

# River North

Restaurant/café with event space, patio and stadium seating for lease in the Chicago Hotel Collection.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

## The Chicago Hotel Collection – River North, 312 W. Chestnut St., Chicago



### Property Description

Honoring the eclectic vibe of the neighborhood, the boutique River North Hotel boasts Insta-worthy bespoke decor and art installations. Cater to neighborhood residents, office workers and hotel patrons alike with this two-level lobby, which features a fully built-out and equipped café/restaurant and bar, a spacious event space with chef grad kitchen and game room. The kitchen has a six foot hood with black iron ventilation to service a dining area with dedicated stadium seating and 40+ occupancy, in addition to the sidewalk patio. A dedicated storage area with walk-in cooler is available for the operator.

<b>Lease Rate:</b>	\$30-50/SF MG	<b>OpEx:</b>	N/A
<b>Size (Approx.):</b>	1,650 SF (Grd.), 3,974 SF (LL)	<b>Zone:</b>	C1-3

**Property Taxes:** Proportionate share over a base year.

**For additional information or to schedule a showing, contact:**

Adam Salamon 312-575-0480 (Ext. 16)  
773-531-4806  
adam@kudangroup.com

### Demographics

Population	2-Mile	5-Mile
2010 Population	198,055	812,816
2022 Population	277,195	874,140
2027 Population Projection	289,343	875,744
Annual Growth 2010-2022	3.3%	0.6%
Annual Growth 2022-2027	0.9%	0.0%

### Households

2010 Households	112,443	379,052
2022 Households	155,726	411,869
2027 Household Projection	162,276	413,255

### Income

Avg. Household Income	\$148,596	\$122,171
Median Household Income	\$120,473	\$92,184

Source: Costar

### Nearby Businesses

Studio Three Arena	Griddle 24
Marwen	Nomad - Haute Living
The Cafeteria	Cushing
Blended	Chalet
	Headquarters Beercade

### Location: River North

River North is a lively neighborhood in the Near North Side. It boasts luxe shops and eateries, plus posh nightclubs and cocktail bars. Opened in 1930 in a former industrial area, the sprawling Merchandise Mart attracts throngs of shoppers to its home and office design showrooms. Surrounding the Mart, artist's studios in converted warehouses and lofts form a hub that sustains the area's foremost art galleries.

– Google

### Map

On West Chestnut Street, between North Orleans Street and North Franklin Street

