

Metropolitan Tower Chicago, IL 60604

Prime Michigan Avenue Retail Space Available Located at Michigan & Jackson



PROPERTY FACT SHEET



Photo of Metropolitan Tower from Grant Park

PROPERTY DESCRIPTION & FEATURES

Excellent retail opportunities located at 310 South Michigan Avenue on the southwest corner of Jackson Boulevard, just south of Millennium Park. The Metra South Shore Line and the entrance to the Millennium Park garage are located at the corner of the building bringing thousands of commuters past the front door everyday.

Join Chase Bank, FedEx Office, all the existing apartment residents, condo owners, office workers, students, and tourists that make this a great retail opportunity!

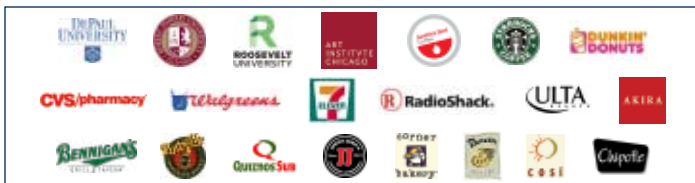
Spaces Available:

- Michigan Avenue (A) Street Level: 5,734 SF (divisible)
- Michigan Avenue (B) Street Level: 1,409 SF
- Jackson Boulevard Street Level: 914 SF
- Lower Level: ±22,000 SF



Photo of Metropolitan Tower Looking North on Michigan Avenue

AREA CO-TENANTS



2010 DEMOGRAPHIC PROFILE

	.5 MILE	1 MILE	1.5 MILE
Population	10,188	44,691	95,112
Households	5,163	27,229	58,105
Average Household Income	\$114,136	\$114,689	\$120,099
Daytime Employees	168,652	469,489	586,359

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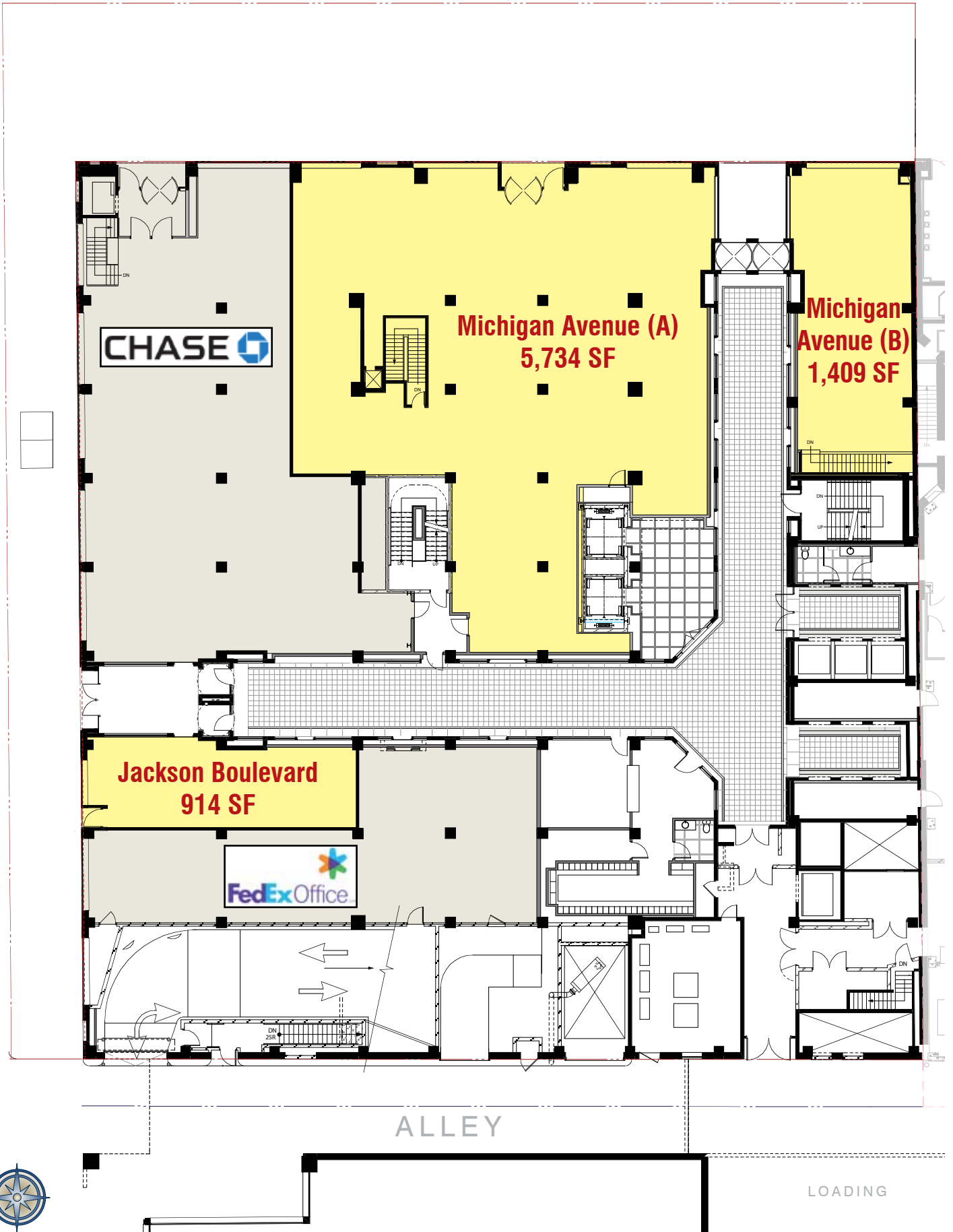
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FLOOR PLAN - STREET LEVEL

MICHIGAN AVENUE

JACKSON BOULEVARD



ALLEY

LOADING

Metropolitan Tower Chicago, IL 60604

Prime Michigan Avenue Retail Space Available Located at Michigan & Jackson



FLOOR PLAN - LOWER LEVEL

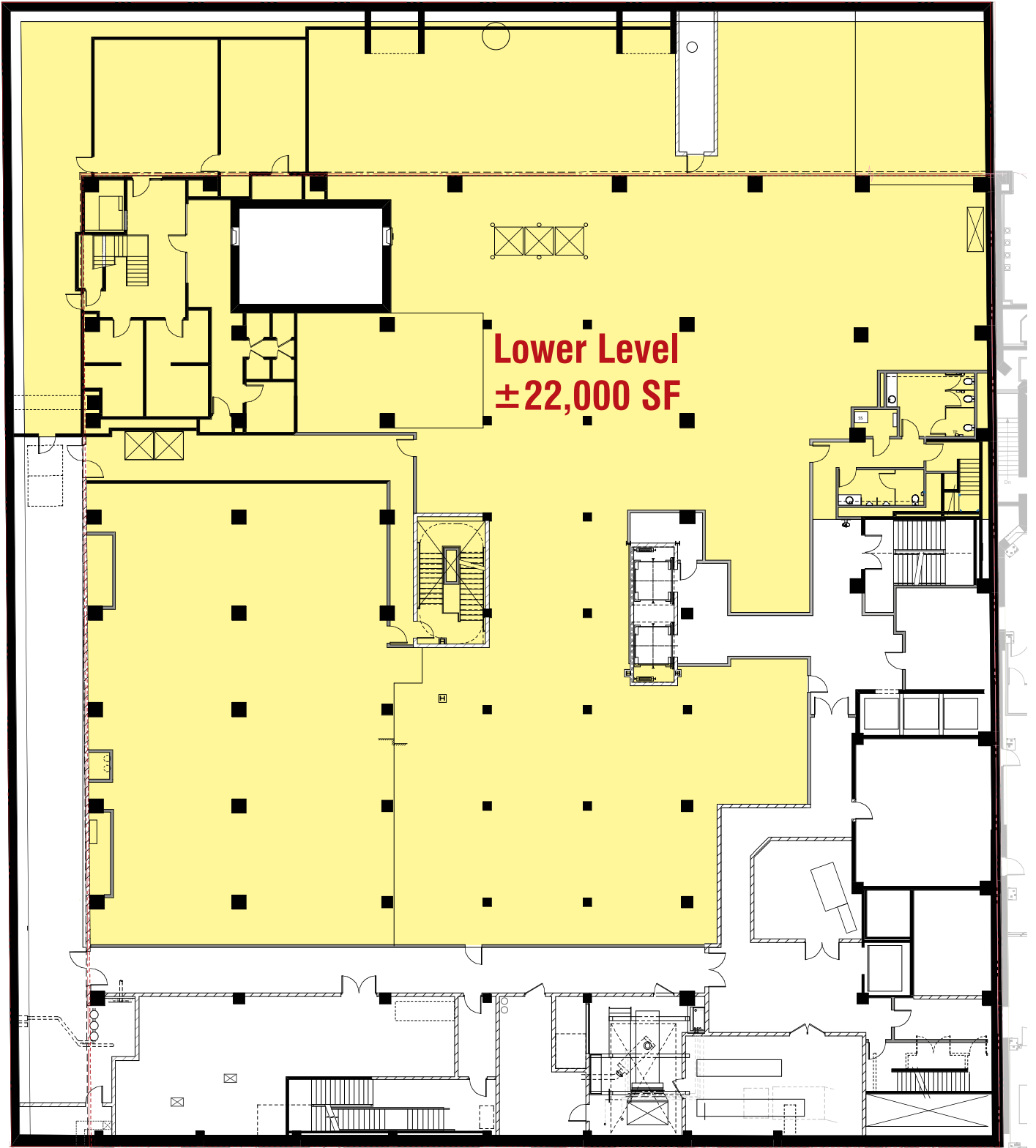
MICHIGAN AVENUE

JACKSON BOULEVARD

**Lower Level
±22,000 SF**

ALLEY

LOADING

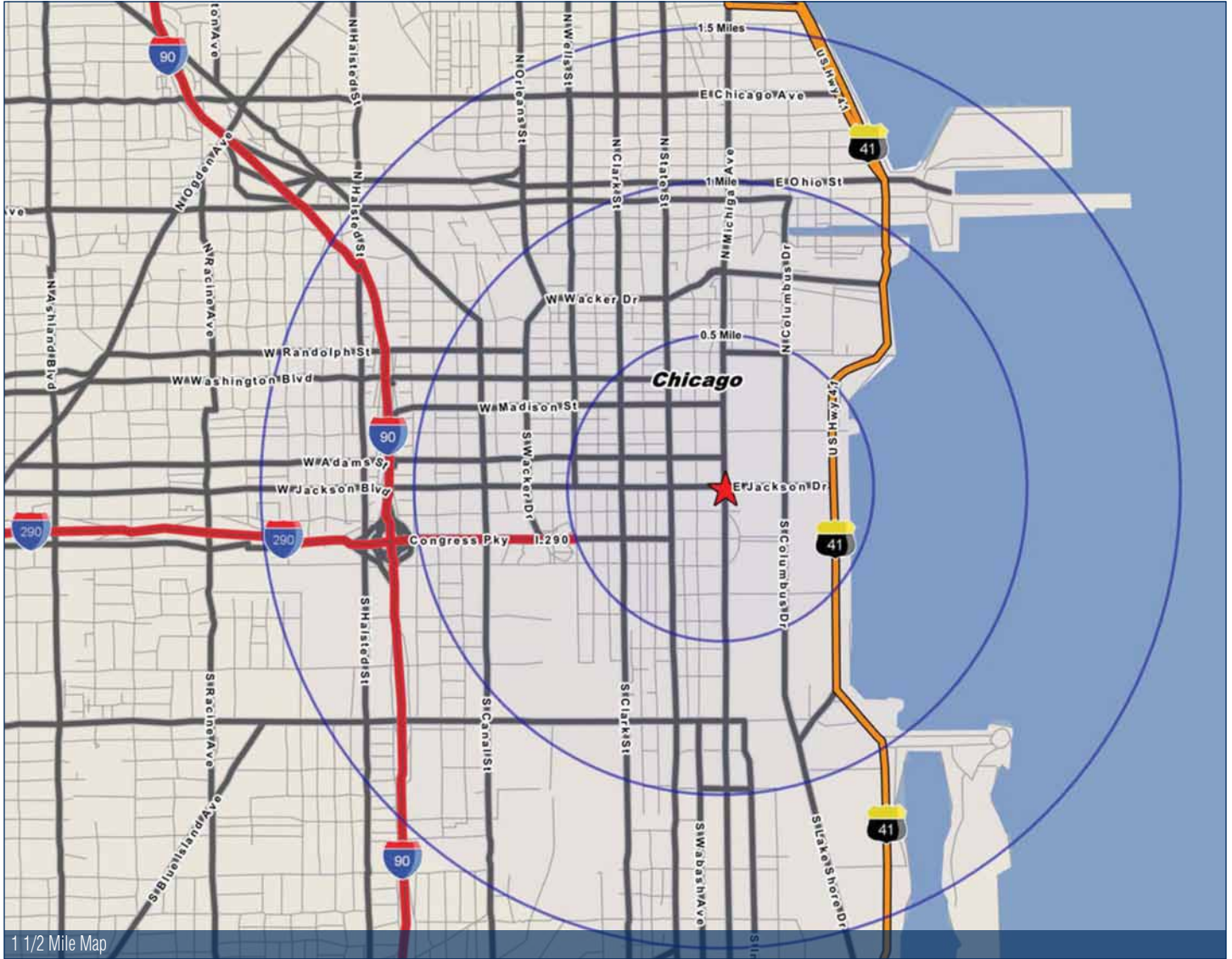


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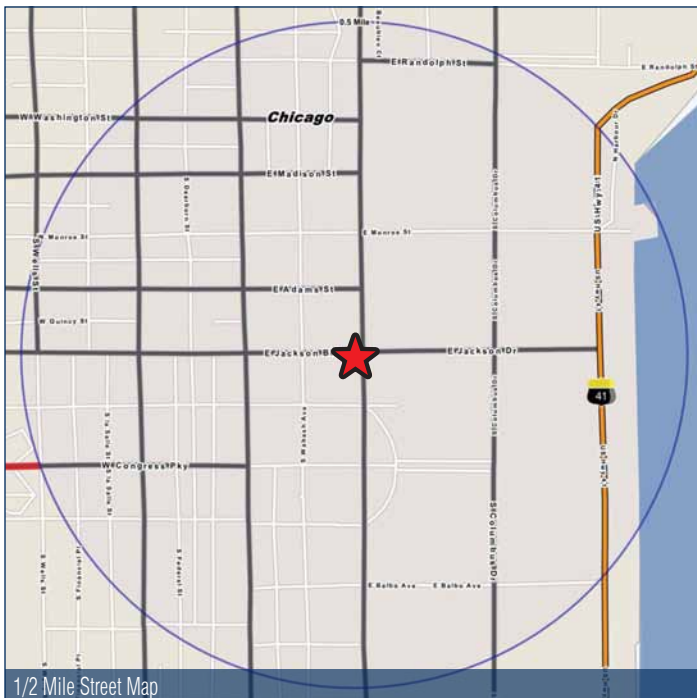
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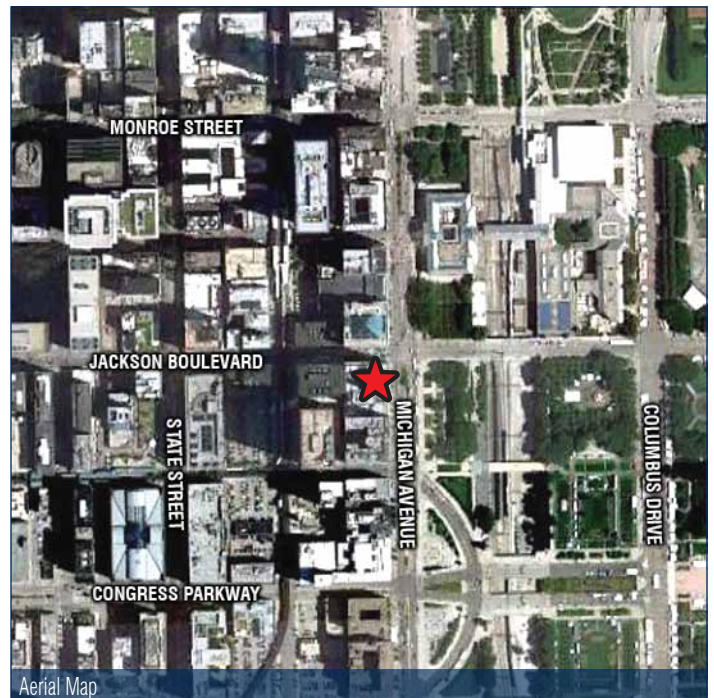
LOCATION STUDY



1 1/2 Mile Map



1/2 Mile Street Map



Aerial Map

Millennium Park

One of Chicago's Most Visited and Unique Attractions



Aerial View of Millennium Park Looking Northeast

Tourist Fact: Annually, there are more than 3,000,000 visitors to each Millennium Park and McCormick Place.

Millennium Park is located in the heart of downtown Chicago. It is bordered by Michigan Avenue to the west, Columbus Drive to the east, Randolph Street to the North, and Monroe Street to the South. Millennium Park is an award-winning center for art, music, architecture, and landscape design. The result of a unique partnership between the City of Chicago and the philanthropic community, the 24.5 acre park features the work of world-renowned architects, planners, artists, and designers. Since its opening in July 2004, Millennium Park has hosted millions of people, making it one of the most popular destinations in Chicago.

Millennium Park features several unique attractions including:

JAY PRITZKER PAVILION

The Pavilion stands 120 feet high, with a billowing headdress of brushed stainless steel ribbons that frame the stage opening and connect to an overhead trellis of crisscrossing steel pipes. The trellis supports the sound system, which spans the 4,000 fixed seats and the Great Lawn, which accommodates an additional 7,000 people. The Jay Pritzker Pavilion is home to the Grant Park Music Festival and other free concerts and events.

BP BRIDGE

Connecting Millennium Park to Daley Bicentennial Plaza, east of the park, this 925 foot long winding bridge provides incomparable views of the Chicago skyline, Grant Park, and Lake Michigan. Clad in brushed stainless steel panels, the BP Bridge complements the Pritzker Pavilion in function as well as design by creating an acoustic barrier from traffic noise.

CLOUD GATE ON THE AT&T PLAZA

The 110 ton elliptical sculpture is forged of a seamless series of highly polished stainless steel plates, which reflect the city's famous skyline and the clouds above. A 12 foot high arch provides a "gate" to the concave chamber beneath the sculpture, inviting visitors to touch its mirror-like surface and see their image reflected back from a variety of perspectives. Inspired by liquid mercury, the sculpture is among the largest of its kind in the world, measuring 66 feet long by 33 feet high.

WRIGLEY SQUARE & MILLENNIUM MONUMENT

The Square is anchored by the Millennium Monument (Peristyle), a nearly full-sized replica of the original peristyle that stood in the same location between 1917 and 1953. With its graceful semi-circular row of Doric-style columns that rise nearly 40 feet, the Millennium Monument ties the past to the present and supports the designation of Michigan Avenue as a landmark district.



**MILLENNIUM
PARK**

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FULL PROFILE

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



Lat/Lon: 41.87813/-87.62458

310 S. Michigan Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	10,188	44,691	95,112
	2015 Projected Population	14,712	70,855	144,813
	2000 Census Population	6,707	27,360	59,499
	1990 Census Population	4,689	17,021	41,262
	Historical Annual Growth 1990 to 2010	5.9%	8.1%	6.5%
	Projected Annual Growth 2010 to 2015	8.9%	11.7%	10.5%
HOUSEHOLDS	2010 Est. Households	5,163	27,229	58,105
	2015 Proj. Households	8,022	44,328	90,033
	2000 Census Households	3,189	16,321	36,502
	1990 Census Households	2,279	10,520	24,822
	Historical Annual Growth 1990 to 2010	6.3%	7.9%	6.7%
	Projected Annual Growth 2010 to 2015	11.1%	12.6%	11.0%
AGE	2010 Est. Population 0 to 9 Years	6.7%	6.8%	7.2%
	2010 Est. Population 10 to 19 Years	8.7%	6.9%	6.6%
	2010 Est. Population 20 to 29 Years	19.4%	18.8%	18.8%
	2010 Est. Population 30 to 44 Years	25.6%	28.3%	28.9%
	2010 Est. Population 45 to 59 Years	23.8%	23.7%	22.7%
	2010 Est. Population 60 to 74 Years	11.7%	11.3%	11.4%
	2010 Est. Population 75 Years Plus	4.1%	4.1%	4.5%
	2010 Est. Median Age	37.8	37.9	37.7
MARITAL STATUS & SEX	2010 Est. Male Population	53.8%	50.8%	50.3%
	2010 Est. Female Population	46.2%	49.2%	49.7%
	2010 Est. Never Married	42.6%	44.2%	43.0%
	2010 Est. Now Married	34.7%	35.4%	35.6%
	2010 Est. Separated or Divorced	18.9%	17.0%	17.8%
	2010 Est. Widowed	3.8%	3.4%	3.6%
INCOME	2010 Est. HH Income \$200,000 or More	12.1%	11.9%	12.9%
	2010 Est. HH Income \$150,000 to \$199,999	12.4%	10.9%	11.7%
	2010 Est. HH Income \$100,000 to \$149,999	17.0%	17.9%	17.9%
	2010 Est. HH Income \$75,000 to \$99,999	11.2%	12.3%	11.2%
	2010 Est. HH Income \$50,000 to \$74,999	13.6%	15.4%	15.2%
	2010 Est. HH Income \$35,000 to \$49,999	11.4%	11.5%	10.6%
	2010 Est. HH Income \$25,000 to \$34,999	5.3%	5.8%	5.2%
	2010 Est. HH Income \$15,000 to \$24,999	7.0%	5.5%	5.3%
	2010 Est. HH Income \$0 to \$14,999	9.9%	9.0%	9.9%
	2010 Est. Average Household Income	\$114,136	\$114,689	\$120,099
	2010 Est. Median HH Income	\$88,128	\$85,871	\$87,050
	2010 Est. Per Capita Income	\$60,917	\$71,429	\$74,512
	2010 Est. Number of Businesses	7,921	20,800	28,065
2010 Est. Total Number of Employees	168,652	469,489	586,359	

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310 S. Michigan Ave.

Chicago, IL

	0.5 Mile	1 Mile	1.5 Miles	
RACE	2010 Est. White Population	69.5%	68.4%	70.6%
	2010 Est. Black Population	19.5%	19.3%	18.8%
	2010 Est. Asian & Pacific Islander	9.7%	11.3%	9.7%
	2010 Est. American Indian & Alaska Native	0.4%	0.4%	0.3%
	2010 Est. Other Races Population	0.9%	0.6%	0.5%
HISPANIC	2010 Est. Hispanic Population	1,595	5,018	9,910
	2010 Est. Hispanic Population Percent	15.7%	11.2%	10.4%
	2015 Proj. Hispanic Population Percent	19.2%	14.0%	13.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	7,639	34,969	74,923
	2010 Est. Elementary (0 to 8)	4.6%	2.2%	2.2%
	2010 Est. Some High School (9 to 11)	3.6%	2.6%	3.1%
	2010 Est. High School Graduate (12)	13.3%	9.7%	9.0%
	2010 Est. Some College (13 to 16)	15.6%	13.9%	13.6%
	2010 Est. Associate Degree Only	4.6%	4.4%	4.5%
	2010 Est. Bachelor Degree Only	28.1%	32.7%	33.9%
	2010 Est. Graduate Degree	30.1%	34.4%	33.7%
HOUSING	2010 Est. Total Housing Units	6,403	33,436	70,205
	2010 Est. Owner Occupied Percent	36.2%	35.6%	38.9%
	2010 Est. Renter Occupied Percent	44.5%	45.8%	43.9%
	2010 Est. Vacant Housing Percent	19.4%	18.6%	17.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.9%	4.1%	4.3%
	2000 Homes Built 1995 to 1998	1.3%	3.1%	5.0%
	2000 Homes Built 1990 to 1994	7.0%	11.8%	9.9%
	2000 Homes Built 1980 to 1989	25.3%	29.4%	23.2%
	2000 Homes Built 1970 to 1979	16.5%	16.3%	15.8%
	2000 Homes Built 1960 to 1969	10.0%	11.7%	13.6%
	2000 Homes Built 1950 to 1959	4.1%	2.4%	5.5%
	2000 Homes Built Before 1949	34.9%	21.2%	22.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	4.3%	3.6%
	2000 Home Value \$500,000 to \$999,999	7.4%	14.6%	20.6%
	2000 Home Value \$400,000 to \$499,999	-	5.8%	8.9%
	2000 Home Value \$300,000 to \$399,999	-	12.0%	21.2%
	2000 Home Value \$200,000 to \$299,999	41.0%	34.1%	23.7%
	2000 Home Value \$150,000 to \$199,999	44.6%	17.0%	14.4%
	2000 Home Value \$100,000 to \$149,999	7.0%	11.9%	5.4%
	2000 Home Value \$50,000 to \$99,999	-	-	1.7%
	2000 Home Value \$25,000 to \$49,999	-	0.4%	0.4%
	2000 Home Value \$0 to \$24,999	-	-	0.1%
	2000 Median Home Value	\$205,524	\$329,792	\$364,261
	2000 Median Rent	\$1,116	\$1,055	\$993

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LABOR FORCE	2010 Est. Labor: Population Age 16+	9,274	40,445	85,324
	2010 Est. Civilian Employed	65.1%	70.7%	70.2%
	2010 Est. Civilian Unemployed	5.7%	4.6%	5.0%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	29.2%	24.6%	24.8%
	2010 Labor Force: Males	54.1%	50.9%	50.4%
	2010 Labor Force: Females	45.9%	49.1%	49.6%
OCCUPATION	2000 Occupation: Population Age 16+	4,068	18,589	39,362
	2000 Mgmt, Business, & Financial Operations	28.6%	30.3%	31.2%
	2000 Professional & Related	35.9%	35.2%	35.1%
	2000 Service	7.3%	6.3%	6.3%
	2000 Sales and Office	21.9%	23.9%	23.5%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	3.2%	1.7%	1.3%
	2000 Production, Transport, & Material Moving	3.1%	2.7%	2.6%
	2000 Percent White Collar Workers	86.4%	89.3%	89.8%
	2000 Percent Blue Collar Workers	13.6%	10.7%	10.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	26.1%	27.3%	28.4%
	2000 Drive to Work in Carpool	7.7%	6.0%	5.9%
	2000 Travel to Work by Public Transportation	24.7%	24.6%	27.1%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	-
	2000 Walk or Bicycle to Work	33.4%	36.5%	33.0%
	2000 Other Means	1.1%	0.8%	0.8%
	2000 Work at Home	6.8%	4.8%	4.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	33.0%	32.0%	31.1%
	2000 Travel to Work in 15 to 29 Minutes	40.3%	40.5%	40.3%
	2000 Travel to Work in 30 to 59 Minutes	20.1%	20.2%	20.4%
	2000 Travel to Work in 60 Minutes or More	6.7%	7.3%	8.2%
	2000 Average Travel Time to Work	21.1	22.1	22.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$397 M	\$2.11 B	\$4.65 B
	2010 Est. Apparel	\$19.3 M	\$103 M	\$226 M
	2010 Est. Contributions & Gifts	\$30.4 M	\$159 M	\$355 M
	2010 Est. Education & Reading	\$13.3 M	\$69.6 M	\$155 M
	2010 Est. Entertainment	\$22.5 M	\$119 M	\$263 M
	2010 Est. Food, Beverages & Tobacco	\$60.0 M	\$321 M	\$704 M
	2010 Est. Furnishings & Equipment	\$18.4 M	\$97.6 M	\$215 M
	2010 Est. Health Care & Insurance	\$27.2 M	\$145 M	\$319 M
	2010 Est. Household Operations & Shelter & Utilities	\$120 M	\$637 M	\$1.40 B
	2010 Est. Miscellaneous Expenses	\$6.42 M	\$34.5 M	\$75.6 M
	2010 Est. Personal Care	\$5.71 M	\$30.4 M	\$66.9 M
	2010 Est. Transportation	\$74.3 M	\$398 M	\$872 M

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