

PRIME RETAIL SPACE

Directly Across from Millennium Park

30 NORTH MICHIGAN AVENUE



MR Exceptional Value
MARC REALTY Remarkable Locations

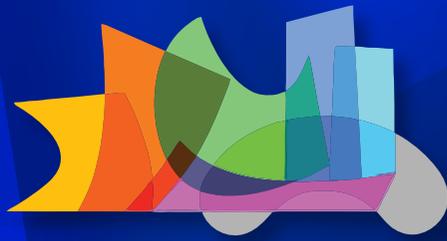
DEMOGRAPHICS

DISTANCE FROM SUBJECT:	.05 MILES	1 MILE	1.5 MILES
2023 Population	19,376	97,105	167,839
Forecasted 2028 Population	20,232	102,962	176,838
% Change 2023 to 2028	4.4%	6.0%	5.4%
2023 Households	11,233	60,155	102,143
Forecasted 2028 Households	11,900	64,686	109,135
% Change 2023 to 2028	5.9%	7.5%	6.8%
2023 Median Home Value	\$562,056	\$464,432	\$477,420
2023 Daytime Demographics	231,759	530,811	637,009
2023 Average Household Income	\$201,580	\$183,828	\$182,315
2023 Median Household Income	\$140,267	\$123,865	\$123,283
2023 Per Capita Income	\$116,837	\$113,551	\$111,033
2023 Median Age	33.9	34.9	35.9

A RENOWN LOCATION ON **MICHIGAN AVENUE**

Discover the remarkable potential of this upcoming retail space at 30 N Michigan Avenue, strategically located in one of the busiest areas of the Chicago Loop, surrounded by major downtown attractions and transit hubs. Positioned at the bustling intersection of Michigan Avenue and Washington Street, this prime location faces Millennium Park, drawing over 25 million visitors annually. Just a block away, you'll find the renowned Art Institute of Chicago, which attracts 1.5 million art enthusiasts each year, along with Washington and Wabash Station, serving over 5,000 daily commuters, and the vibrant Chicago Cultural Center, welcoming hundreds of thousands of visitors annually. This location offers exceptional visibility and access in the heart of Chicago's thriving tourist scene, presenting an outstanding opportunity for your business to succeed.





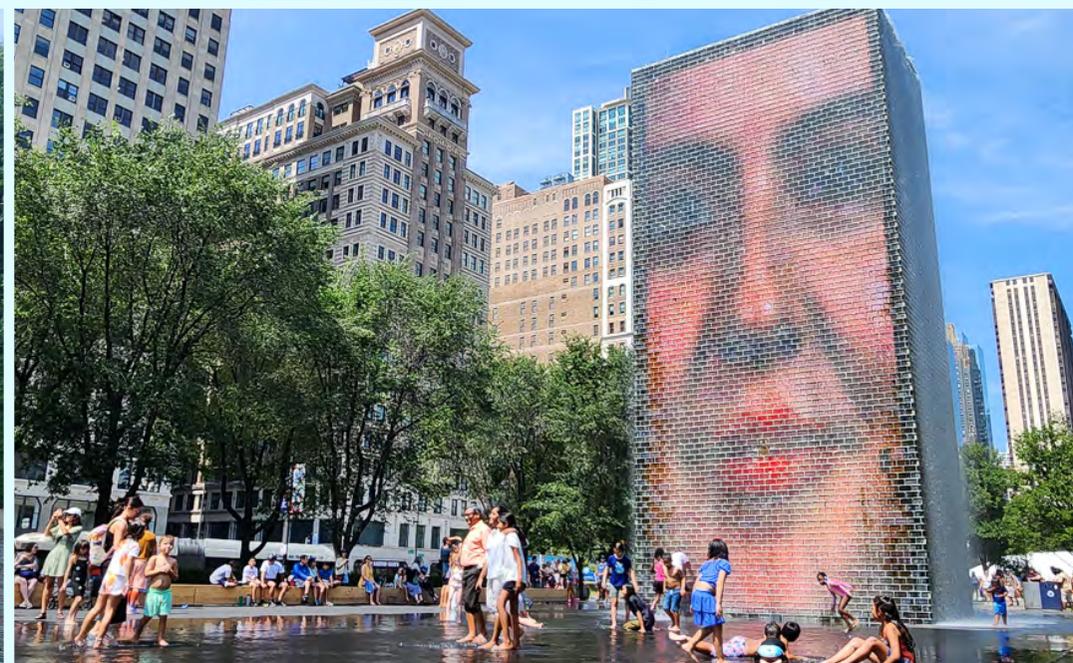
MillenniumPark

C H I C A G O

Nestled in the heart of downtown Chicago, 30 N Michigan sits directly across from Millennium Park. Ranked as one of the top 5 attractions in the United States with over 25 million visitors each year, it's a must-see destination renowned for its stunning architecture, world-class art, and vibrant cultural events. At the center of Millennium Park is the Pritzker Pavilion, an open-air concert venue featuring an impressive 120-ton, stainless-steel pavilion that includes 4,000 fixed seats and lawn seating for approximately 7,000. Pritzker Pavilion is also home to the Grant Park Symphony Orchestra and Chorus and hosts annual events such as the Grant Park Music Festival, Chicago Blues Festival and The Chicago Jazz Festival. Key Attractions include Cloud Gate (colloquially known as The Bean), a three story, shimmering, bean-shaped sculpture that's reflective surface creates a mesmerizing visual effect reflecting the Chicago skyline, and Crown Fountain, an art installation featuring two 50-foot glass towers that project videos of Chicagoans' faces set at both sides of a series of interactive fountains, making it a unique and engaging experience for all those looking to escape the Chicago summers.

Millennium Park also features the Lurie Garden, a beacon of innovative urban design and sustainable landscaping. Named in honor of Anne and John Lurie, the garden was created as part of the redevelopment of Millennium Park, a transformative project that has redefined the city's downtown landscape. Opened in 2004, the garden quickly established itself as a key feature in Chicago's architectural and cultural renaissance. With a carefully curated selection of plants, including perennials, grasses, and shrubs, the Lurie Garden transforms throughout the year. The vibrant colors and changing textures provide a visually stimulating environment that attracts visitors year-round.

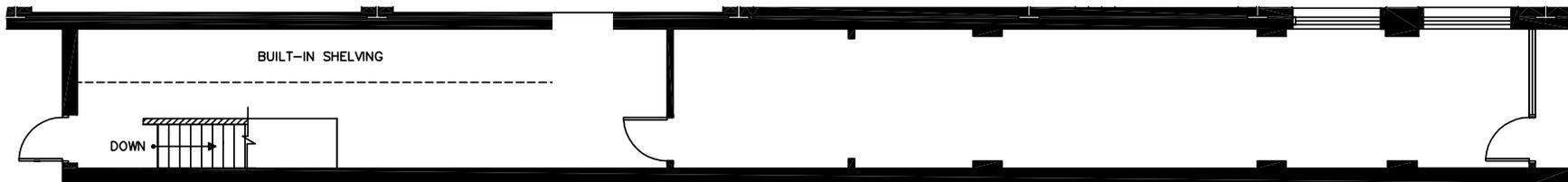




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NORTH MICHIGAN
AVENUE

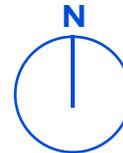
SUITE 100 | 1,645 RSF



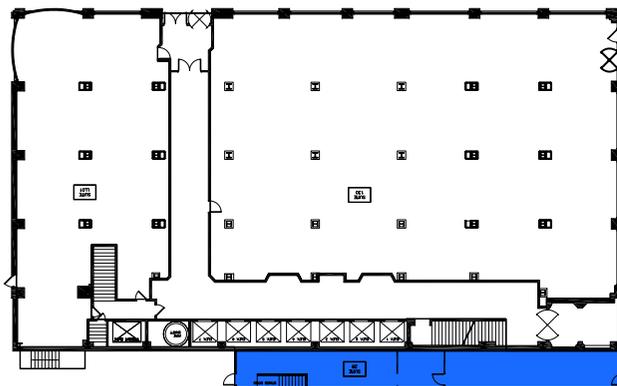
STREET LEVEL — 1,083 SF



LOWER LEVEL — 562 SF



N MICHIGAN AVENUE



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