

# South Loop - Chicago COMMERCIAL CONDO FOR INVESTMENT OR OWNER OPERATOR



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

1931 S. State St.



## Demographics

	2 mile	5 mile
<b>Population</b>		
2010 Population	129,090	707,854
2020 Population	155,896	776,286
2025 Population Projection	159,418	781,205
Annual Growth 2010-2020	2.1%	1.0%
Annual Growth 2020-2025	0.5%	0.1%
<b>Households</b>		
2010 Households	58,468	300,562
2020 Households	71,678	339,910
2025 Household Projection	73,461	343,850
<b>Income</b>		
Avg Household Income	\$127,932	\$105,863
Median Household Income	\$99,462	\$75,680

Source: Costar

## Nearby Businesses

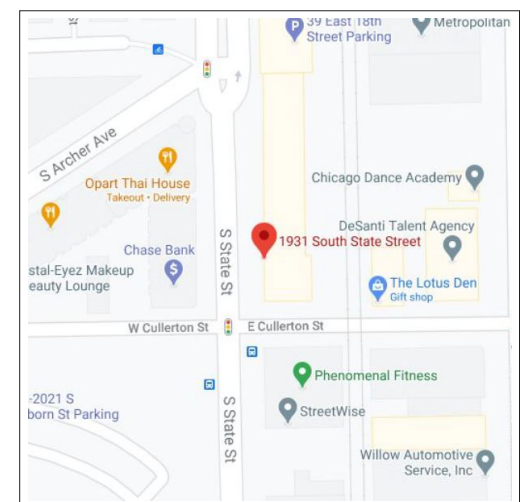
Subway	The Burger Point
Cafe Bionda	Phenomenal Fitness
Chase Bank	
Opert Thai House	

## Location Description

Set next to Museum Campus and including historic Printers Row, the large South Loop is a lively hub of classic bars and diverse restaurants, plus longtime clubs Jazz Showcase and Buddy Guy's Legends. Students and creative types frequent the Museum of Contemporary Photography, while blues label Chess Records offers tours of its recording studio. Prairie Avenue Historic District is lined with 19th-century mansions. - Google

## Map

On South State St. Between South Archer Ave. and East Cullerton St.



## Property Description - 1931 S. State St., Chicago, IL

South Loop commercial condo for sale. Situated in the ever expanding South Loop, near McCormick Place Convention Center, Motor Row Entertainment Corridor and China Town. Ideal for owner/operator or investment property. Existing tenant operating as a hair cutter. All showing must be accompanied by broker and scheduled prior to operating hours. Do not disturb tenants.

Size: 1,400 SF Approx.

Real Estate: \$320,000

Lease Rate: \$20/SF + \$7/SF (OpEx)

For additional information or to schedule a showing contact:

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