

1100 W GRAND AVE

Retail Space with Potential Highway-Facing Signage

1,778 SF - For Lease

KAIN
REAL ESTATE

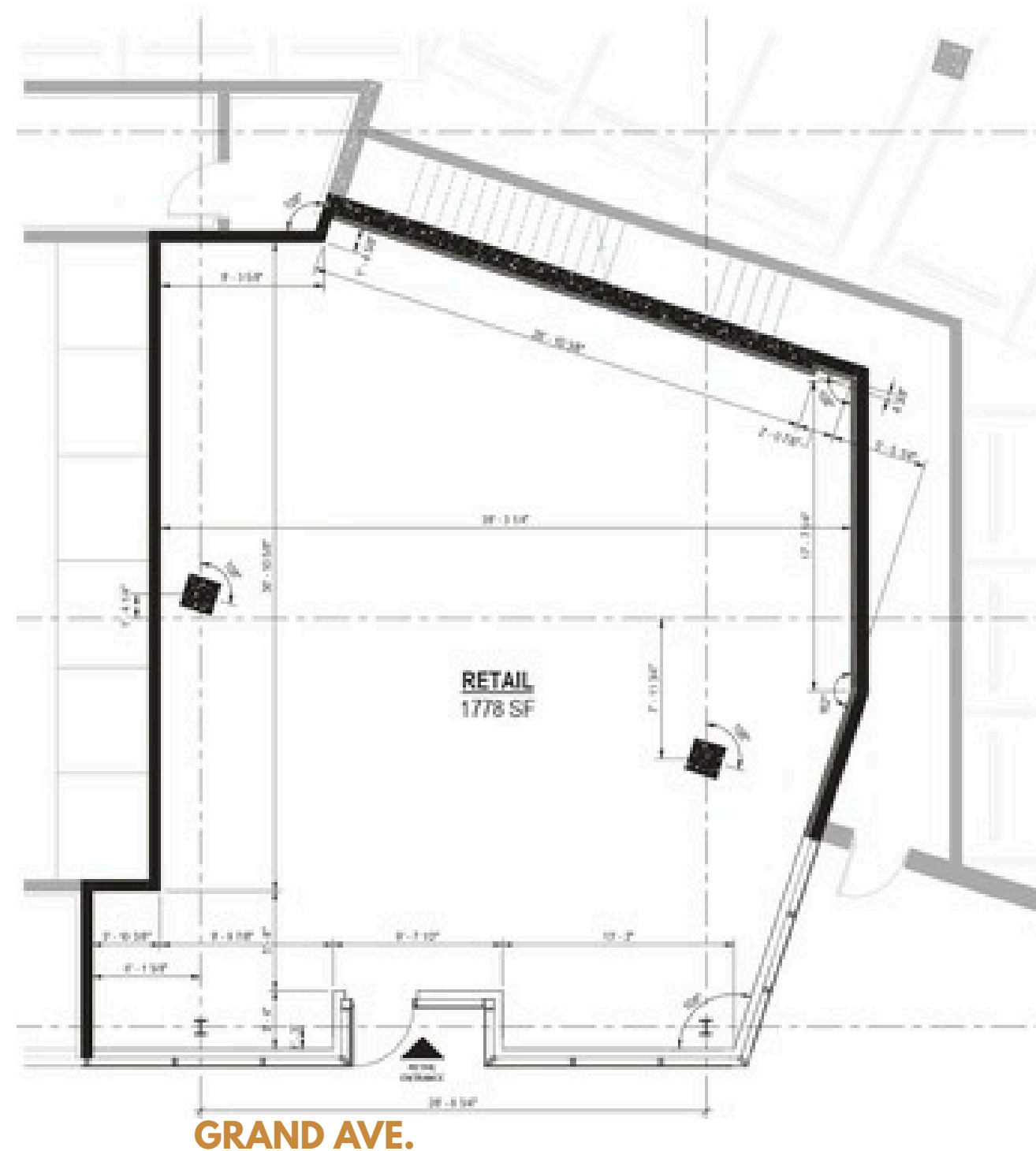


SPACE PLANS

1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St

RETAIL DIMENSIONAL PLAN - 1,778 SF



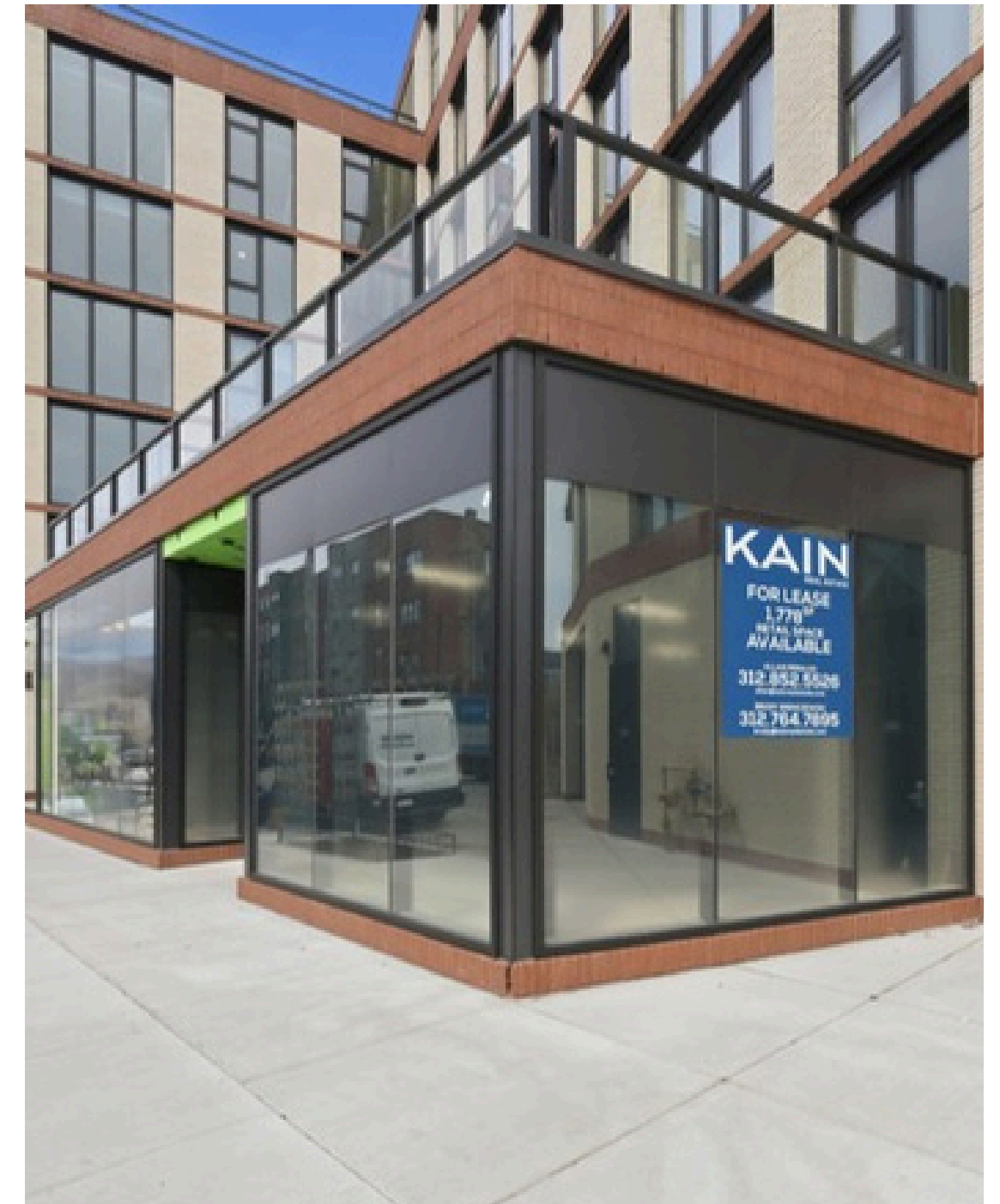
THE OPPORTUNITY

Introducing **1100 W Grand Ave** – a newly constructed, seven-story mixed-use project. The site sits prominently at W Grand Avenue & N Aberdeen Street and retains the well-known flag and flagpole historically maintained by Sterling Bay.

The building includes 99 residential units and approximately 1,700 SF of ground-floor retail fronting Grand Ave. Additional ground-floor features include a bike room and leasing office. Resident amenities are located throughout the building, with a rooftop deck on the seventh floor.

Parking consists of 28 spaces total: 24 within a rear garage with alley and street access, plus four private garage stalls. ZBA approvals and a special use allowing residential below the second floor are already in place. The asset is well-positioned for future lease-up and long-term value creation.

Designed by bKL Architecture.
Developed by Wildwood Investments & Contemporary Concepts, Inc..



INTERIOR PHOTOS

1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



AVAILABLE IN SHELL CONDITION



ON-SITE SIGNAGE OPPORTUNITY

1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



NORTH ELEVATION (VIEW FROM I-90/94)

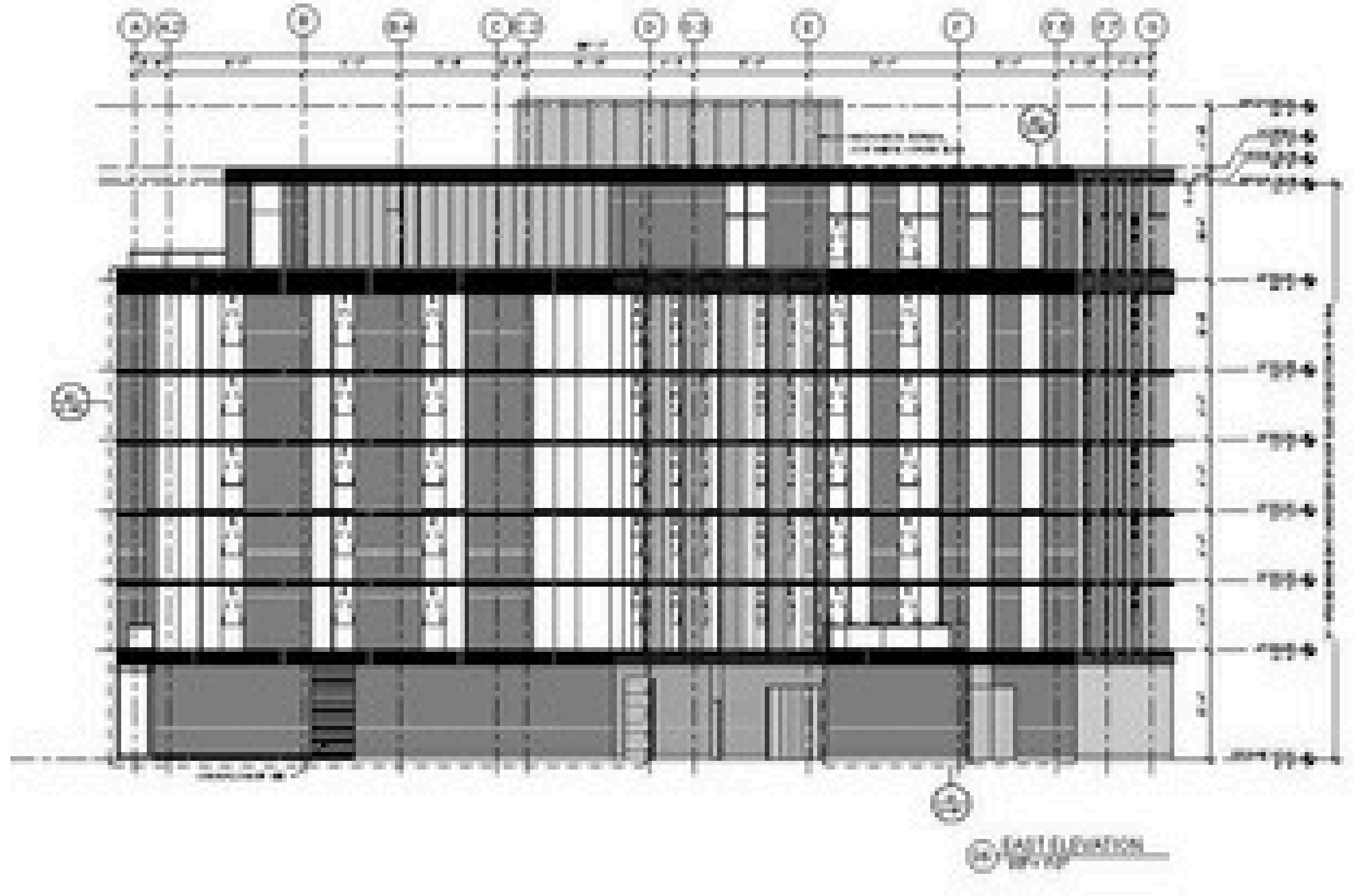
The North Elevation of 1100 W Grand potentially offers a rare branding moment directly visible to southbound I-90/94, which sees 300,000+ vehicles per day. This is premium exposure exclusive to the ground-floor retail tenant. No competing brands. No shared space.

This opportunity delivers:

- Daily visibility to commuters entering the city's core.
- Unobstructed sightlines, extended read times.
- Comparable exposure to paid billboards along this corridor.

Paired with the building's iconic flagpole, your signage becomes part of the city's visual landscape.

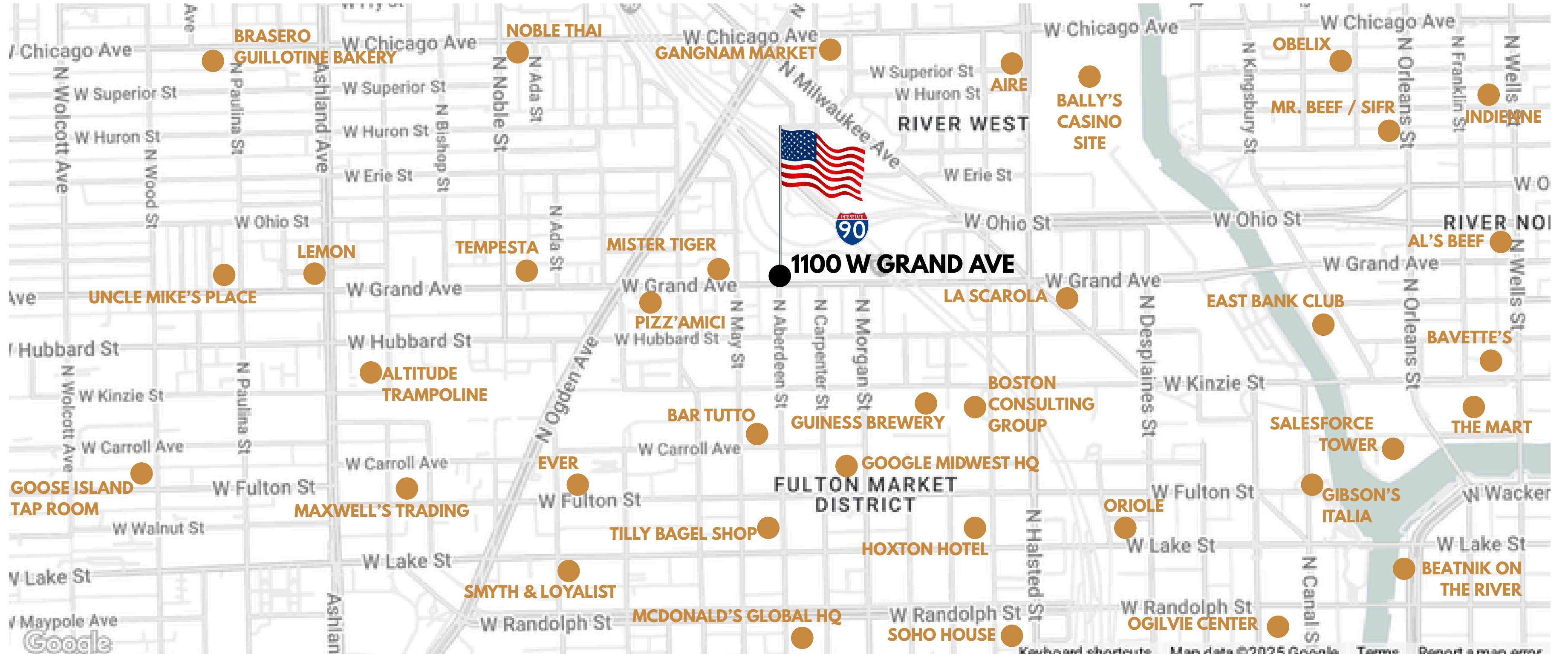
Signage will be offered at additional rent and subject to CDOT, IDOT and City approval.



AREA MAP

1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



DEMOGRAPHICS AND KEY FACTS

1100 W GRAND AVE

At the intersection of W Grand Ave and N Aberdeen St



LOCATION

In West Town, located directly North of the Fulton Market District, and South of River West

SIZE

1,778 square feet

CEILING HEIGHTS

16-feet

FRONTAGE

32-feet

CONDITION

Shell Retail Space w/ Tenant Allowance Available

STATUS

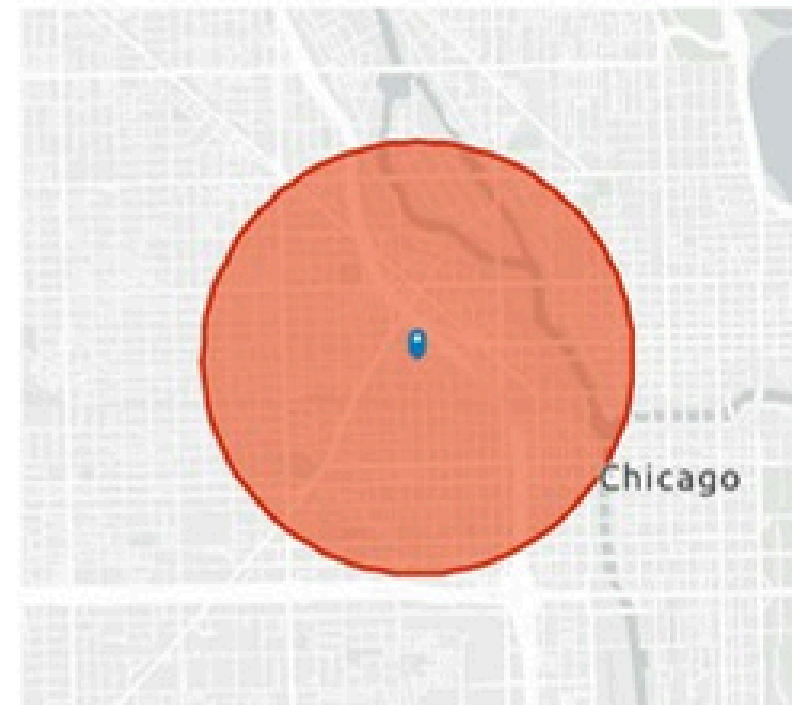
Under construction (delivers April 2026)

ZONING

C1-5 Zoning
Alderman Walter Burnett Jr. (27th Ward)

RENTAL RATE

Please contact broker

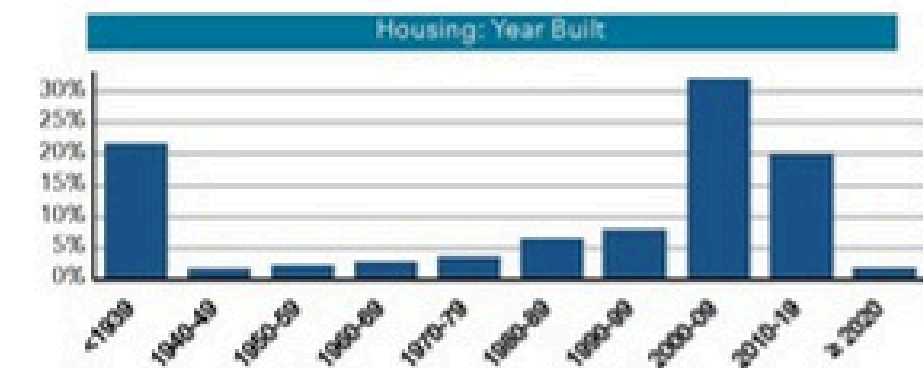
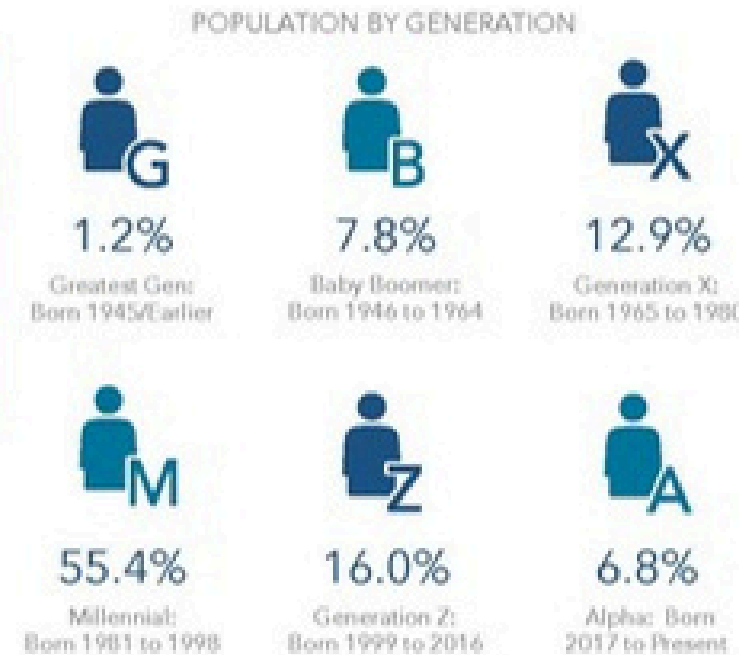
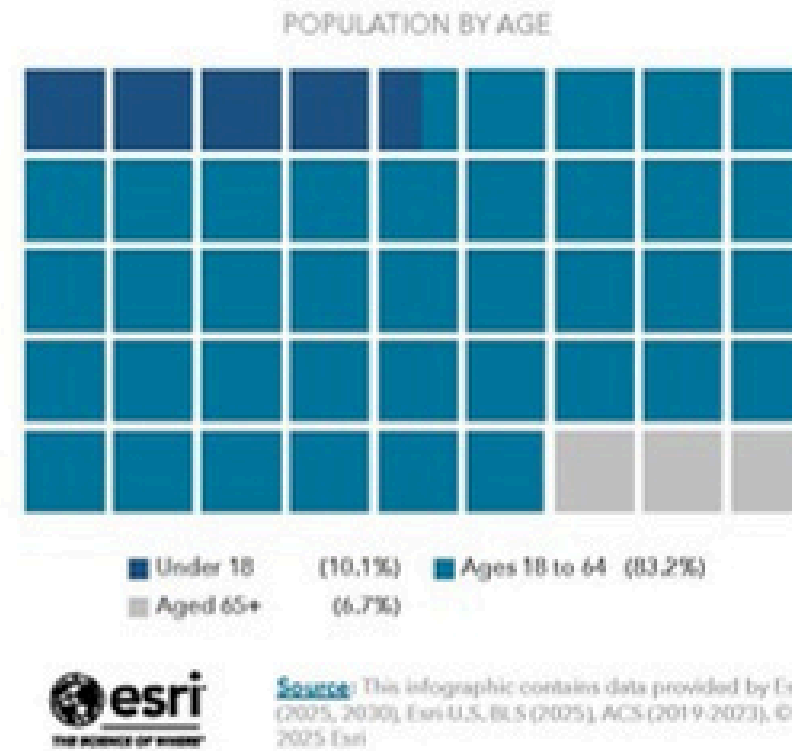
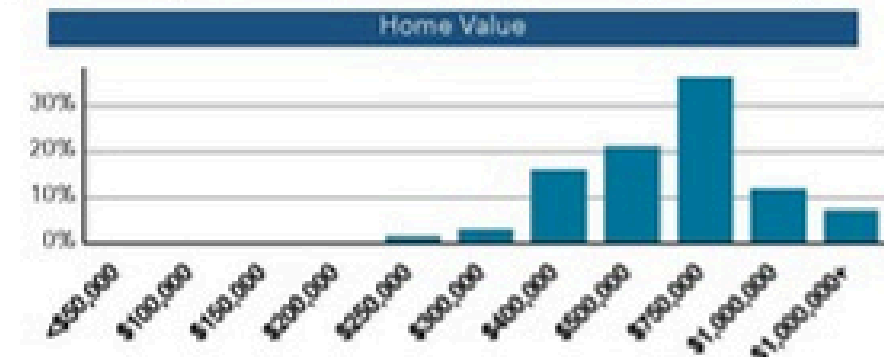
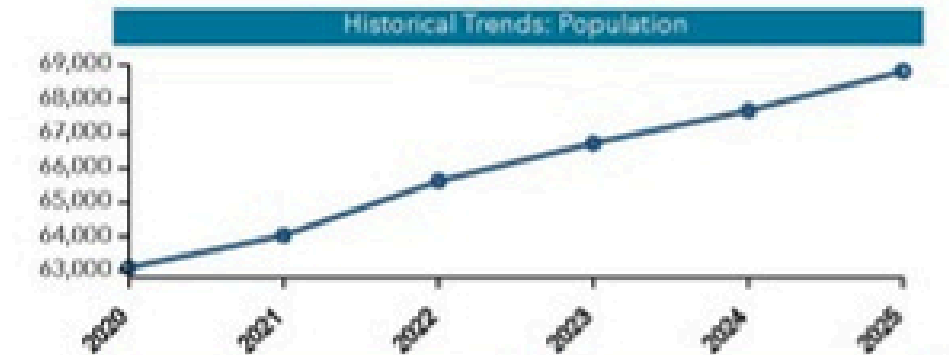


Population Trends and Key Indicators

1100 W Grand Ave, Chicago, Illinois, 60642
Ring band of 0 - 1 miles

68,834	40,755	1.68	33.4	\$151,613	\$556,319	114	93	64
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS





**FOR MORE
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