

SMALL SHOP.
BIG OPPORTUNITY.

503 NORTH RUSH

CHICAGO IL

PRIME RIVER NORTH LOCATION



SHOPS AT
NORTH BRIDGE



THE GWEN

NEW OWNERSHIP AND REPRESENTATION (CBRE)

701 SF PREMIER SMALL-SHOP SPACE AT THE BASE OF THE GWEN, A LUXURY LIFESTYLE HOTEL ON CHICAGO'S MAGNIFICENT MILE

GREAT VISIBILITY AND PRESTIGE ALONG RUSH STREET, ADJACENT TO THE SHOPS AT NORTH BRIDGE MALL, A MAJOR RETAIL DESTINATION DRAWING MILLIONS OF VISITORS ANNUALLY

EXCEPTIONAL FOOT TRAFFIC FUELED BY HOTEL GUESTS, OFFICE WORKERS, TOURISTS, AND SHOPPERS ON MICHIGAN AVENUE

HIGH-INCOME RESIDENTIAL AND HOSPITALITY DENSITY SURROUNDING THE LOCATION

**SMALL SHOP,
MASSIVE OPPORTUNITY**



JOIN THESE TOP BRANDS

503 North Rush Street offers a rare boutique small shop opportunity in the heart of River North.

Located at the base of The Gwen Hotel and across the street from the entrance to Nordstrom, you will benefit from exceptional foot traffic fueled by hotel guests, office workers, tourists, and shoppers on Michigan Avenue.

NORDSTROM

DOC B's

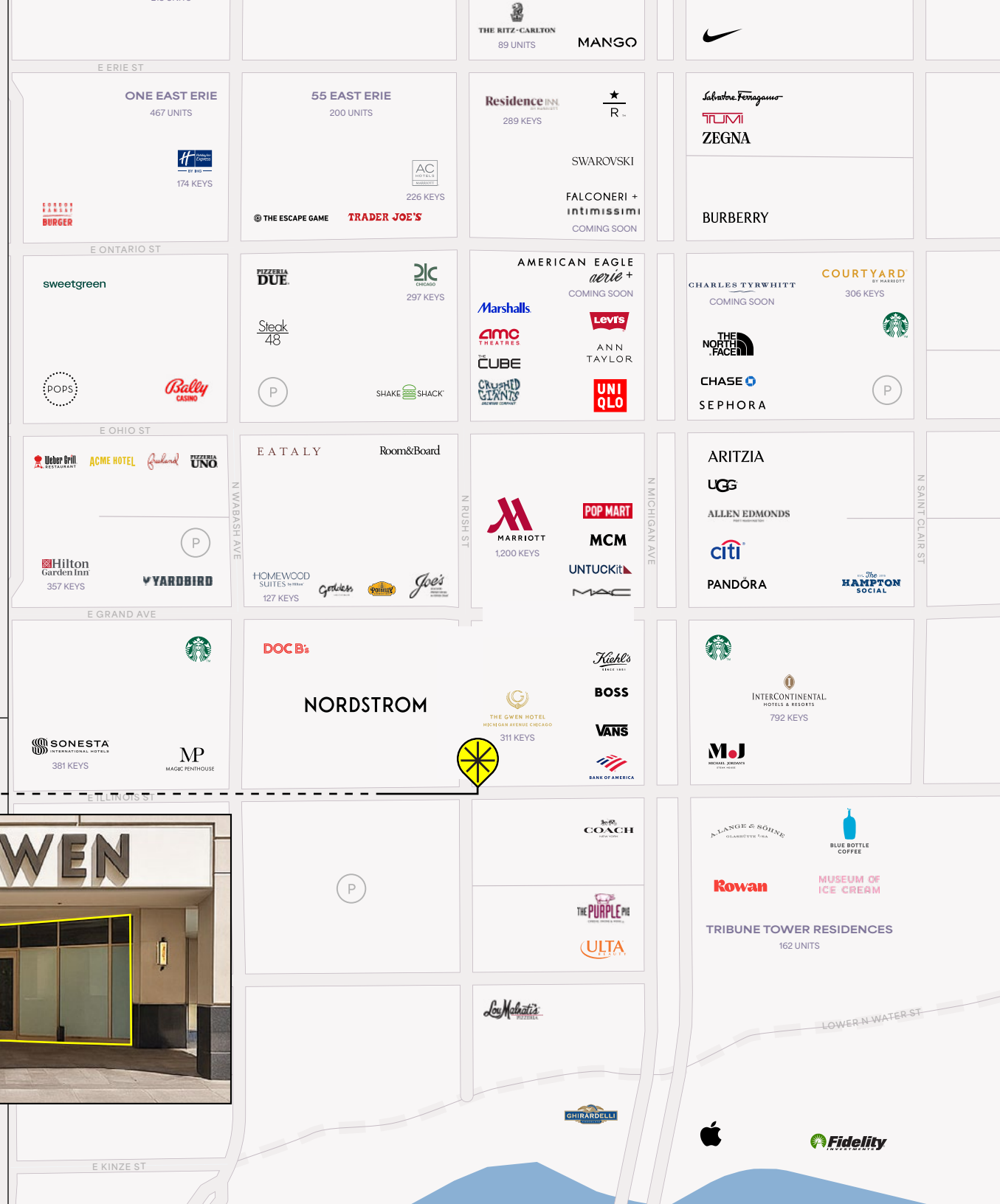
ARITZIA



Room&Board



THE GWEN HOTEL
MICHIGAN AVENUE CHICAGO

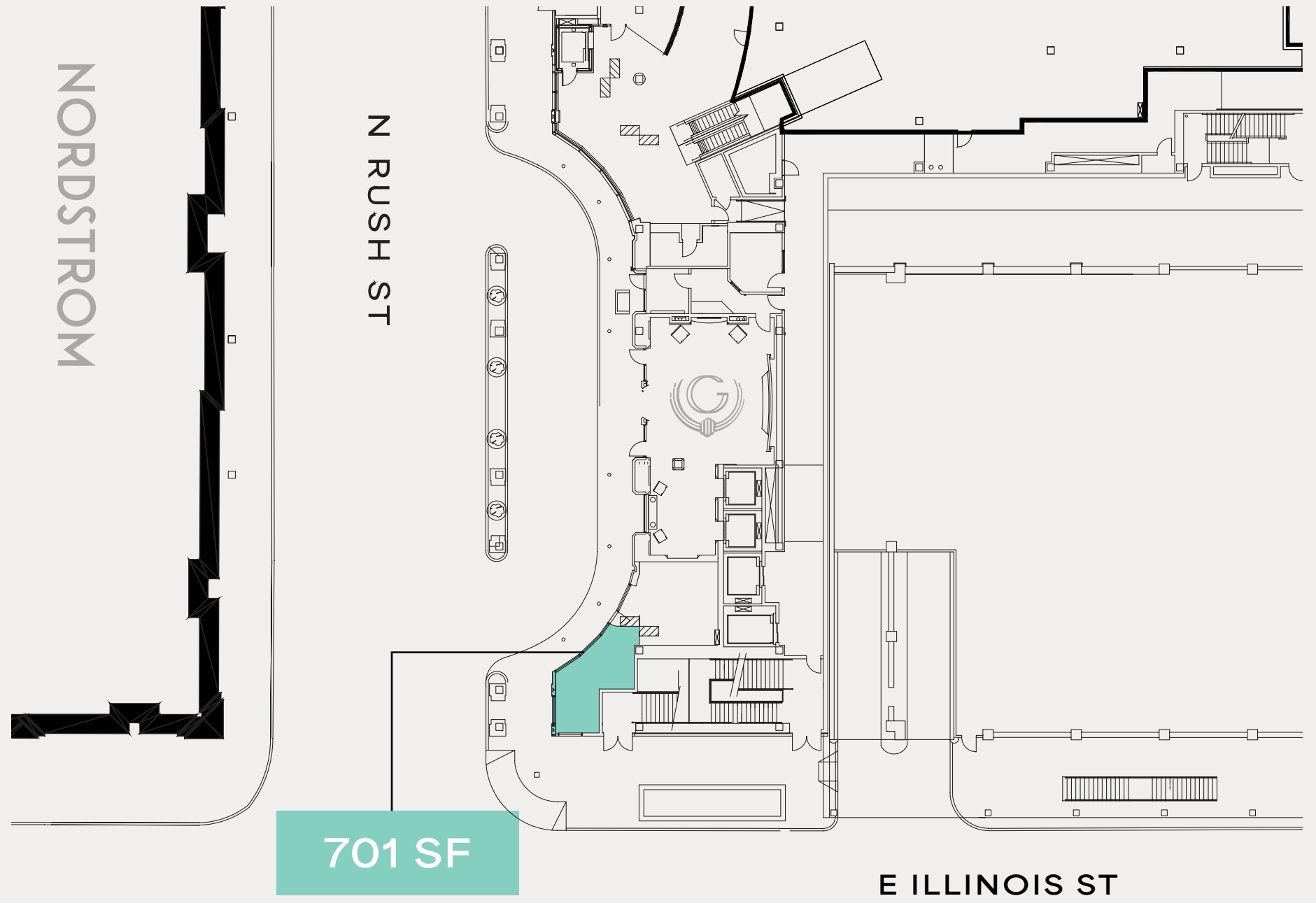




FLOOR PLAN

701 SF

STREET LEVEL





PREMIER RIVER NORTH OPPORTUNITY

RIVER NORTH

Is a vibrant neighborhood known for its **lively nightlife, upscale dining, and rich cultural scene**. River North continues to draw both domestic and international visitors, contributing to the overall tourism boom in Chicago.

DEMOGRAPHICS

1 Mile Radius

479,565

Daytime Population

108,239

Residential Population

\$192,424

Average Household Income

OVER 35 HOTELS

± 9,000 keys - within 1 Mile



THE LANGHAM
CHICAGO

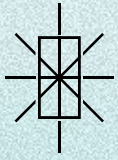
THE PENINSULA
CHICAGO

PARK HYATT®

*(Source: Placer.ai, a leading provider of location analytics and foot traffic data).

SHOPS AT NORTH BRIDGE - 503 NORTH RUSH STREET





SHOPS AT NORTH BRIDGE

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CBRE