

# PERSHING ROAD REDEVELOPMENT

1717 W. PERSHING | MCKINLEY PARK



**2.2-34.4K**

Square Feet Available



**96K**

Daytime Population in a Three Mile Radius



**\$96K**

Average HH Income in a Half Mile Radius



**19.2K**

Vehicles Per Day on West Pershing



**339K**

People in a Three Mile Radius

## New Large Scale, Mixed Use, Urban Campus Development

### PROPERTY DESCRIPTION

- +/- 4 Miles Southwest of Chicago's CBD
- Rare New Construction Urban Retail Opportunity
- Big Box, Drive Thru, and Small Shop Availabilities
- Convenient Surface Parking
- Infill High Barrier to Entry Market
- Campus Project Includes:
  - ± 172 "Affordable" / Work Forced Housing Units
  - ± 180,000 sf of Deep Tech / High Science Lab Space
  - Outdoor (Green) & Indoor Amenity Space
- Diverse Community W/ Over 330,000+ people (3 Mile)
- Avg HH Income of +/- \$96,000 (Half Mile)
- Estimated Delivery Date: First Quarter 2027

### AREA CO-TENANTS



### DEMOGRAPHICS

	1/2 MILE	1 MILE	3 MILE
POPULATION	5,346	23,340	339,162
HOUSEHOLDS	1,882	8,072	120,227
AVERAGE HH INCOME	\$96,378	\$88,631	\$80,854
DAYTIME POPULATION	1,614	15,617	96,739

#### EXCLUSIVE AGENTS

**Noah O'Neill** 312/245-5206  
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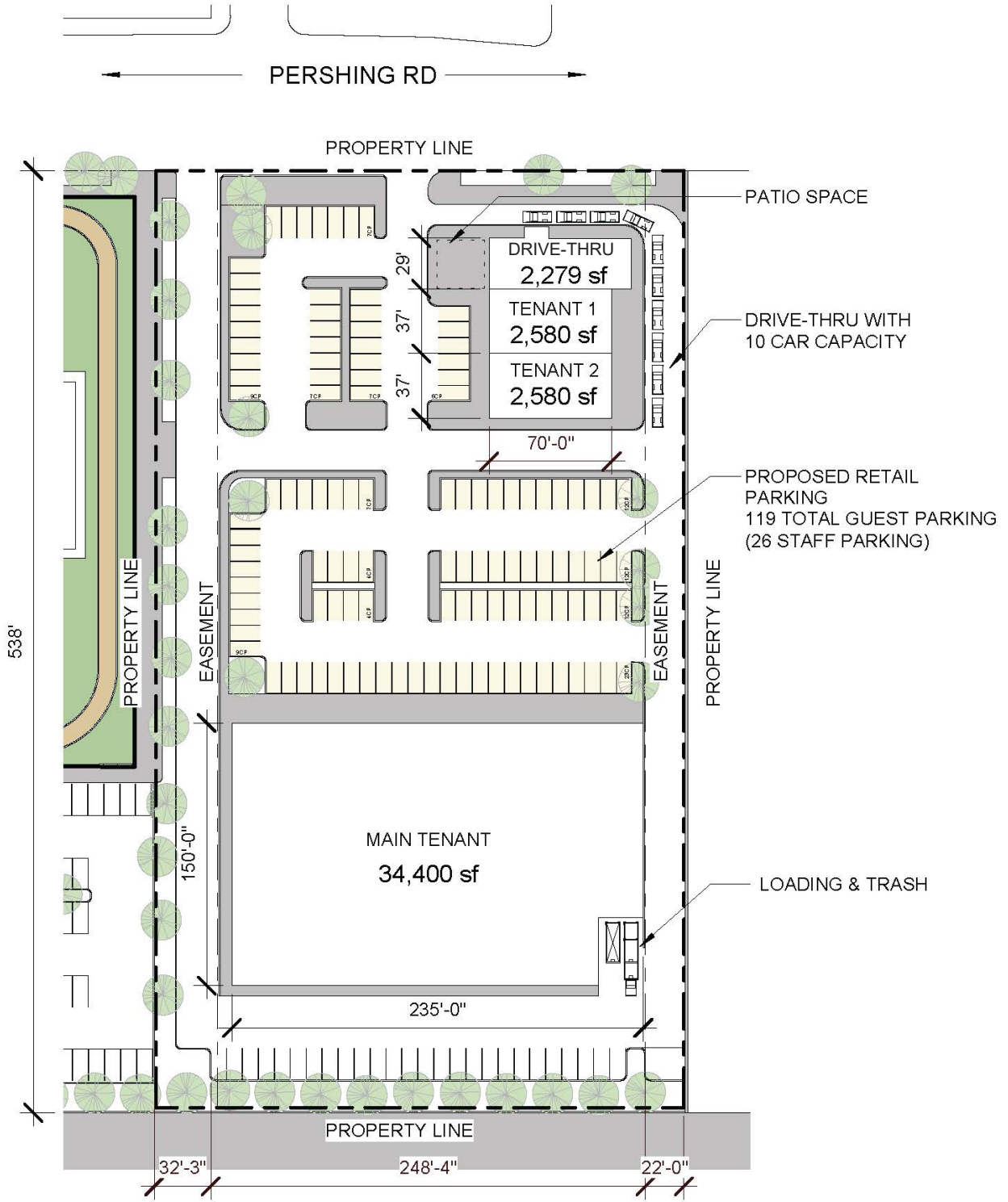
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**STONE**  
REAL ESTATE

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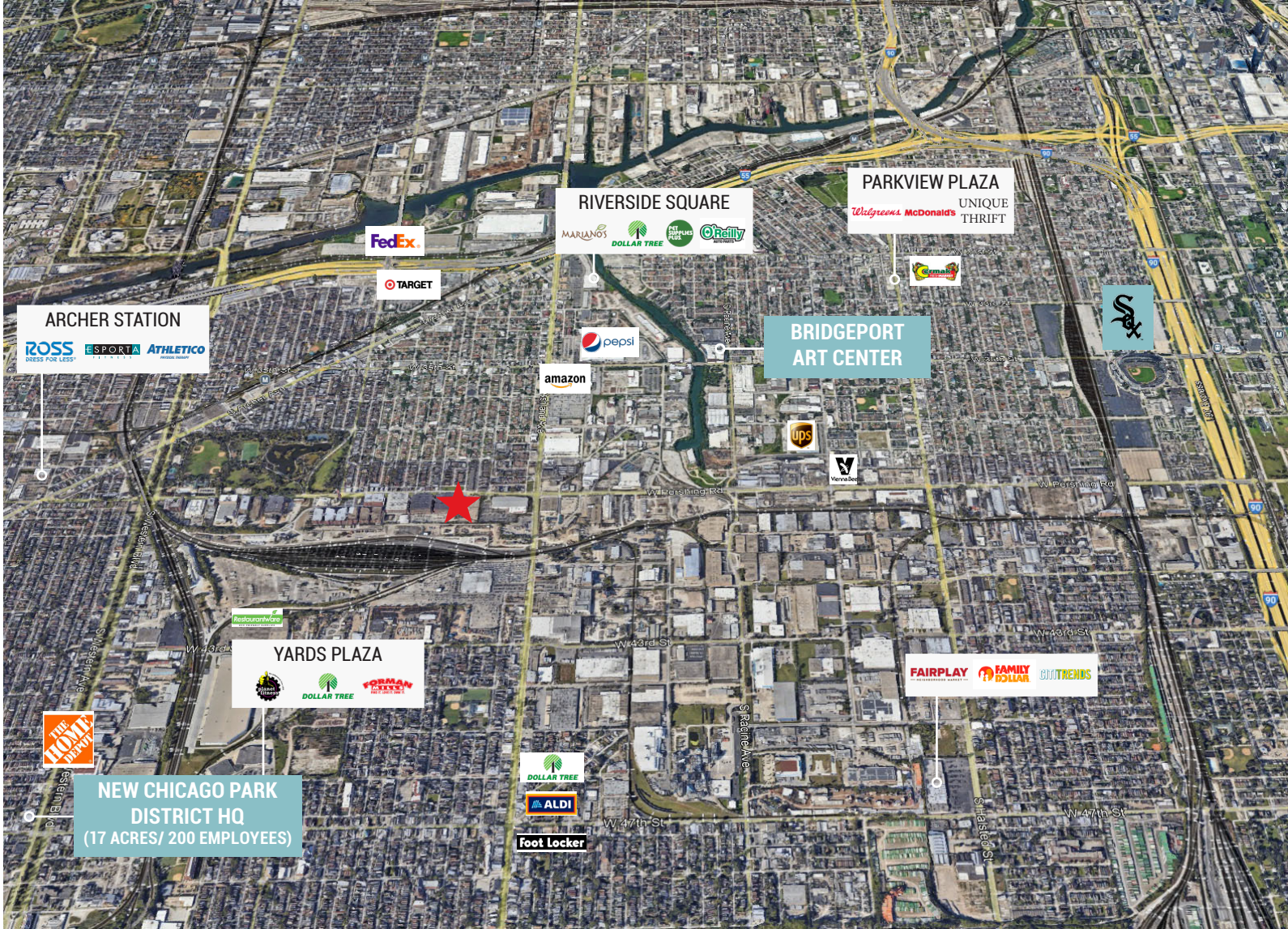
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