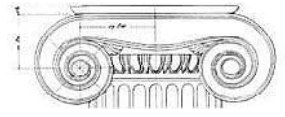


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# *Prime Corner Retail Space*

## **233 W Huron (Huron Street Lofts)**

### **River North, Chicago, IL 60654**

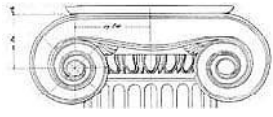


**PROPERTY OVERVIEW:** High profile corner retail space in prime River North location. Located on the first floor of a 6-story heavy-timber loft building with 100 residential condos above and 28,000 SF of commercial spaces on the first floor and lower level. This space is currently occupied by the Green Bean Nursery. Prior to that it was Chicago Children's Child Care and the original Sears Craftsman Experience showroom.

**RENTABLE SPACE:** ~8,000 SF on 1st floor + potential 4,500 SF in the lower level

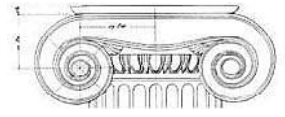
**LEASE RATE:** \$40/SF, NNN for 1st floor space, inquire about lower level space

**CAM & TAXES:** ~\$20/SF



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**FRONTAGE:** 167' around the corner of Huron and Franklin with large windows plus blade and banner signage. Extra wide 16' sidewalk in front on Huron.

**PARKING:** Valet parking service can use large loading zone in front of space, extensive metered street parking plus several public parking lots within a block.

**ZONING:** PD (Planned Development #326), with DX-7 underlying zoning.

**CONSTRUCTION:** Heavy timber with 13' ceilings and 16' x 17' column spacing, fully sprinklered.

**LOCATION:** This building is on the southeast corner of Huron and Franklin in the heart of the River North neighborhood that is one of the hottest restaurant / gallery / nightclub areas in Chicago. It has easy access to the Expressways (3 blocks to the Ohio feeder ramp) and public transportation (subway and bus stations less than two blocks north) and has parking lots on each side of the building as well as ample street parking. River North has experienced explosive population growth estimated at nearly 50,000 new residents in the past 10 years occupying 10,000 new condominiums along with conversions of older industrial buildings into residential and/or office lofts and new high-end single-family homes. There is also substantial new development in the area including new high-rise apartment buildings on virtually every adjacent block.

**DEMOGRAPHICS (2025)**

	<u>1.0 MILE</u>	<u>2.0 MILE</u>	<u>3.0 MILE</u>
Population	131,200	276,153	453,110
• Population Growth 2020-2025	16.3%	13.9%	8.2%
Households	81,873	158,715	246,324
Median Age	36.9	36.3	35.9
Daytime Employment	359,370	567,065	668,293
Average Household Income	\$155,711	\$157,634	\$152,548
Median Household Income	\$122,485	\$127,036	\$121,262
Median Home Value	\$545,137	\$556,028	\$564,967
Total Specified Consumer Spending (\$BB)	\$2.679 BB	\$5.289 BB	\$8.097 BB

**TRAFFIC COUNTS:** Nearly 50,000 vehicles per day (VPD) on Ohio feeder ramp (31,000 eastbound, 18,000 westbound), 18,000 VPD on Orleans Street, 4,600 VPD on Wells Street, and 23,000 VPD on Chicago Ave

**For Additional Information please contact:**

**Scott Fithian**

**(773) 404-4314 (direct)**

[scott@lordcompanies.com](mailto:scott@lordcompanies.com)

**Keith Lord**

**(312) 944-6270**

[keith@lordcompanies.com](mailto:keith@lordcompanies.com)

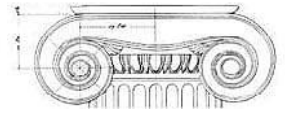
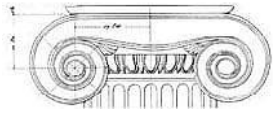
*\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



**Retail Brokers Network** affiliate for Chicago.

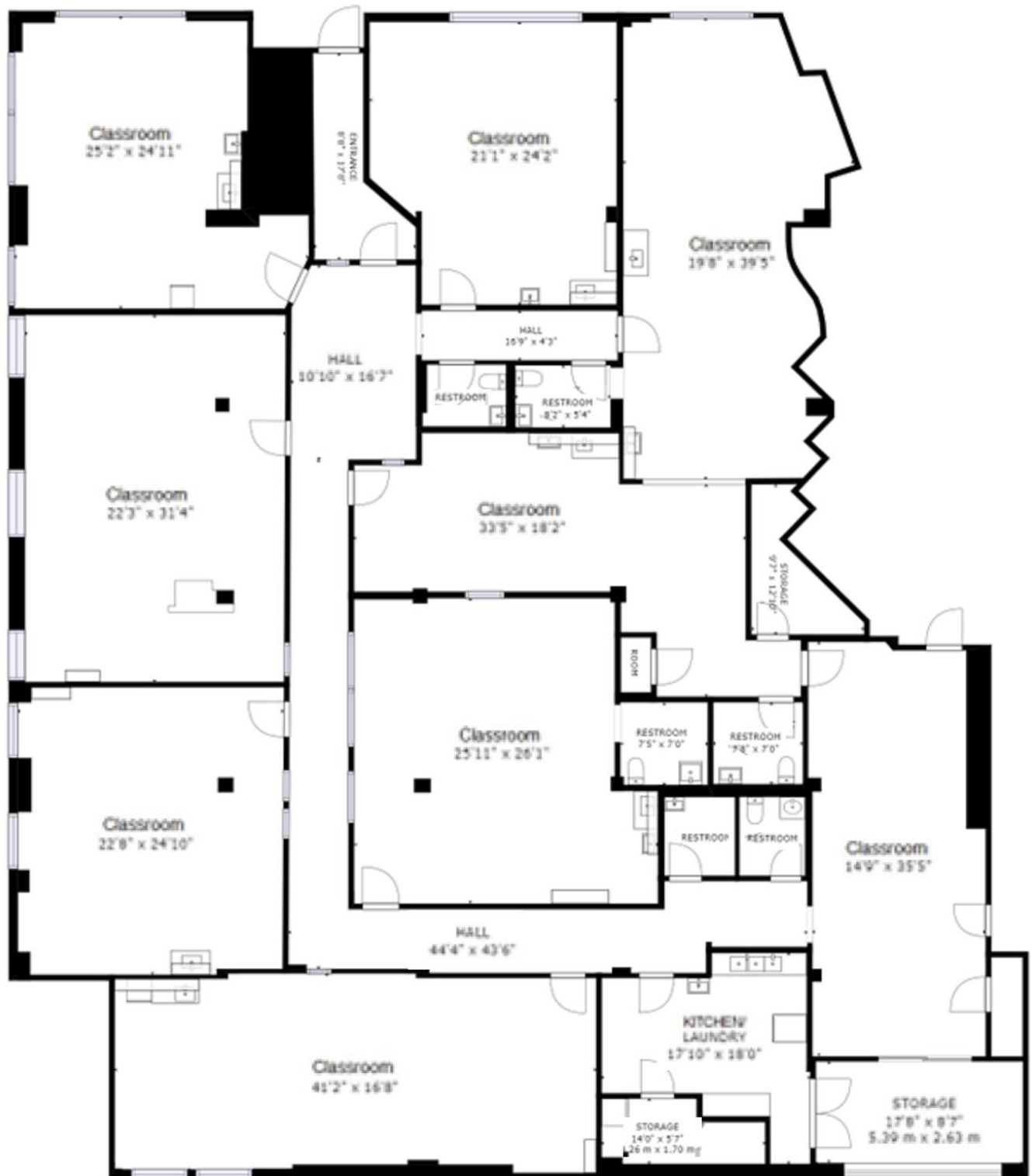
The Retail Brokers Network has over 700 qualified retail specialists in over 65 offices in North America providing their local expertise to retailers, developers and investors throughout North America. [www.retailbrokersnetwork.com](http://www.retailbrokersnetwork.com)



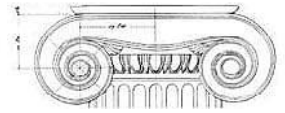
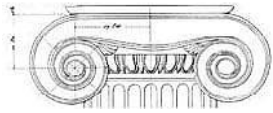


# 233 W Huron 1st Floor Existing Space Plan Huron Street

**Franklin Street**



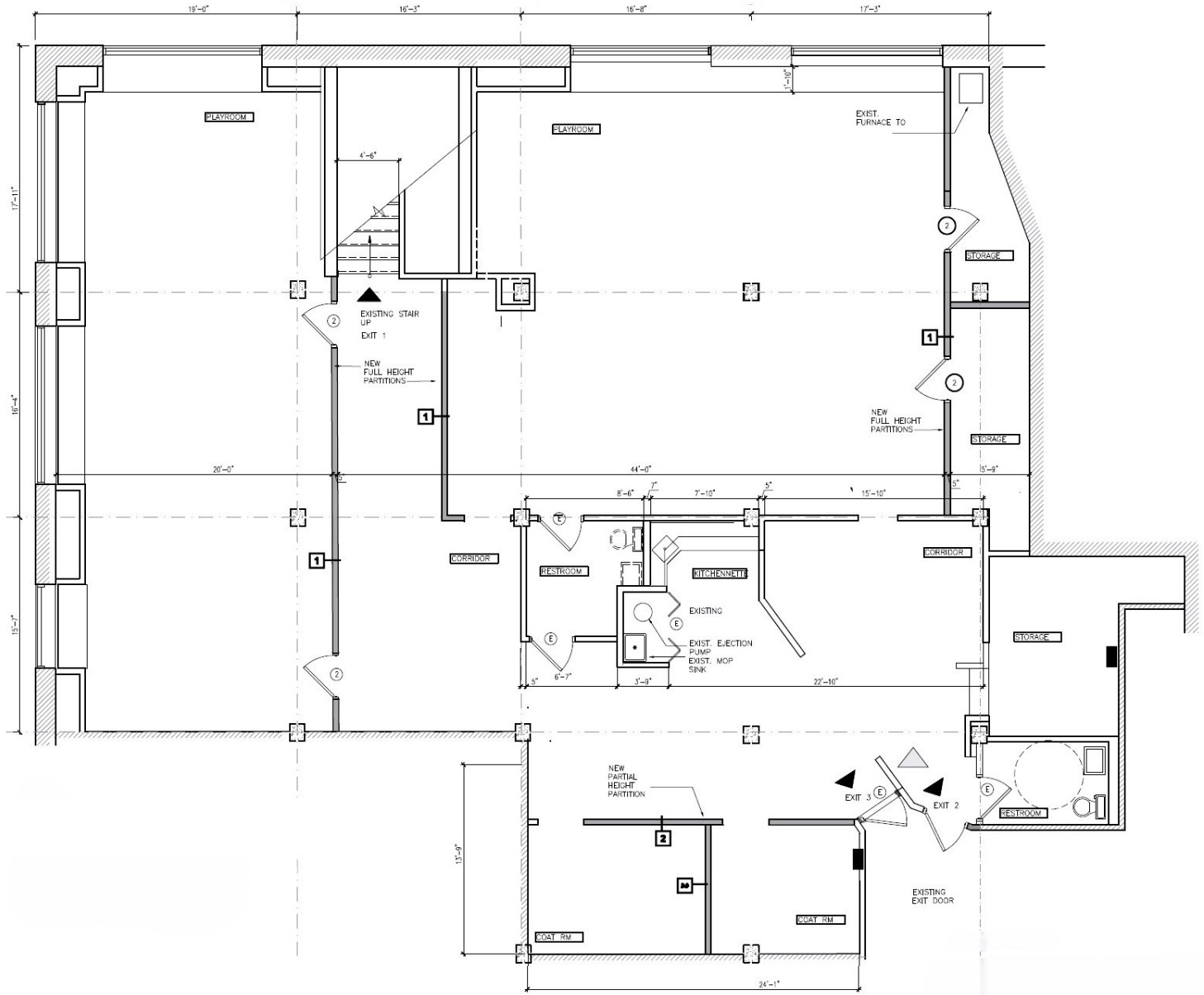
**Alley**

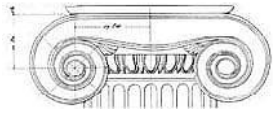


# 233 W Huron Lower Level Space Plan

## Huron Street

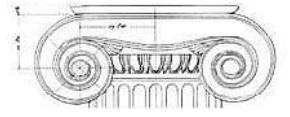
Franklin Street





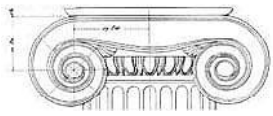
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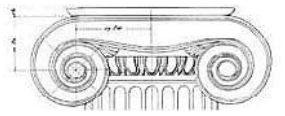
# Interior Photos of Daycare Space (1st Floor)





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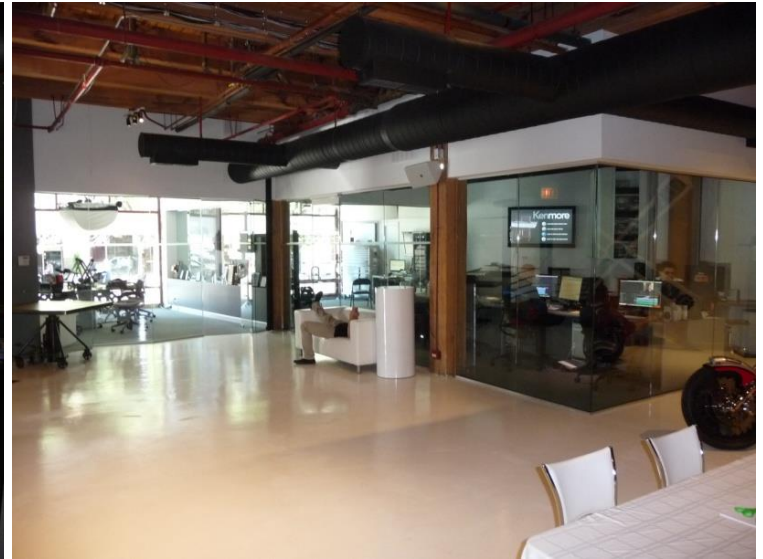


## Interior Photos (Previous users)

**Sears Craftman Kitchen Display**



**Sears Craftman front Studio/Offices**



**Sears Craftman open front area**

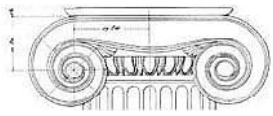
**Ambiente Furniture Showroom**



**Ambiente Furniture Showroom**

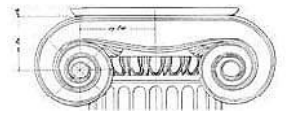
**Ambiente Furniture Showroom**





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## Area Businesses

