

500 West Madison Chicago, IL 60661

Trophy Restaurant Space Available for SALE in Chicago's Loop



PROPERTY FACT SHEET



Interior View of Space

PROPERTY HIGHLIGHTS & FEATURES

- Restaurant space available:
 - 6,446 SF
- Asking Price: \$400,000
 - Includes all FF&E and licenses
- Exclusives:
 - Tenant shall not serve sandwiches
 - No carry out for alcohol
- Unparalleled transportation access
- Top-tier tenant roster
- 24-hour security
- On-site/on-call management

» DO NOT DISTURB TENANT «

AREA RETAILERS



AREA HIGHLIGHTS

- Mixed-use tower in downtown Chicago's booming Loop - is one of the city's prominent business addresses and a bonding point between city and suburbs.
- The first two levels at Citigroup Center (500 West Madison) comprise nearly 75,000 square feet of retail space, where no fewer than 45 stores and restaurants target the diverse needs of tenants the neighboring office community as well as commuters. On the third floor is the entrance to Citigroup Center's 37-story office tower.
- Convenient access to transportation:
 - Ogilvie Transportation Center (with direct access via 2nd floor lobby), expressways, CTA, commuter rail networks, Union Station, Amtrak, in-building parking and 2,000 additional spaces within a two-block radius.
- Metra Ridership (Weekday Average): 301,300

DEMOGRAPHIC PROFILE

	0.5 MILE	1.0 MILE	1.5 MILE
Population	12,951	46,454	119,325
Households	7,608	26,496	67,530
Average Household Income	\$105,876	\$113,292	\$111,096
Daytime Employees	8,573	22,497	30,235

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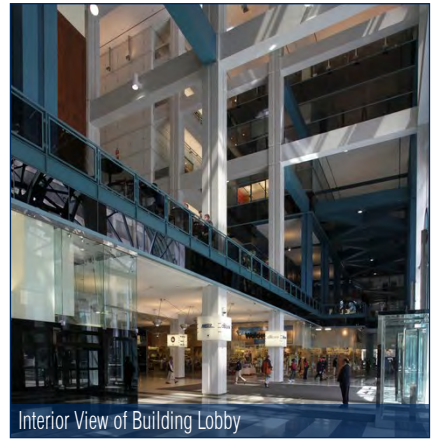
PHOTOS



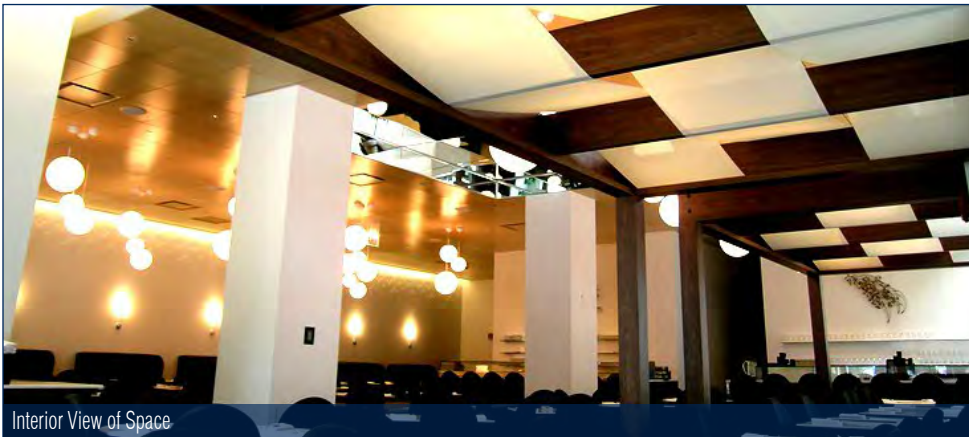
Exterior View of 500 West Madison



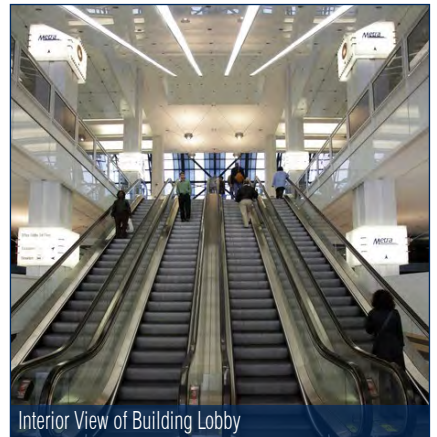
Interior View of Space



Interior View of Building Lobby



Interior View of Space



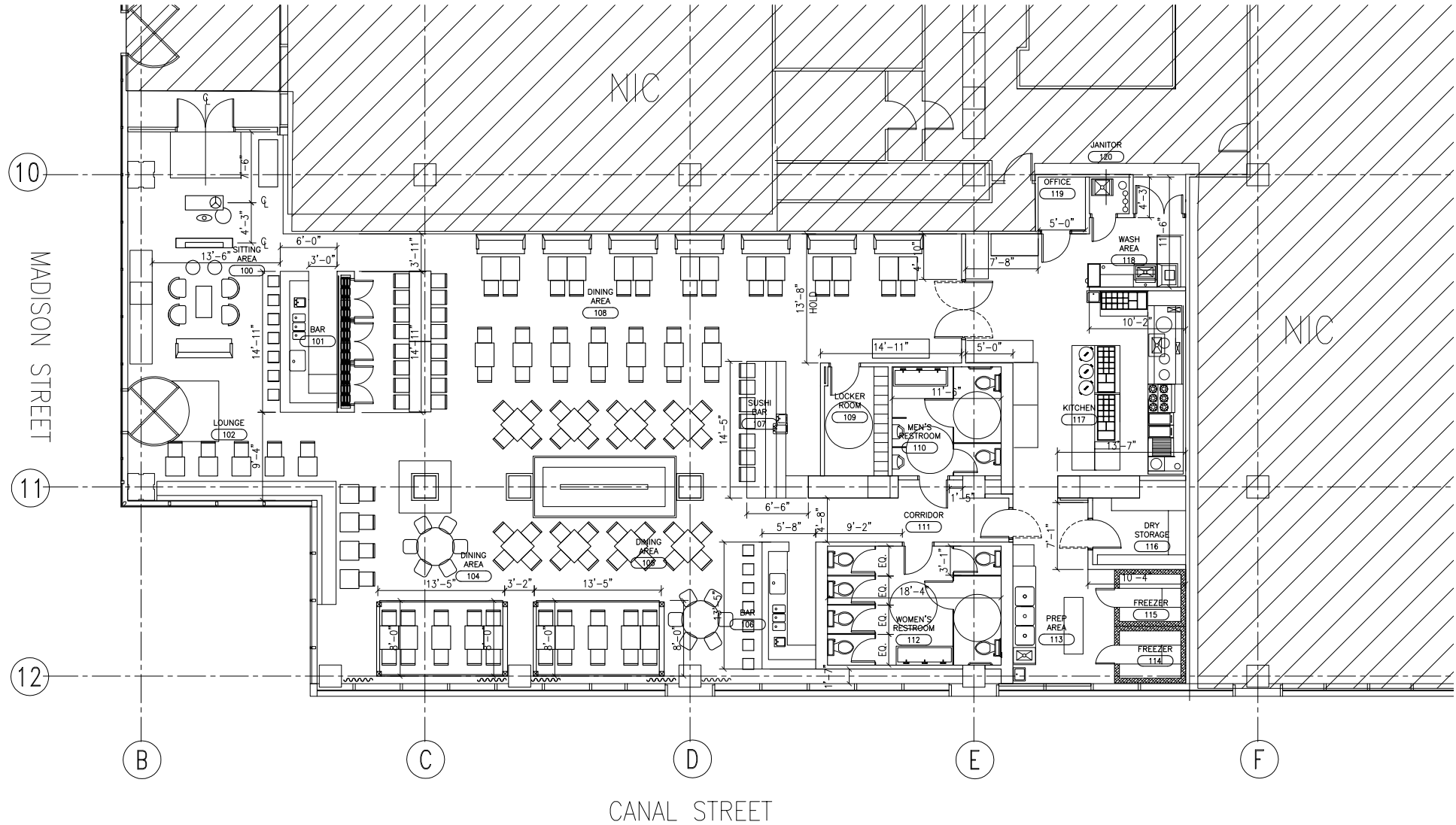
Interior View of Building Lobby

500 West Madison Chicago, IL 60661

Trophy Restaurant Space Available for SALE in Chicago's Loop



SITE PLAN



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.8824/-87.64068

500 West Madison		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	12,951	46,454	119,325
	2015 Projected Population	21,492	69,257	167,951
	2000 Census Population	6,689	26,635	83,862
	1990 Census Population	2,244	15,723	68,661
	Historical Annual Growth 1990 to 2010	23.9%	9.8%	3.7%
	Projected Annual Growth 2010 to 2015	13.2%	9.8%	8.2%
HOUSEHOLDS	2010 Est. Households	7,608	26,496	67,530
	2015 Proj. Households	12,939	40,946	98,706
	2000 Census Households	4,159	15,082	47,240
	1990 Census Households	1,494	7,989	35,197
	Historical Annual Growth 1990 to 2010	20.5%	11.6%	4.6%
	Projected Annual Growth 2010 to 2015	14.0%	10.9%	9.2%
AGE	2010 Est. Population 0 to 9 Years	7.1%	7.7%	8.3%
	2010 Est. Population 10 to 19 Years	6.1%	7.5%	8.0%
	2010 Est. Population 20 to 29 Years	23.3%	20.3%	19.8%
	2010 Est. Population 30 to 44 Years	34.8%	31.7%	27.5%
	2010 Est. Population 45 to 59 Years	19.7%	20.9%	21.3%
	2010 Est. Population 60 to 74 Years	6.8%	8.8%	10.8%
	2010 Est. Population 75 Years Plus	2.2%	3.1%	4.2%
	2010 Est. Median Age	33.4	34.9	35.7
MARITAL STATUS & SEX	2010 Est. Male Population	54.0%	53.4%	50.6%
	2010 Est. Female Population	46.0%	46.6%	49.4%
	2010 Est. Never Married	44.6%	44.7%	45.3%
	2010 Est. Now Married	40.2%	35.4%	33.1%
	2010 Est. Separated or Divorced	14.2%	17.0%	17.3%
	2010 Est. Widowed	1.0%	2.9%	4.4%
INCOME	2010 Est. HH Income \$200,000 or More	6.5%	9.8%	11.3%
	2010 Est. HH Income \$150,000 to \$199,999	14.4%	12.6%	10.5%
	2010 Est. HH Income \$100,000 to \$149,999	27.1%	20.9%	16.6%
	2010 Est. HH Income \$75,000 to \$99,999	12.5%	12.3%	10.9%
	2010 Est. HH Income \$50,000 to \$74,999	14.5%	14.9%	14.0%
	2010 Est. HH Income \$35,000 to \$49,999	10.7%	11.2%	10.9%
	2010 Est. HH Income \$25,000 to \$34,999	3.9%	4.7%	6.0%
	2010 Est. HH Income \$15,000 to \$24,999	3.3%	4.6%	6.3%
	2010 Est. HH Income \$0 to \$14,999	7.1%	9.1%	13.5%
	2010 Est. Average Household Income	\$105,876	\$113,292	\$111,096
	2010 Est. Median HH Income	\$97,911	\$89,436	\$79,433
2010 Est. Per Capita Income	\$62,322	\$65,622	\$64,345	
	2010 Est. Number of Businesses	8,573	22,497	30,235
	2010 Est. Total Number of Employees	180,704	472,734	620,933

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FULL PROFILE

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500 West Madison		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
RACE	2010 Est. White Population	72.7%	70.2%	67.9%
	2010 Est. Black Population	14.2%	19.7%	22.2%
	2010 Est. Asian & Pacific Islander	12.5%	9.3%	9.0%
	2010 Est. American Indian & Alaska Native	0.2%	0.3%	0.3%
	2010 Est. Other Races Population	0.5%	0.6%	0.7%
HISPANIC	2010 Est. Hispanic Population	1,301	5,502	15,204
	2010 Est. Hispanic Population Percent	10.0%	11.8%	12.7%
	2015 Proj. Hispanic Population Percent	12.8%	14.7%	15.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	10,246	35,858	89,518
	2010 Est. Elementary (0 to 8)	1.7%	3.0%	3.7%
	2010 Est. Some High School (9 to 11)	2.4%	4.0%	4.7%
	2010 Est. High School Graduate (12)	5.9%	9.8%	11.1%
	2010 Est. Some College (13 to 16)	8.5%	12.5%	13.5%
	2010 Est. Associate Degree Only	4.6%	4.5%	4.5%
	2010 Est. Bachelor Degree Only	44.2%	36.7%	32.5%
	2010 Est. Graduate Degree	32.8%	29.5%	30.0%
HOUSING	2010 Est. Total Housing Units	9,484	32,372	81,701
	2010 Est. Owner Occupied Percent	40.6%	41.4%	35.7%
	2010 Est. Renter Occupied Percent	39.7%	40.4%	47.0%
	2010 Est. Vacant Housing Percent	19.8%	18.1%	17.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	10.2%	7.8%	3.5%
	2000 Homes Built 1995 to 1998	6.9%	6.0%	5.1%
	2000 Homes Built 1990 to 1994	7.2%	6.5%	8.5%
	2000 Homes Built 1980 to 1989	30.8%	21.3%	20.6%
	2000 Homes Built 1970 to 1979	4.3%	10.0%	14.8%
	2000 Homes Built 1960 to 1969	4.5%	7.5%	11.9%
	2000 Homes Built 1950 to 1959	3.8%	5.2%	6.9%
	2000 Homes Built Before 1949	32.4%	35.6%	28.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	1.8%	1.9%	4.4%
	2000 Home Value \$500,000 to \$999,999	4.9%	14.4%	16.6%
	2000 Home Value \$400,000 to \$499,999	13.3%	4.7%	8.4%
	2000 Home Value \$300,000 to \$399,999	10.5%	17.0%	19.5%
	2000 Home Value \$200,000 to \$299,999	9.9%	25.9%	25.9%
	2000 Home Value \$150,000 to \$199,999	23.8%	19.8%	14.5%
	2000 Home Value \$100,000 to \$149,999	34.0%	12.5%	6.5%
	2000 Home Value \$50,000 to \$99,999	1.8%	3.5%	2.4%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.9%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.8%
	2000 Median Home Value	\$274,618	\$287,731	\$341,804
	2000 Median Rent	\$1,047	\$981	\$910

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LABOR FORCE	2010 Est. Labor: Population Age 16+	11,588	41,218	104,649
	2010 Est. Civilian Employed	79.2%	72.0%	67.7%
	2010 Est. Civilian Unemployed	3.8%	5.5%	6.1%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	17.0%	22.5%	26.2%
	2010 Labor Force: Males	54.2%	53.6%	50.6%
	2010 Labor Force: Females	45.8%	46.4%	49.4%
OCCUPATION	2000 Occupation: Population Age 16+	4,940	17,755	50,719
	2000 Mgmt, Business, & Financial Operations	30.1%	30.1%	27.7%
	2000 Professional & Related	35.1%	33.8%	33.6%
	2000 Service	6.0%	7.2%	8.6%
	2000 Sales and Office	25.6%	23.8%	24.0%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	1.0%	2.0%	1.8%
	2000 Production, Transport, & Material Moving	2.3%	3.2%	4.3%
	2000 Percent White Collar Workers	90.8%	87.6%	85.3%
2000 Percent Blue Collar Workers	9.3%	12.4%	14.7%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	25.5%	29.9%	30.2%
	2000 Drive to Work in Carpool	4.9%	6.9%	7.4%
	2000 Travel to Work by Public Transportation	19.7%	22.1%	27.5%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	-
	2000 Walk or Bicycle to Work	43.8%	35.6%	29.6%
	2000 Other Means	1.3%	0.8%	0.7%
	2000 Work at Home	4.6%	4.6%	4.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	37.1%	33.2%	30.5%
	2000 Travel to Work in 15 to 29 Minutes	35.4%	37.1%	39.0%
	2000 Travel to Work in 30 to 59 Minutes	17.9%	20.8%	21.9%
	2000 Travel to Work in 60 Minutes or More	9.6%	9.0%	8.6%
	2000 Average Travel Time to Work	21.1	22.9	23.4
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$559 M	\$2.04 B	\$5.09 B
	2010 Est. Apparel	\$27.0 M	\$98.8 M	\$247 M
	2010 Est. Contributions & Gifts	\$41.4 M	\$153 M	\$381 M
	2010 Est. Education & Reading	\$18.4 M	\$67.0 M	\$168 M
	2010 Est. Entertainment	\$31.6 M	\$115 M	\$286 M
	2010 Est. Food, Beverages & Tobacco	\$84.6 M	\$309 M	\$775 M
	2010 Est. Furnishings & Equipment	\$26.0 M	\$94.3 M	\$233 M
	2010 Est. Health Care & Insurance	\$38.1 M	\$140 M	\$351 M
	2010 Est. Household Operations & Shelter & Utilities	\$168 M	\$614 M	\$1.53 B
	2010 Est. Miscellaneous Expenses	\$9.12 M	\$33.2 M	\$83.1 M
	2010 Est. Personal Care	\$8.07 M	\$29.4 M	\$73.4 M
	2010 Est. Transportation	\$107 M	\$386 M	\$956 M

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