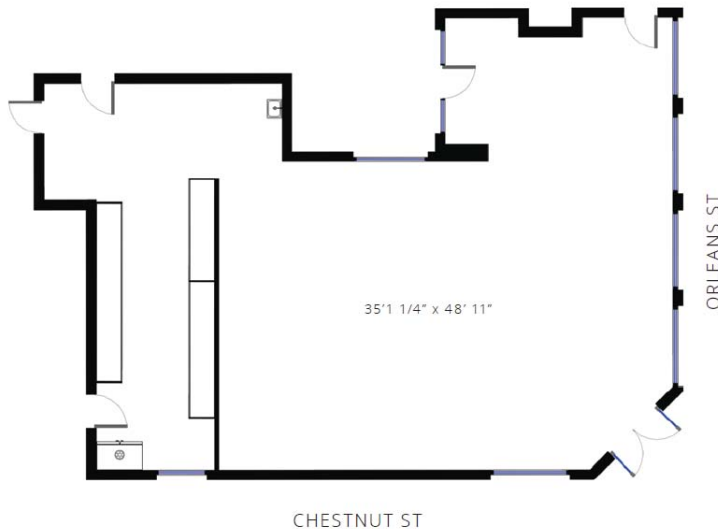


# River North - Chicago HARD CORNER RETAIL SPACE FOR LEASE

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	\$4,150 per Month (Gross)

For additional information or to schedule a showing:

Jarrett Fradin

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566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
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
<b>Housing</b>			
2000 Total Housing Units	47,438	157,106	360,351
<b>Income</b>			
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!

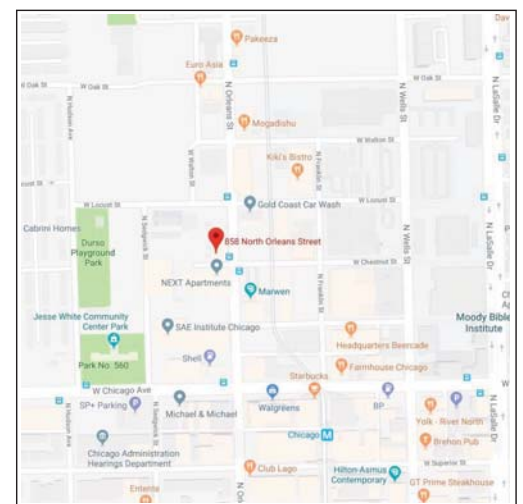
Strong Daytime Population  
240K in 1 Mile Radius

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	\$4,150 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 <sup>Th</sup>
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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