

1,000 SF STOREFRONT FOR LEASE AT NEWER LUXURY 42-UNIT APARTMENT BUILDING IN RIVER NORTH



Retail/office space for lease in affluent River North, surrounded by luxury high-rise condo buildings and corporate offices. Located across the street from 600 W. Chicago Avenue (1 million square feet of offices and Groupon headquarters). Walk to many destinations including coffee shops, Target and Jewel-Osco (10 minute walk or 3 minute drive), and CTA Brown Line at Chicago Avenue (10 minute walk or 4 minute drive). Large storefront windows allow for great visibility and signage opportunity.

Available SF: 1,000 SF

Rental Rate: \$36 PSF

Rental Type: Modified Gross

Zoning: B3-5

Nearby Businesses:

- Target
- Jewel-Osco
- H2O Nail Spa
- Allyu Spa
- Farmer's Fridge
- Lola and The Boys
Children's Clothing Shop



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INTERIOR



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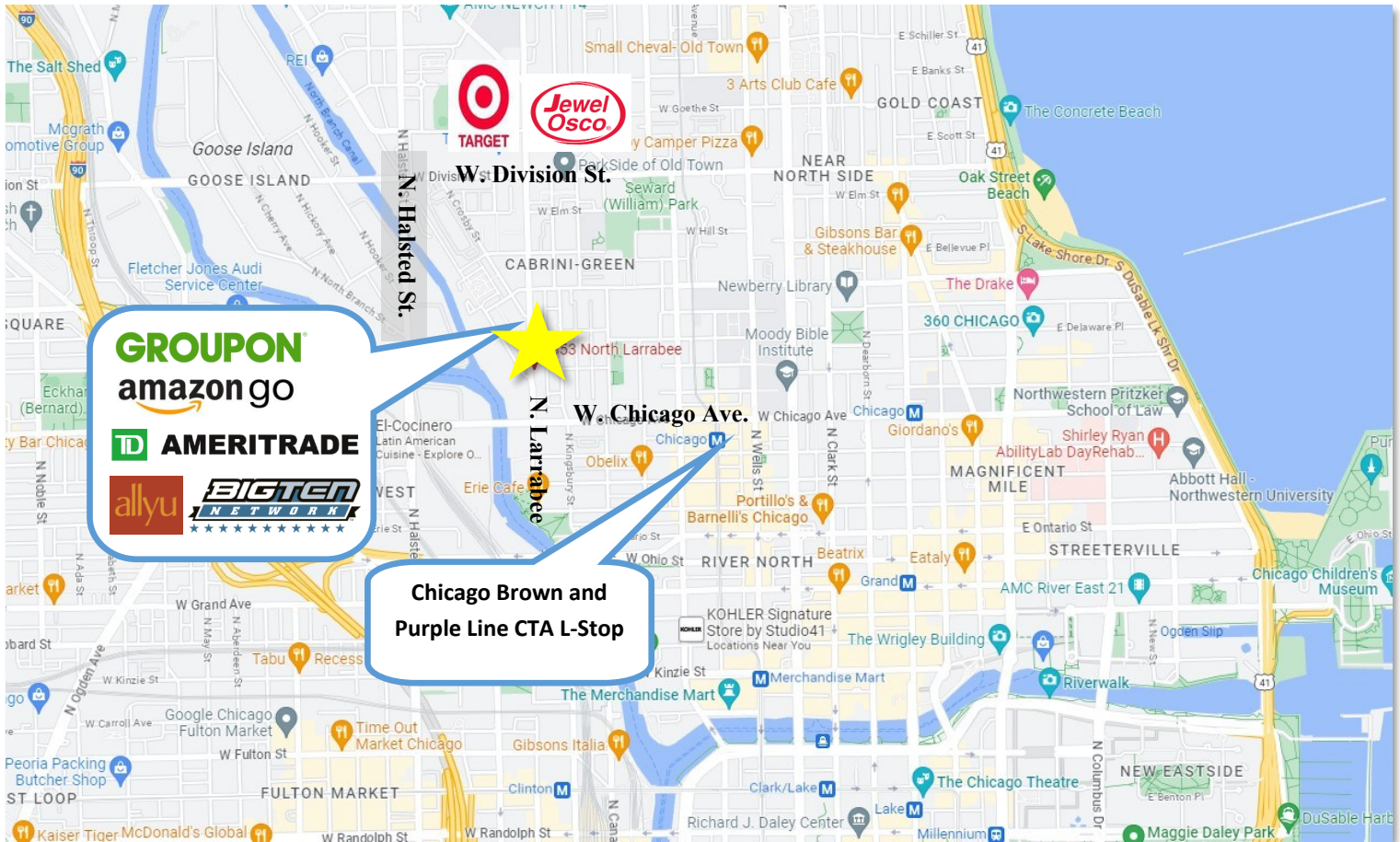
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861 N. LARRABEE ST.
CHICAGO, IL. 60610

LOCATION



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population 2023	104,918	297,176	487,377
2028 Population Projection	111,788	313,287	507,106
Median Age	39.2	38.4	37.9
Households	61,882	164,889	257,748
Avg. Household Size	1.6	1.7	1.8
Avg. Household Income	\$151,187	\$149,755	\$142,371
Median Household Income	\$121,654	\$121,025	\$113,719



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