



Mag Mile Market Overview

2025

Kirsch Agency tracks leading indicators in key Chicago retail markets. Our proprietary dataset is often relied upon by our retailer and owner clients to facilitate important leasing valuation decisions. Often quoted as authoritative, our market level observations are based upon exhaustive research, real time observations and leveraging strategic relationships.

Produced By:

Kirsch Agency
Commercial Real Estate Brokerage
Illinois Lic. # 481.014156
www.kirsch.agency
Gregory Kirsch: [312] 315-5000

Kirsch Agency relies on private and public data sources to produce this report and makes no representation as to the accuracy or current conditions on this exhibit.



Water Tower's downsize in Zone A triggered a major market realignment and new retail leases for premier retailers further lowered vacancy in Zone B and Zone C.



Zone A (North of Chicago Avenue)

Total GLA **1,088,000** []
 Available **444,026** []
 % Vacant & Available **40.5 %**

J. Crew ASTER HALL BONOBOS EQUINOX MaxMara 900	LOUIS VUITTON DAVID YURMAN BVLGARI RICHMONT OMEGA 909
CHURCH	BENHANA 875
CHASE HOTEL Chocolat 840 830	American Girl LEGO 835
Paul Stuart 800	CHICAGO WATER TOWER PUMPING STATION

Past Transaction Involvement

Zone B (Chicago South to Ontario)

Total GLA **698,828** []
 Available **166,545** []
 % Vacant & Available **23.8 %**

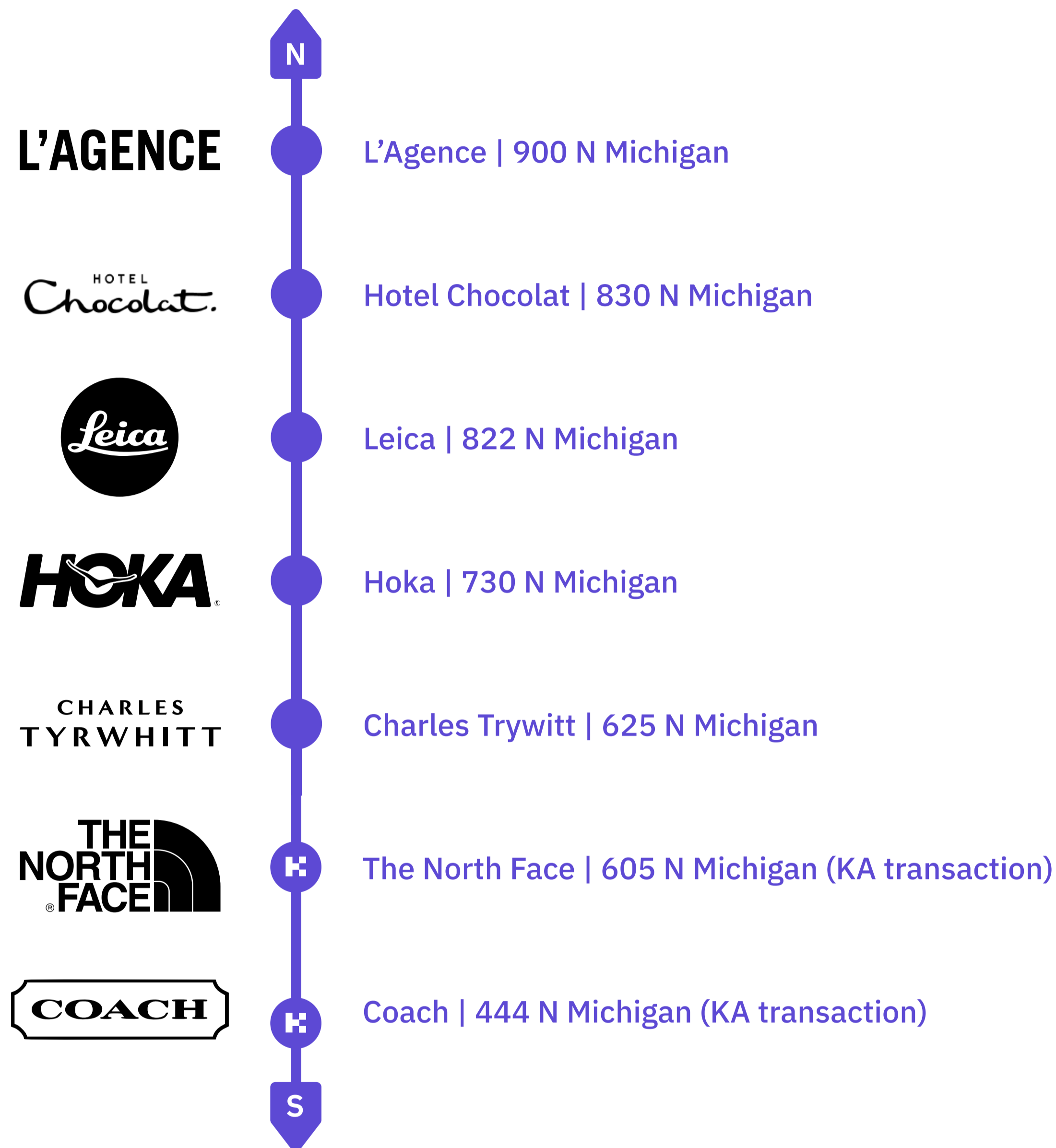
RALPH LAUREN rack 742	Walgreens Neiman Marcus 777 737
Saks Fifth Avenue ZARA 700	aloyoga ROLEX 717 701
Harry Potter MANGO 676 664	H&M NIKE 679 663
SWAROVSKI 646 630	Burberry 645 633

Zone C (South of Ontario Avenue)

Total GLA **1,014,509** []
 Available **189,926** []
 % Vacant & Available **18.7 %**

MARSHALLS ANN TAYLOR AMC THEATRES 600	CHARLES TYRWITT CHASE SEPHORA 625 605
THE SHOPS @ NORTH BRIDGE NORDSTROM MACYS BOSS VANS Bank of America Chick-fil-A 540 520 500	ARITZIA UGS citibank PANDORA 555 545 535
charles schwab THE PURPLE PIG Walgreens Peets Coffee 444 430 410 400	STARBUCKS ENO ROWAN FIDELITY 505 445 401

Notable New Transactions in 2025



Predictions for 2026

2026 is set to be a landmark year. We project double the transaction count of 2025, fueled by over 100k square feet of net absorption. As Kirsch Agency continues to represent premier landlords and tenants, we anticipate a year-end vacancy rate of 23.5% following a series of high-impact transactions.