



TAILOR LOFTS

BUILT-OUT GYM - RETAIL SPACE

3,740sf - FOR LEASE

HIGHLIGHTS:

- Fully built-out, move-in-ready space
- Positioned within a 135-unit student housing development near UIC with 33,000+ students
- High-density residential and retail corridor
- Excellent street visibility and walkability
- Ideal for fitness, wellness, or boutique retail

PROPERTY OVERVIEW:

3,740 SF second-generation gym on the ground floor of Tailor Lofts in Chicago's West Loop. Formerly Title Boxing, the space is a turnkey layout in a mixed-use student housing building with ground-floor retail. Located within walking distance of UIC and surrounded by dense residential, office, and retail nodes.



CONTACT:

LIA CATON

Designated Managing Broker



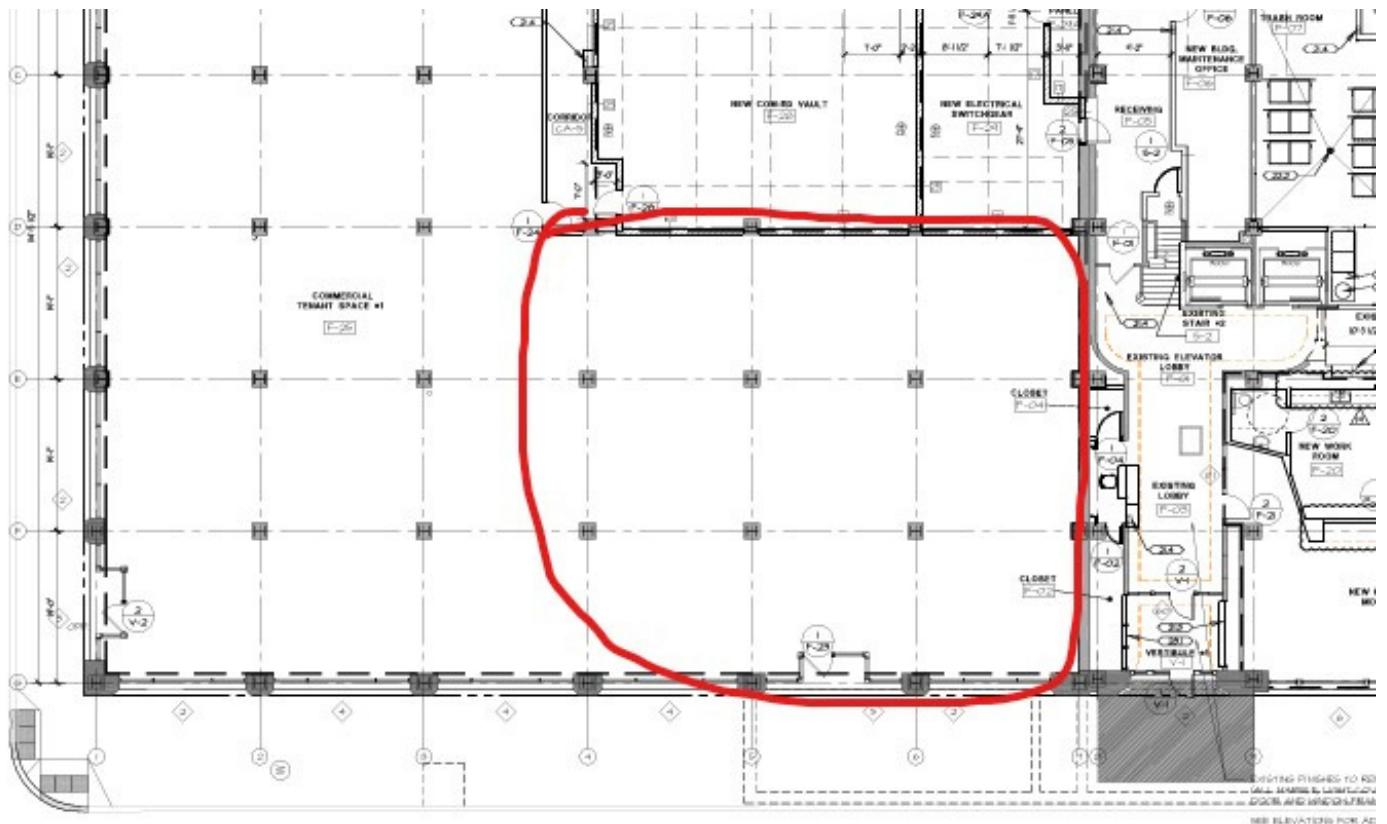
312.858.8880



lia@roamrealestateinc.com



www.roamrealestateinc.com



Retail / Fitness Opportunity in Chicago's West Loop

313 S. Peoria Street | Chicago, IL

3,740 SF | Former Title Boxing | Near UIC | Surrounded by Residential & Retail

Dynamic West Loop Location

Situated on the ground floor of a mixed-use building with 135 unit student housing development in Chicago's thriving West Loop, 313 S. Peoria offers a rare second-generation fitness space. The location draws steady demand from nearby universities, offices, and dense residential developments.

Proximity to Universities

- Walking distance from University of Illinois at Chicago (UIC), Rush University, and Illinois Medical District
- Over 30,000 students, faculty, and staff within walking distance
- Consistent daytime population supporting fitness, food, and service uses

Established Fitness Build-Out

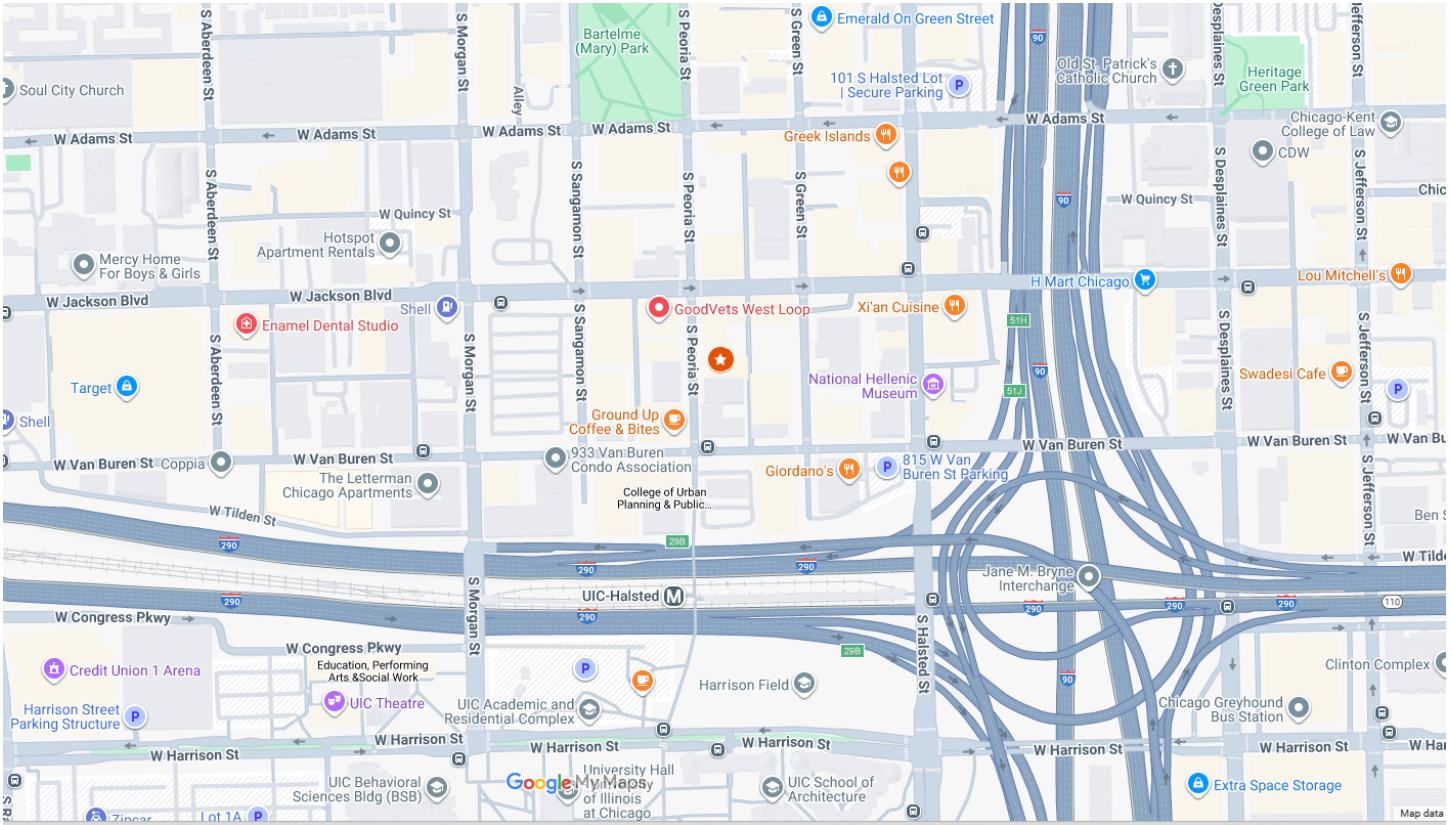
- Former Title Boxing Club with open training floor, locker rooms, and reception area
- Ideal for boutique fitness, wellness, or training studios
- Second-generation condition minimizes build-out costs for new operators

Neighborhood Growth Drivers

- Surrounded by new residential lofts, student housing, offices, and retail
- Within blocks of Greektown, Little Italy, and major UIC facilities
- Active, diverse customer base: students, professionals, and residents

Transit Connectivity

- Easy access to the UIC-Halsted Blue Line station
- Multiple CTA bus routes and nearby expressways (I-90/94, I-290)
- Walkable neighborhood with strong bike and pedestrian activity



WEST LOOP - CHICAGO

Demographics	1 mile	3 miles
Population	63,363	451,823
Households	34,359	237,350
Median Age	33.6	35.3
Median HH Income	\$120,568	\$105,923
Daytime Employees	275,387	769,539

