



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$10.00 PSF
Available SF:	1,337 -5,481 SF
Delivery Date:	January 2027
Zoning:	DX-12
Residential Units:	88
Submarket:	River North
VPD:	Approx. 10,000 VPD

Property Overview

Fantastic opportunity to lease ground-floor retail space at the base of a newly renovated, 7-story building in the heart of Chicago's River North neighborhood. Scheduled for completion in January, 2027, this space offers retailers a prime chance to establish a presence steps from Chicago's iconic Magnificent Mile. This luxury apartment building will contain 88 residential units, high-end amenities, and two (2) retail spaces with black iron compatibility. This property is located at the convergence of Superior Street and Rush Street, steps away from large shopping destinations such as the 900 N Michigan Avenue, Water Tower Place, Neiman Marcus and other high profile retailers along Michigan Avenue as well as high-end restaurants. This location also provides an opportunity to join one of Chicago's most affluent neighborhoods with an average household income of \$154,000 within a one mile radius.

Property Highlights

- Prominent retail location at the base of a new high-end, 88-unit residential apartment building in River North
- Provides unmatched visibility to the high-traffic corridor connecting Gold Coast and River North (~10,000 VPD) and an abundance of foot traffic
- Rare opportunity lease space at the base of a new residential building steps from Chicago's Magnificent Mile

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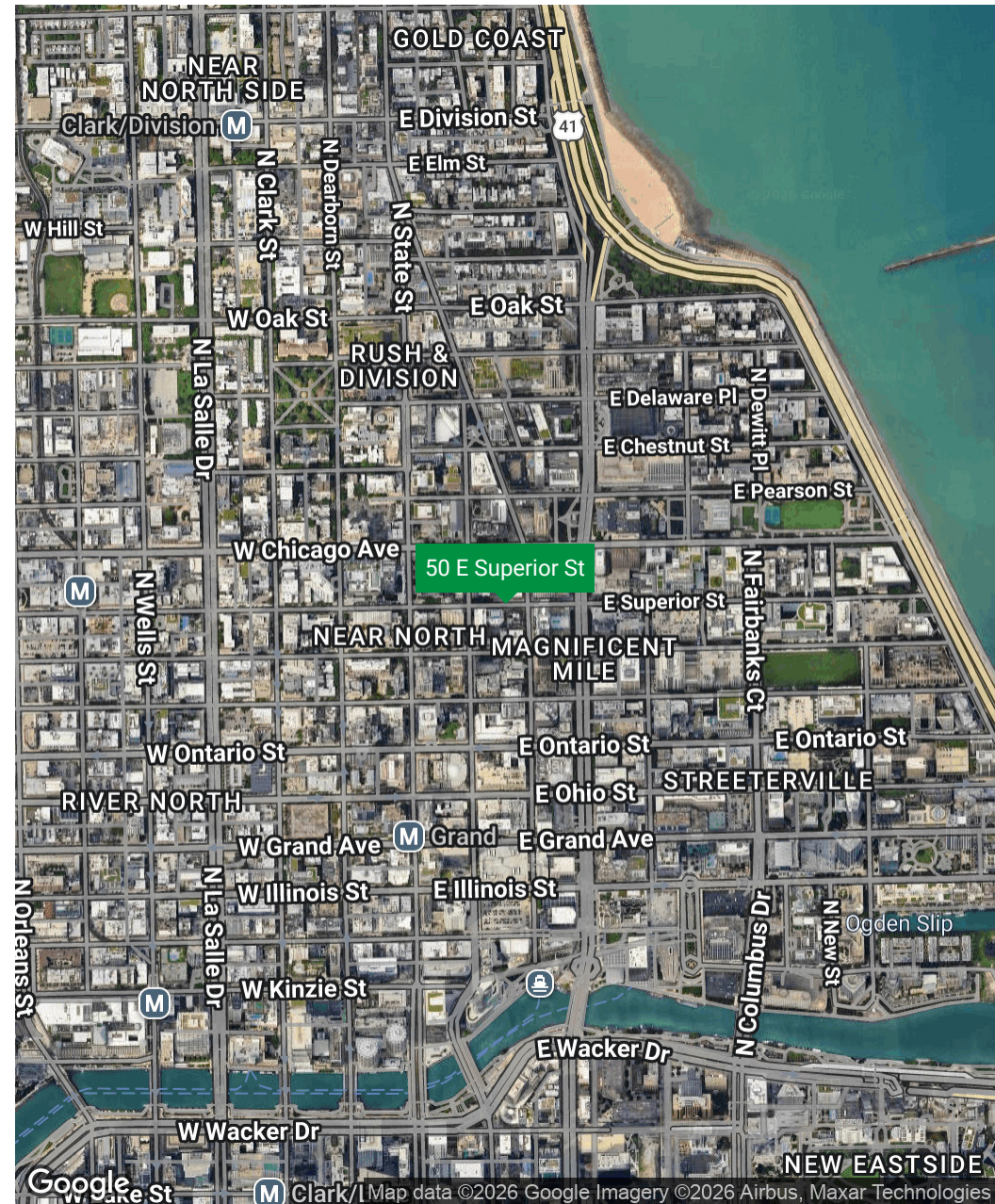
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LOCATION MAP



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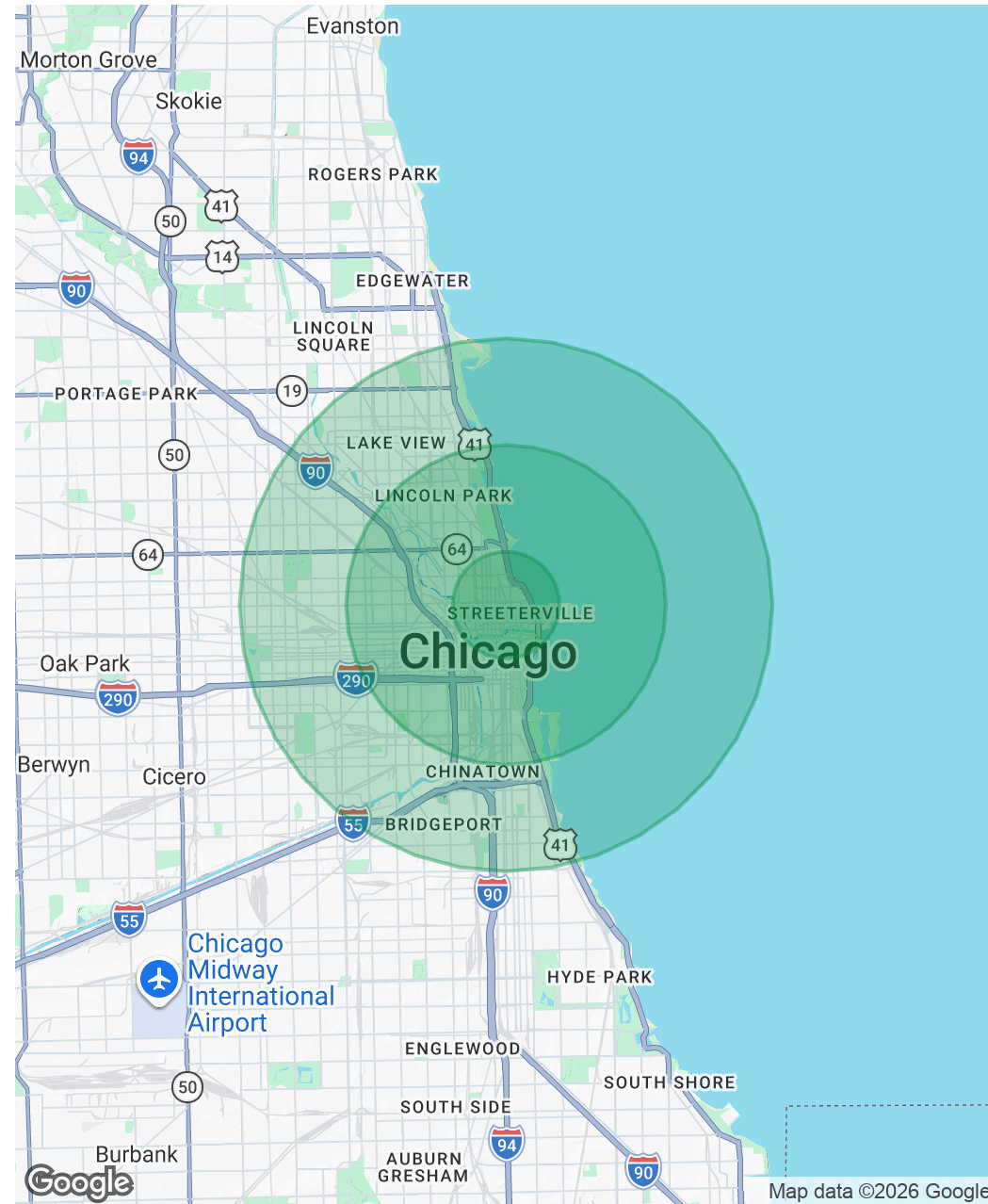
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Population	1 Mile	3 Miles	5 Miles
Total Population	135,879	405,456	783,114
Average Age	37.6	36	36
Average Age (Male)	39.1	36.7	36.4
Average Age (Female)	40.5	37.6	37.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	85,231	225,070	396,511
# of Persons per HH	1.6	1.8	2
Average HH Income	\$154,005	\$148,253	\$131,674
Average House Value	\$774,729	\$730,562	\$663,053

Demographics data derived from AlphaMap



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