROPERTY SUMMARY	
Property Type:	Vacant Development Land
Site Area:	13,107 Sq Ft
Submarket:	South Loop
Location:	S Michigan Ave & E Cullerton St

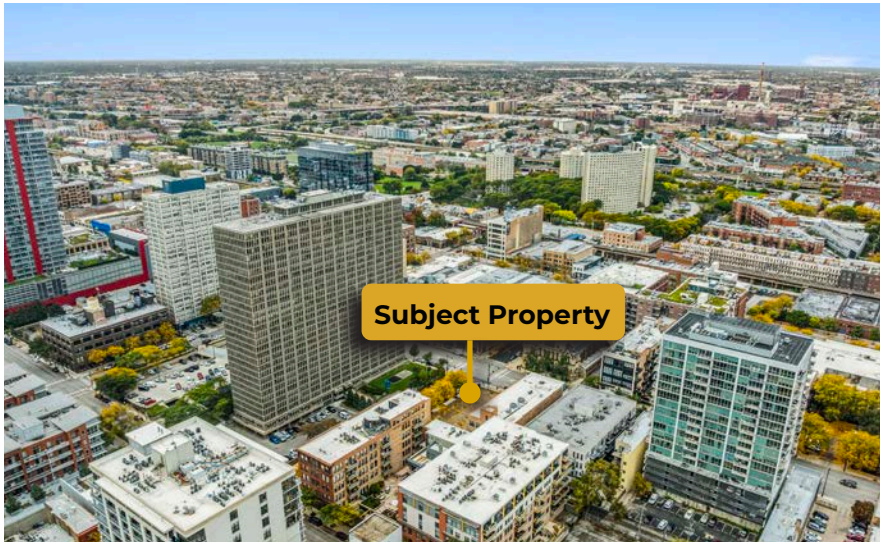
ZONING SUMMARY	
Zoning:	DX-5
District:	Downtown Mixed-Use
Base FAR:	5.0

PARCEL SUMMARY	
Pin #1:	17-22-307-021-0000
Pin #2:	17-22-307-052-0000

DEVELOPMENT AND PERMITTED USES	
Residential & Multifamily:	Multifamily apartments and mixed-use residential development. DX-5 supports downtown residential density and provides a 5.0 base FAR, creating a compelling framework for a multifamily-oriented development strategy.
Commercial & Professional:	Retail, commercial and professional office uses may complement a larger mixed-use program and capitalize on the property's prominent Michigan Avenue frontage.
Mixed-Use Development:	Flexible Downtown Mixed-Use zoning allows investors to evaluate residential, office and street-level commercial components rather than a single-purpose development strategy.

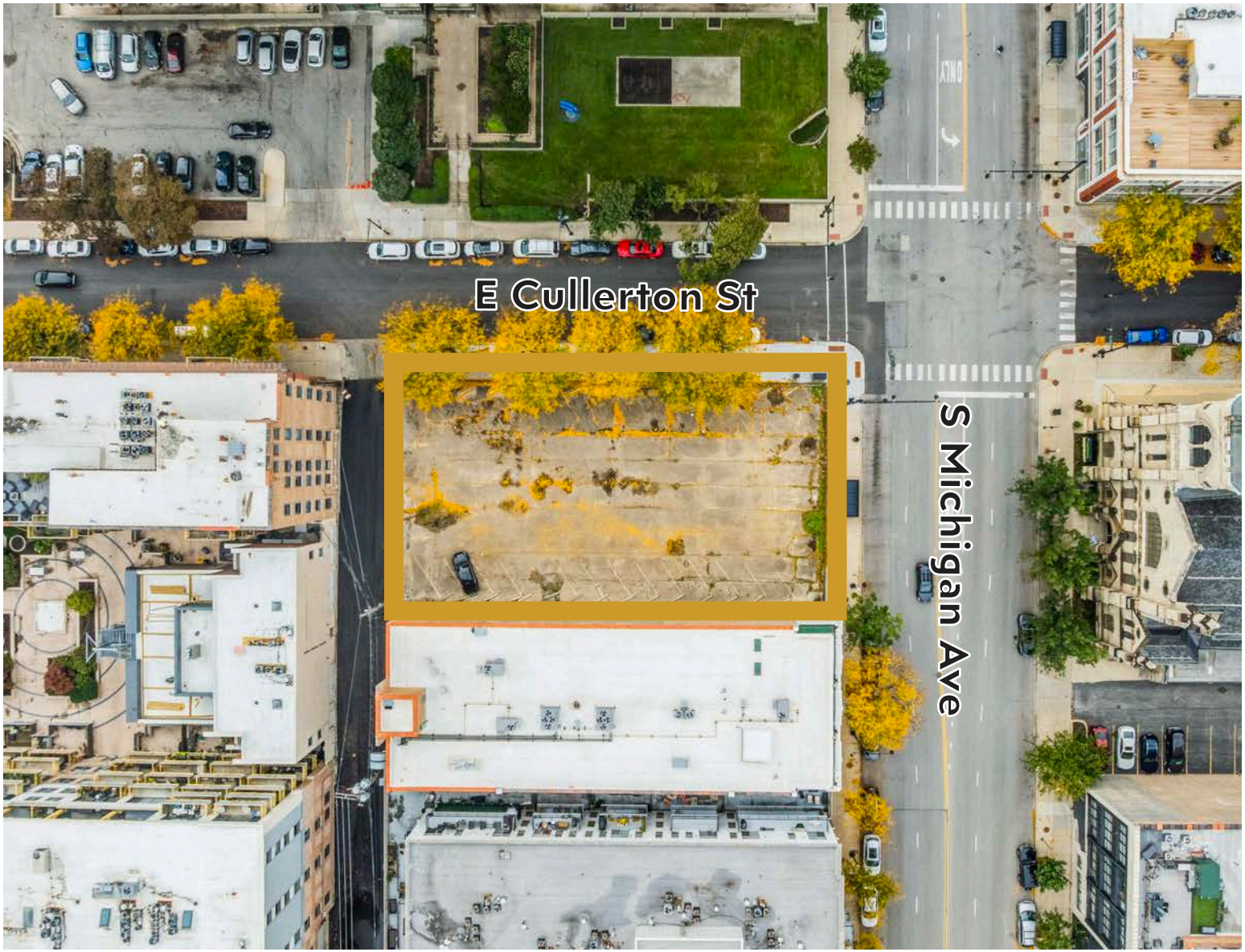
INVESTMENT HIGHLIGHTS

- **Irreplaceable South Loop Infill Development Opportunity**
  - Prominent corner positioning along Michigan Avenue, one of Chicago's principal north-south corridors, provides exceptional frontage, visibility and long-term development appeal.
  - Surrounded by significant existing residential density and positioned near Chicago's downtown employment base, lakefront, Museum Campus and Soldier Field.
- **DX-5 Zoning | Significant Development Flexibility**
  - The property is zoned DX-5 Downtown Mixed-Use, a classification intended to accommodate higher-density downtown development, including residential, commercial and mixed-use projects.
  - 5.0 base FAR provides meaningful development density and the ability to evaluate a range of vertical development concepts.
- **Compelling Multifamily Development Fundamentals**
  - Multifamily / mixed-use residential represents a compelling potential highest-and-best-use strategy, supported by the site's zoning, surrounding residential density and renter-oriented demographics.
  - The immediate 1-mile population has expanded approximately 31% since 2010, increasing from 34,971 residents to 45,668 in 2024.
- **Prominent Michigan Avenue Corner Locations**
  - Corner positioning provides frontage along both Michigan Avenue and Cullerton Street, offering potential advantages for building identity, pedestrian access and development planning.
  - The site's proximity to the downtown core and major transportation corridors connects future residents to employment, entertainment and cultural destinations throughout Chicago.
- **Affluent, Dense & Renter-Oriented Demographic Base**
  - $134,293 average household income within one mile provides an affluent demographic foundation for higher-quality residential and complementary commercial development.
  - The surrounding population expands to approximately 312,380 residents within three miles and 741,176 residents within five miles, underscoring the density of the broader urban trade area.
  - More than 1.5 million daytime residents within five miles further benefit the location and reinforce its connectivity to Chicago's extensive employment and commercial base.





SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



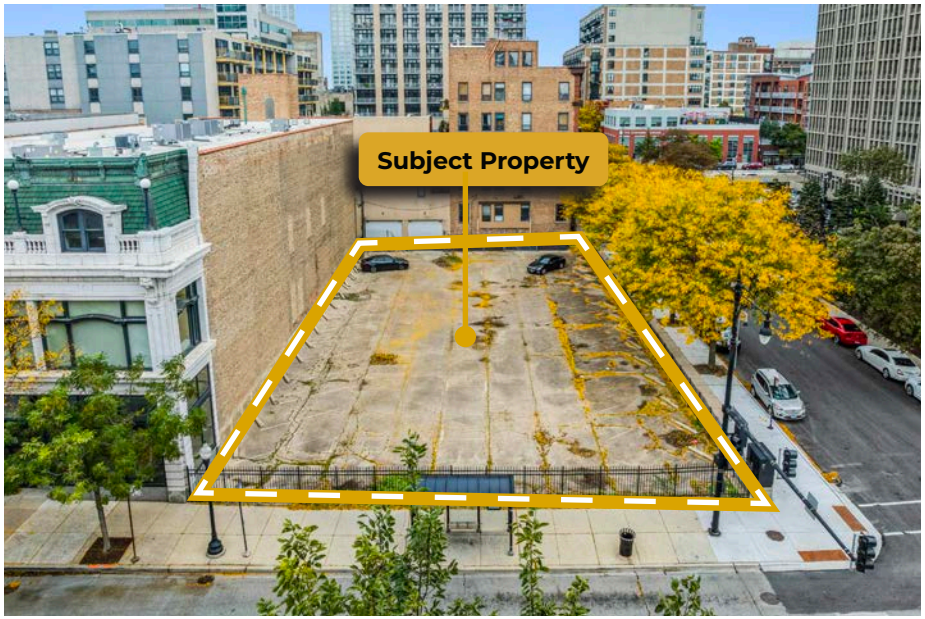
AERIAL OVERVIEW

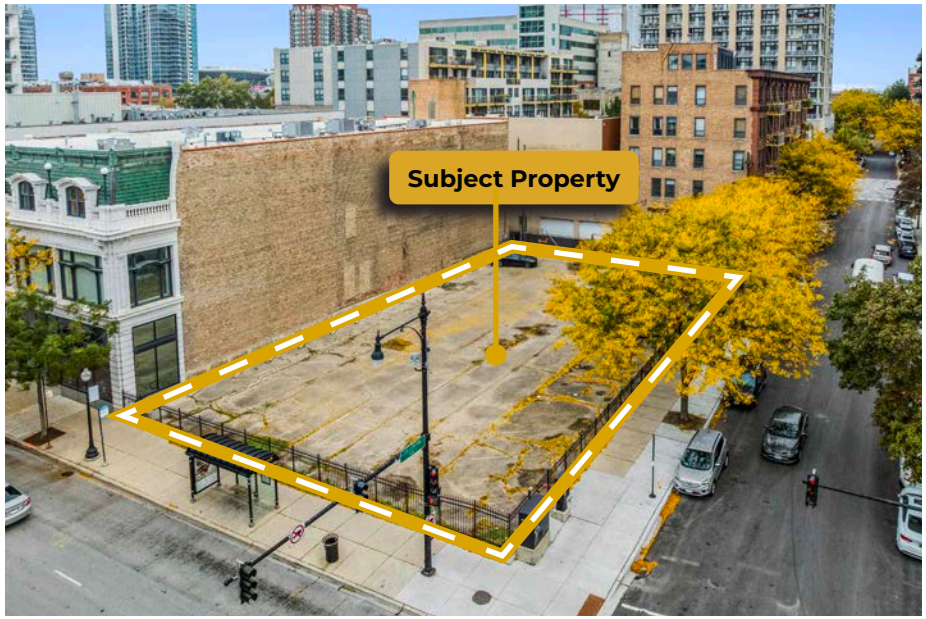


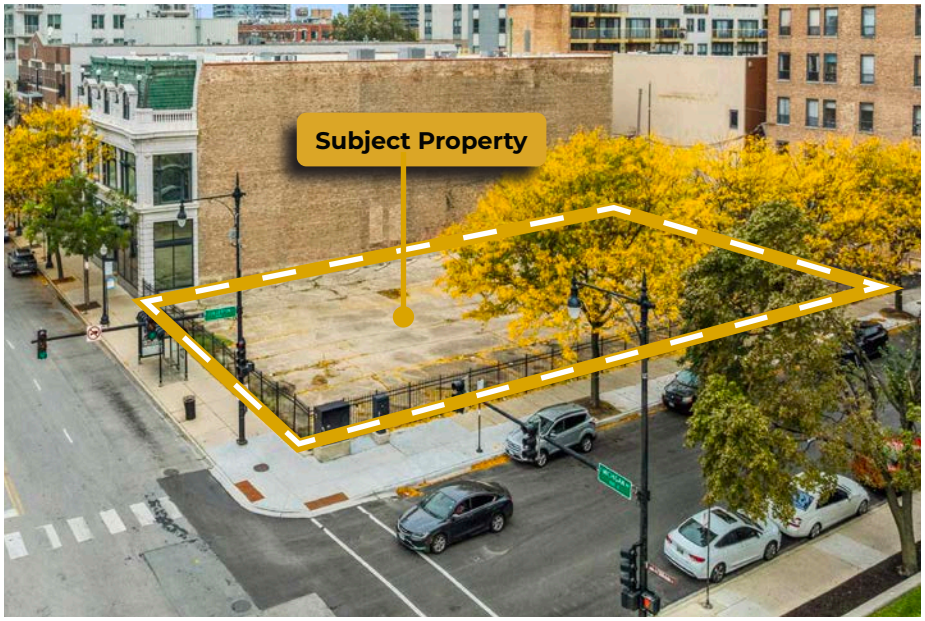
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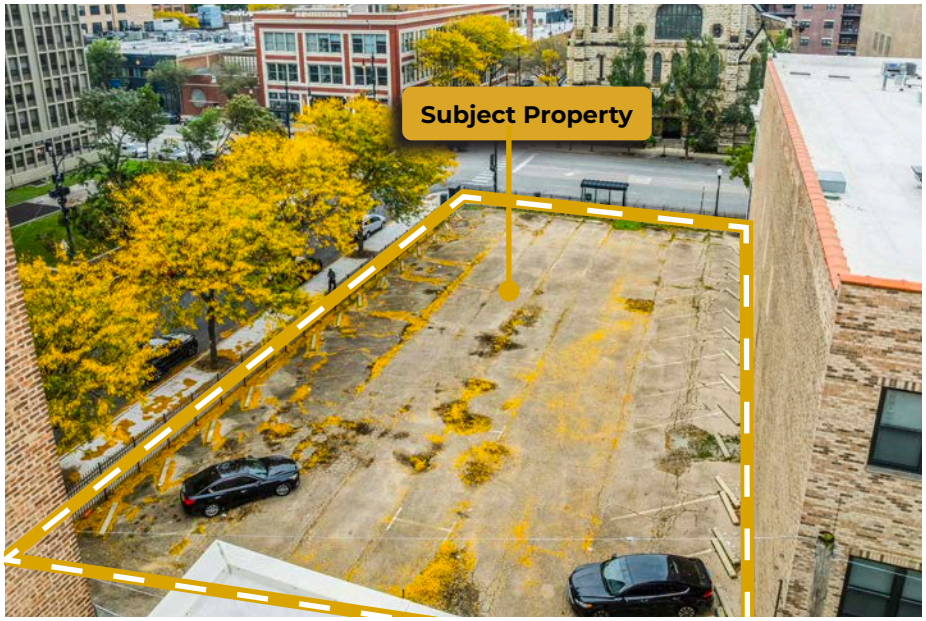


PROPERTY PHOTOS

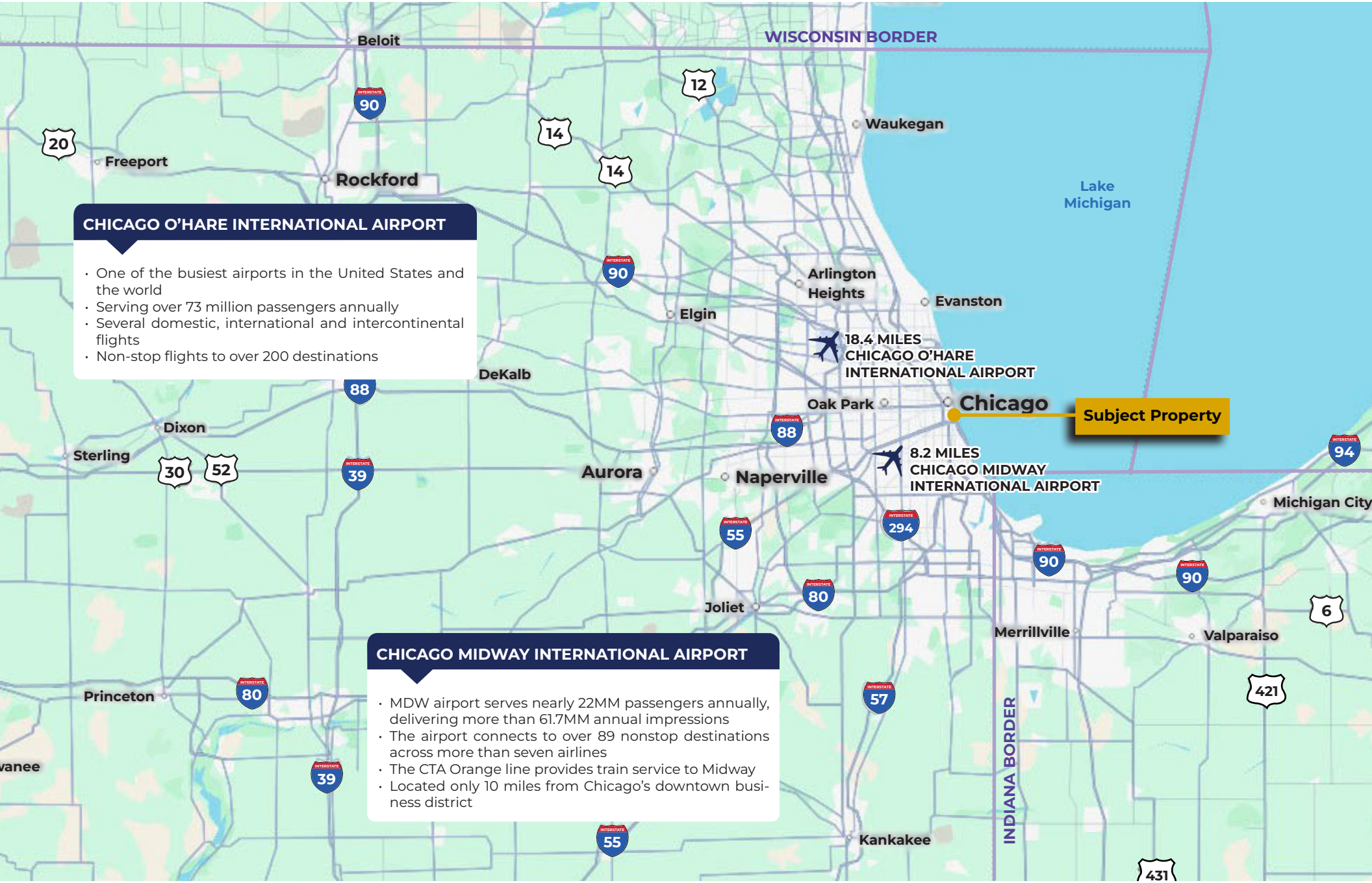








REGIONAL MAP



AREA OVERVIEW

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.
- The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities.
- The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro.

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.


SOLDIER FIELD


UNIVERSITY OF ILLINOIS CHICAGO


NAVY PIER

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	34,971	253,653	686,555
2020 Population	44,472	310,562	753,889
2024 Population	45,668	312,380	741,176
2029 Population	45,826	315,329	742,220
HOUSEHOLDS			
2010 Households	18,056	123,678	294,090
2020 Households	23,276	159,997	350,257
2024 Households	23,531	164,269	355,677
2029 Households	23,667	166,531	358,598
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	38.8%	32.8%	31.9%
2020 Owner Occupied Housing Units	36.1%	29.1%	29.6%
2024 Owner Occupied Housing Units	36.4%	29.5%	30.3%
2029 Owner Occupied Housing Units	36.4%	29.5%	30.4%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	46.6%	51.0%	53.1%
2020 Renter Occupied Housing Units	54.1%	59.2%	59.1%
2024 Renter Occupied Housing Units	53.8%	58.8%	58.4%
2029 Renter Occupied Housing Units	53.8%	58.8%	58.3%
AVERAGE HOUSEHOLD INCOME	**$134,293**	**$129,428**	**$116,616**

AREA SNAPSHOT

741,176
POPULATION (5-MILE)

1,529,787
DAYTIME POPULATION (5-MILE)

355,677
HOUSEHOLDS (5-MILE)

$134,293
AVERAGE HOUSEHOLD INCOME (1-MILE)