THE MORGAN AT LOYOLA STATION

1209 WEST ARTHUR AVE., CHICAGO, IL 60626

for lease

PRIME RETAIL AVAILABLE
4,700 SF END CAP

CVS/pharmacy

T-Mobile

FIVE GUYS

McCAFFERY Interests
THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

PROPERTY HIGHLIGHTS

Join CVS Pharmacy, Five Guys, T-Mobile, Mario Tricoci, Red Mango and Beck's Books

- Dense Rogers Park neighborhood of Chicago
- 154 luxury apartments above 30,000 SF of retail
- End cap is last remaining space available
- Apartments are 98% occupied
- 40,000 VPD on Sheridan Road
- Across from Loyola University 18,000 ppl. per day
- At the Loyola "EL" stop - 3rd busiest in Chicago

CONTACT:

Niki Stathos 312.784.2778
nstathos@mccafferyinterests.com

site plan

AVAILABLE

End Cap 4,700 SF
In-line 700 SF

DEMOGRAPHICS

3 Min. Drive Time

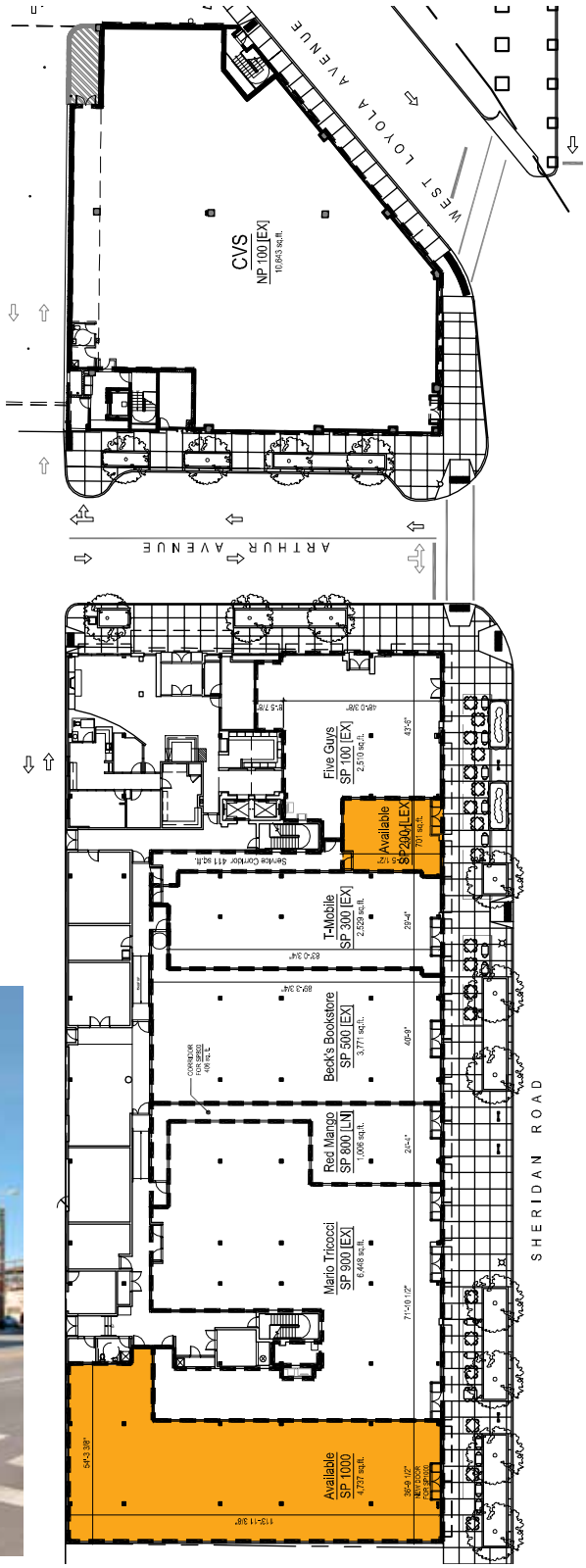
Population 33,122
Median Income $37,927
Households 15,332

5 Min. Drive Time

Population 93,449
Median Income $38,878
Households 41,224

10 Min. Drive Time

Population 377,133
Median Income $46,714
Households 74,346

Incidental expenditures by Loyola Students (Annual)

Full-time Students	$28,300,000
Part-time Students	$ 6,100,000
TOTAL	$34,400,000