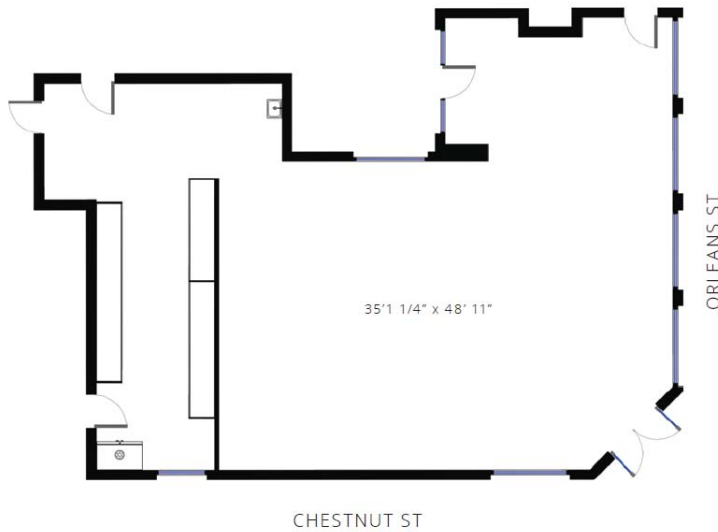


River North - Chicago HARD CORNER RETAIL SPACE FOR LEASE

858 N. Orleans St. Chicago, IL



River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

858 N. Orleans St. Chicago, IL 60601

| | |
|----------------|---------------------------|
| Size (Approx.) | 1,300 SF |
| Rental Rate | \$4,800 per Month (Gross) |

For additional information or to schedule a showing:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



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

Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|-----------|-----------|----------|
| Population | | | |
| 2012 Male Population | 42,418 | 154,379 | 360,932 |
| 2012 Female Population | 47,001 | 164,241 | 373,776 |
| 2012 Total Population | 84,261 | 285,195 | 615,108 |
| 2012 Total Households | 56,243 | 170,440 | 344,102 |
| Housing | | | |
| 2000 Total Housing Units | 47,438 | 157,106 | 360,351 |
| Income | | | |
| 2012 Median Household Income | \$84,090 | \$75,227 | \$61,441 |
| 2012 Per Capita Income | \$79,387 | \$61,560 | \$44,819 |
| 2012 Average Household Income | \$121,861 | \$109,620 | \$92,840 |

Nearby Businesses

Big & Little's
Fieldhouse Jones (NEW Hotel!)
Trio
Liqr Box

Description

Clear span, spectacular hard corner retail space with 30 feet of frontage on Orleans & Chestnut in River North. Floor to ceiling windows. No Black Iron. Heavy traffic and great visibility!

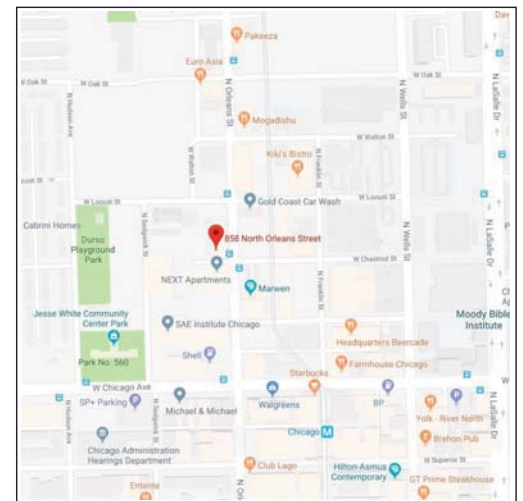
Strong Daytime Population
240K in 1 Mile Radius

Walk Score - 98
Transit Score - 90
Bike Score - 81
Traffic Count - 17,000 Vehicles Per Day

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1030 12-10-2013

Map

Orleans and Chestnut



LISTING INFO

| | |
|----------------------------|--|
| Agent(s) Responsible | Jarrett Fradin |
| Transaction Type | Retail/ Restaurant for Lease (No Black Iron) |
| Property Data | |
| Available | Immediately |
| Address | 858 N. Orleans |
| City, Zip Code | Chicago, IL 60601 |
| Area | River North |
| County | Cook |
| Rental Rate | \$4,800 Monthly Gross |
| Lease Type | Gross |
| Taxes & Building Insurance | Included |
| Yearly Adjustment | 3% |
| CAM | Included |
| Square Feet | 1,300 Total SF |
| Lease Term | TBD |
| Building Type | Mixed-Use – 3-story brick stand alone building with possibility to add seating to back yard area approx 550 SF. |
| Frontage | +/- 30' feet Floor to Ceiling Windows On Orleans and Additional 30' on Chestnut |
| Basement | Unfinished basement space |
| Security Deposit | TBD |
| Guarantee | TBD |
| Parking | Street |
| Zoning | C1-2 |
| Interior | Brick |
| A/C & Heat | Forced Air |
| Electric (amps) | Ample |
| Type of Basement | Unfinished |
| Ceiling Heights | Approximately 13' |
| Ward | 27 Th |
| Alderman | Walter Burnett |
| Nearby Businesses | New Hotel (Fieldhouse Jones) and high end boutique retail and restaurants (Trio, Boss Nail Salon Boutique and Spa. Liqr Box, Millennial Mart. |
| Property Description | Clear span spectacular hard corner at Orleans and Chestnut in River North. Heavy traffic and great visibility. Walking Score 98, Transit Score 90, Bike Score 81, Traffic Count 17K Per Day. |
| Location Description | Rapid expansion in River North including new 5-story mixed use building next door at 844 Orleans. |
| Cross Streets | Orleans & Chestnut |

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