

# River North

Restaurant/bar space with large frontage at the base of the Courtyard by Marriott Hotel available for lease.



## Property Description

Restaurant/retail opportunity at the base of the Courtyard by Marriott Hotel, with 337 rooms. Directly across the street is one of Chicago's staples, Shaw's Crab House operating since 1984. The space has an unusually large 60' frontage that allows for a sizable sidewalk café. Floor to ceiling French doors open onto the sidewalk for a seamless al fresco experience. Other features include a fully equipped kitchen, 24 handle tap system, walk-ins and an 18' hood.

<b>Lease Rate:</b>	\$30.00/SF NNN	<b>Property Taxes:</b>	\$23.50/SF
<b>Size (Approx.):</b>	4,500 SF	<b>OpEx:</b>	N/A
		<b>Zone:</b>	PD 479

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

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## Demographics

Population	2-Mile	5-Mile
2010 Population	164,161	718,719
2022 Population	248,563	792,836
2027 Population Projection	262,074	797,889
Annual Growth 2010-2022	4.3%	0.9%
Annual Growth 2022-2027	1.1%	0.1%

## Households

2010 Households	97,503	343,030
2022 Households	144,088	380,976
2027 Household Projection	151,422	383,741

## Income

Avg. Household Income	\$147,678	\$124,017
Median Household Income	\$119,263	\$94,183

Source: Costar

## Nearby Businesses

Shaw's Crabhouse	Barstool River North
Andy's Jazz Club	Mother Hubbard's Sports Pub
Adobe	Theory
Kitchen + Cocktails	Rossi's
Vermilion	El Hefe Chicago

## 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.com

## Map

On East Hubbard Street, between North State Street and North Wabash Avenue

