

744 SOUTH DEARBORN

SOUTH LOOP / PRINTER'S ROW, CHICAGO, IL

±10,000 SF Second
Generation Restaurant
Space with Retractable
Glass Roof



PLEASE DO NOT
DISTURB TENANT

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THE OPPORTUNITY

- Second Generation restaurant opportunity located in the heart of Chicago's South Loop neighborhood.
- Hard corner of Dearborn & Polk providing significant branding and visibility
- Strong surrounding residential population
- Situated 9 minutes from Soldier Field attracting traffic from Bears games and major concerts
- Located 6 minutes from The 78 Development, a 62 acre site that will be home to The Chicago Fire, a 22K seat facility opening for the 2028 season. In addition, there are thousands of residential units planned, office space, retail and entertainment, significantly increasing the foot traffic in the neighborhood.
- Chicago White Sox in discussions to purchase the Amtrak Rail Yards site across from The 78, which would create a massive South Loop sports district adjacent to the restaurant opportunity
- Proposed One Central mega-project, a 34 acre \$20B development atop Metra rail tracks would sit 7 minutes from 744 S Dearborn
- 7 Major Universities within a mile from the site



DEMOGRAPHICS



5 Minute

Walk from the Harrison
Red Line “L” Station
(850K ANNUAL RIDERS)



9 Minute

Walk from the Roosevelt
Red Line “L” Station
(9.6M ANNUAL RIDERS)



166

Spending Index on
Dining Out
(COMPARED TO NATIONAL
AVERAGE OF 100)



364,541

Daytime Population



59,034

Residential Population



\$183,428

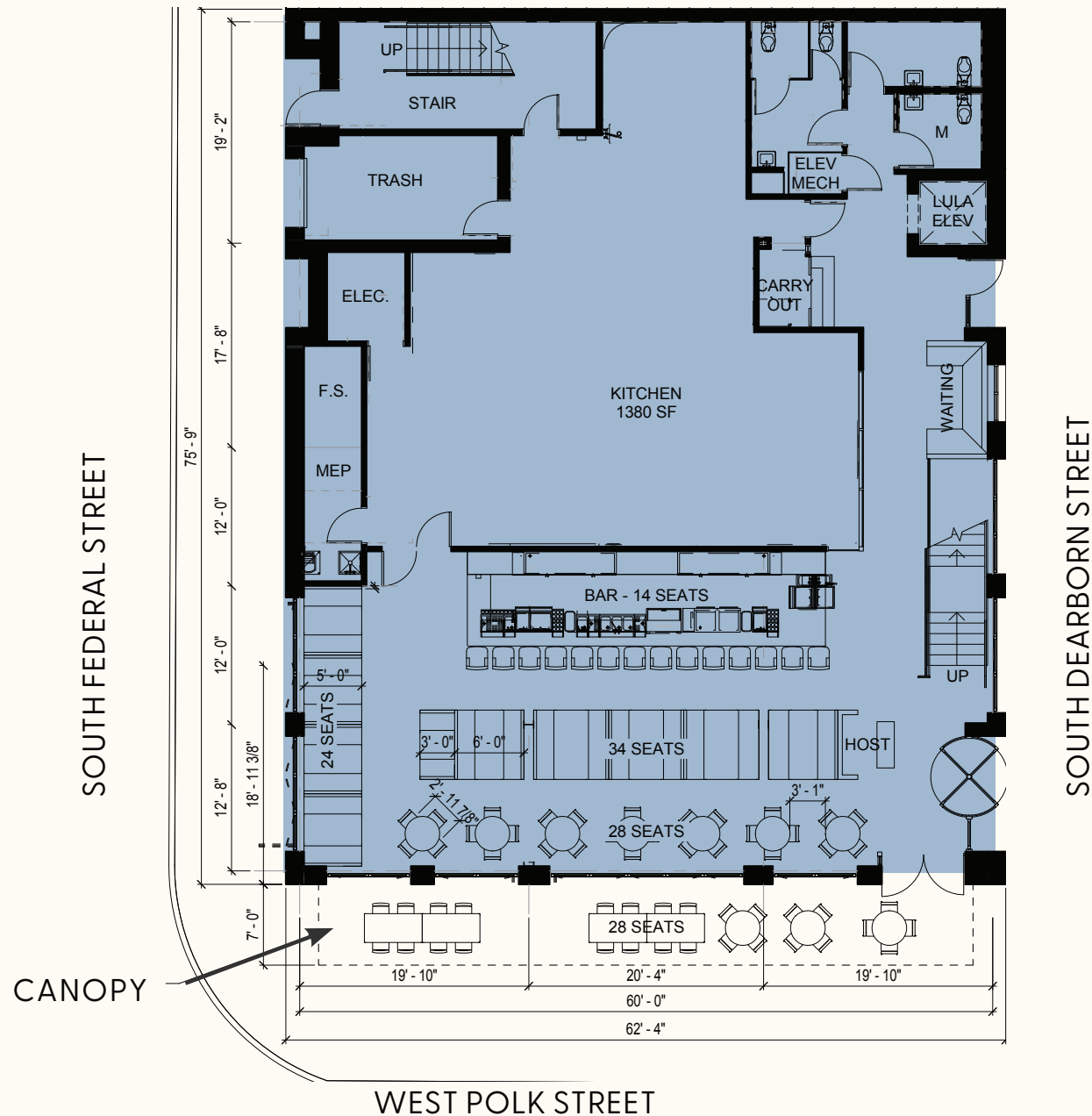
Average HH Income

KEY HIGHLIGHTS

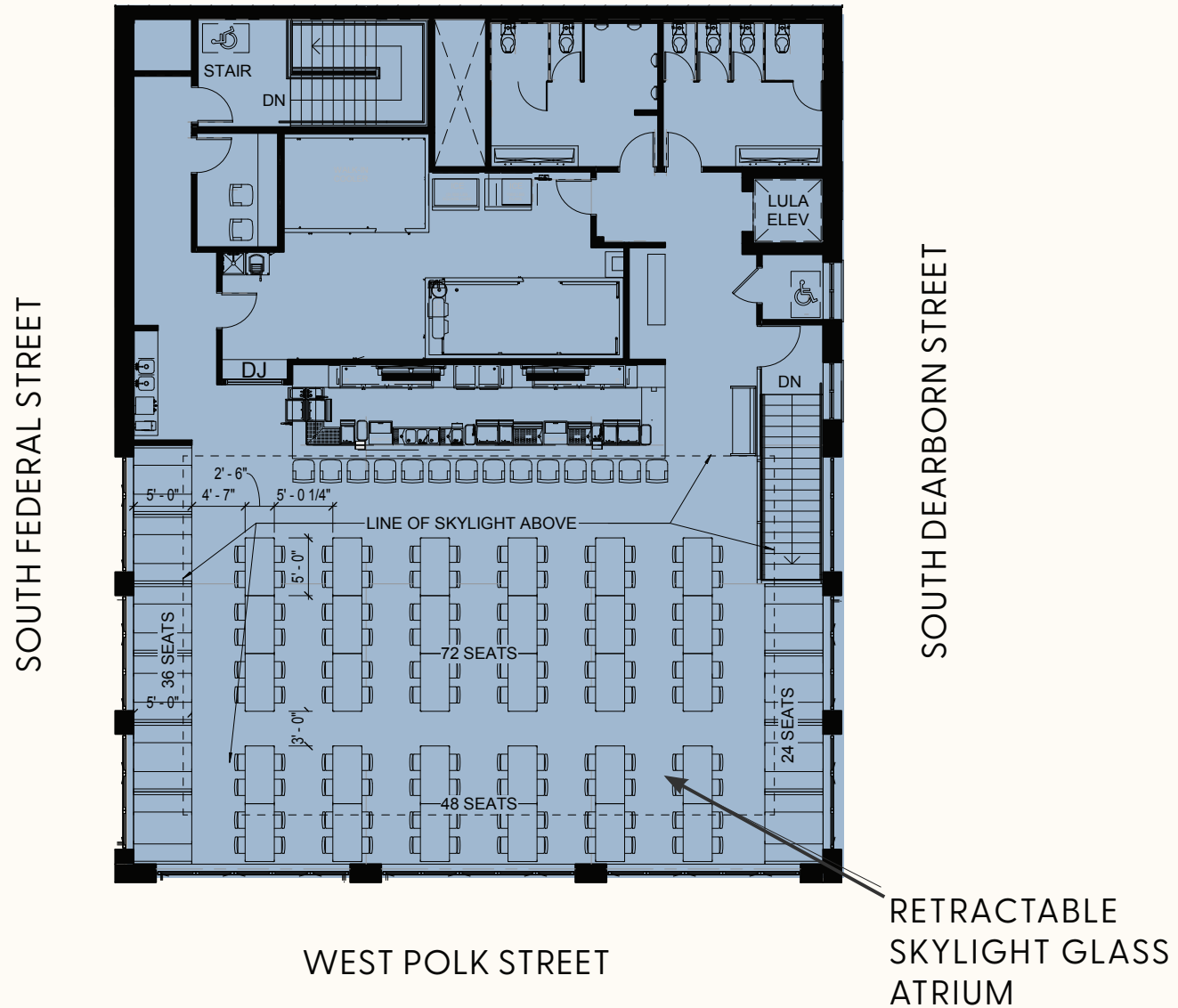
- Single Tenant Building
- Fully equipped 2nd generation restaurant space ready for immediate use
- Retractable glass skylight roof on the second floor, creating a one of a kind four seasons indoor & outdoor space
- 322 total seats – 294 for the interior and 28 for the exterior patio along Polk Street



GROUND FLOOR ±5,000 SF



SECOND FLOOR ±5,000 SF



AERIAL MAP SOUTH LOOP





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Signage

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