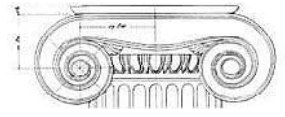


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



Licensed Daycare

233 W Huron

River North, Chicago, IL 60654



PROPERTY OVERVIEW:

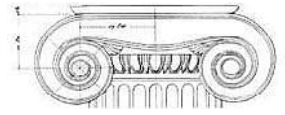
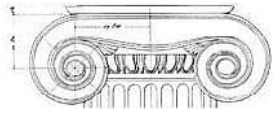
High profile corner retail space in prime River North location. Located on the first floor and lower level of a 6-story timber loft building with 100 residential condos above and 28,000 SF of commercial condos on the first floor and lower level. Currently built-out as a 100+ capacity children's day center.

The other commercial spaces in the building have been leased and/or sold to a variety of high-end businesses including Indienne, a Michelin-starred progressive Indian restaurant, The Franklin Room, Hair Loft Salon & Day Spa, and Loft Nail Spa.

LOCATION:

This building is on the southeast corner of Huron and Franklin in the heart of the gallery/restaurant/ nightclub district in the River North neighborhood in downtown 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 nearby as well as abundant street parking. The residential and office population continues to grow rapidly as a result of active development, including new high-rise apartments, hotels and office buildings, conversions of older industrial buildings into residential and/or office lofts, and high-end single family homes.





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.

PROPERTY DETAILS:

AVAILABLE SPACE: 8,000 RSF on 1st floor + potential for ~4,500 RSF on lower level

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

ADDITIONAL EXPENSES: ~\$20/SF for 1st floor, under appeal for lower level

FRONTAGE: 167' around corner of Huron & Franklin with extensive windows for both the 1st floor and lower level

CONSTRUCTION: Heavy timber with 13' ceilings on 1st floor, 11' on lower level, 16' x 17' column spacing. Building is fully sprinklered.

DELIVERY CONDITION: Loft-style space with exposed heavy timber beams and ceiling, exposed spiral ductwork. Currently built-out as a children's daycare facility with up to 9 classrooms, 6 bathrooms, catering kitchen/laundry and interior loading dock on 1st floor, 2 large multi-purpose rooms, kitchen and several offices on lower level. None of the existing room partitions are structural.

ZONING: PD (Planned Development #326), with DX-7 underlying zoning allowing virtually all commercial uses

PARKING: Multi-car loading zone in front, abundant metered street parking, public parking lots nearby.

AVAILABILITY: Inquire

MATTERPORT TOUR LINK: <https://my.matterport.com/show/?m=W6qShvFvFiK&brand=0>

For Additional Information please contact:

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Keith E. Lord

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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.

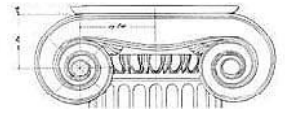
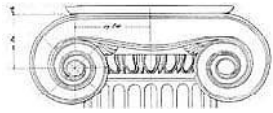


Retail Brokers Network affiliate for Chicago.

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.

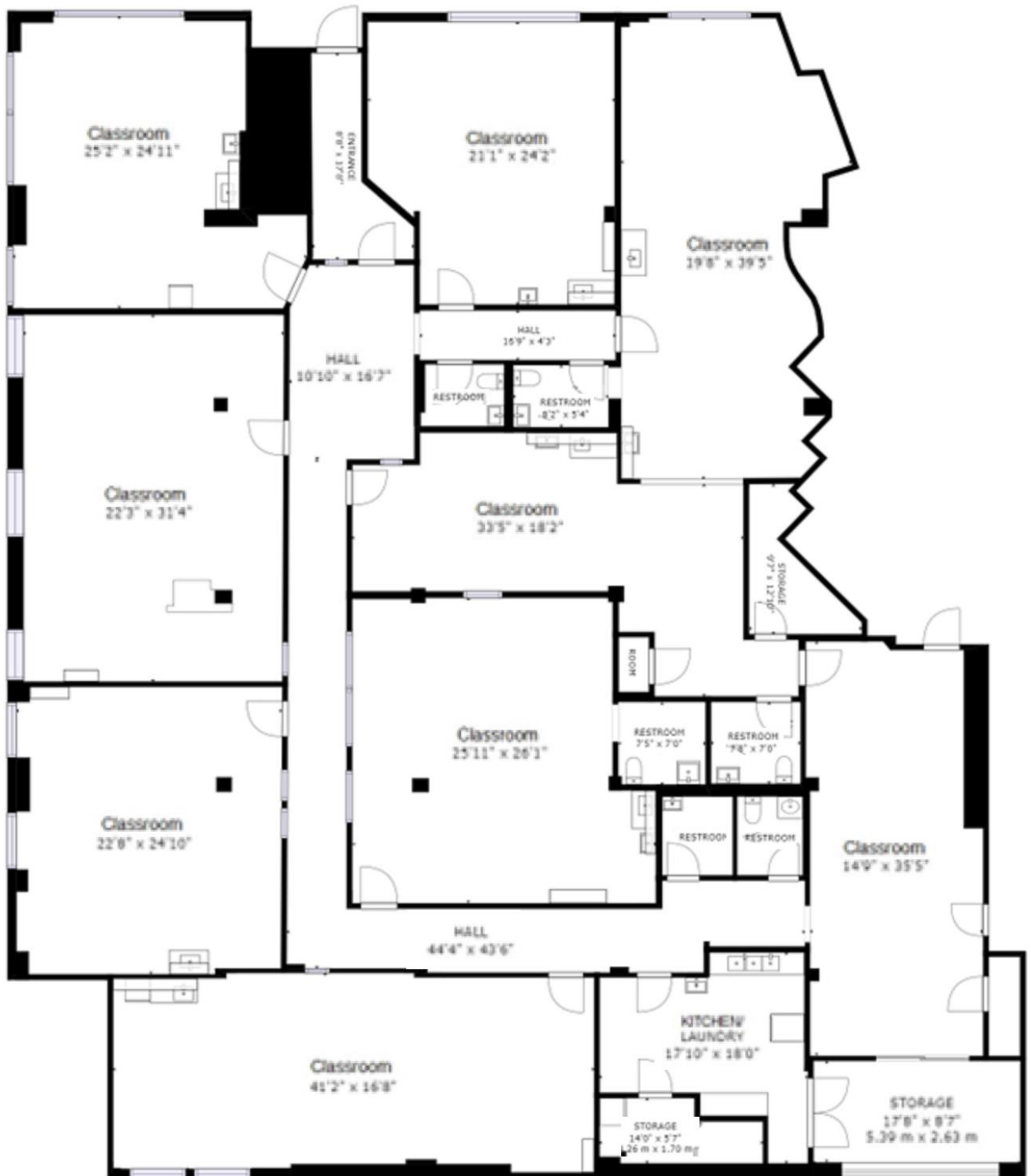
www.retailbrokersnetwork.com



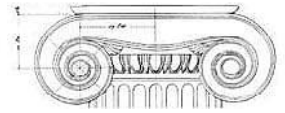
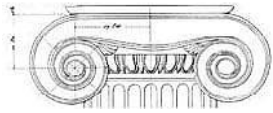


233 W Huron 1st Floor Existing Space Plan Huron Street

Franklin Street

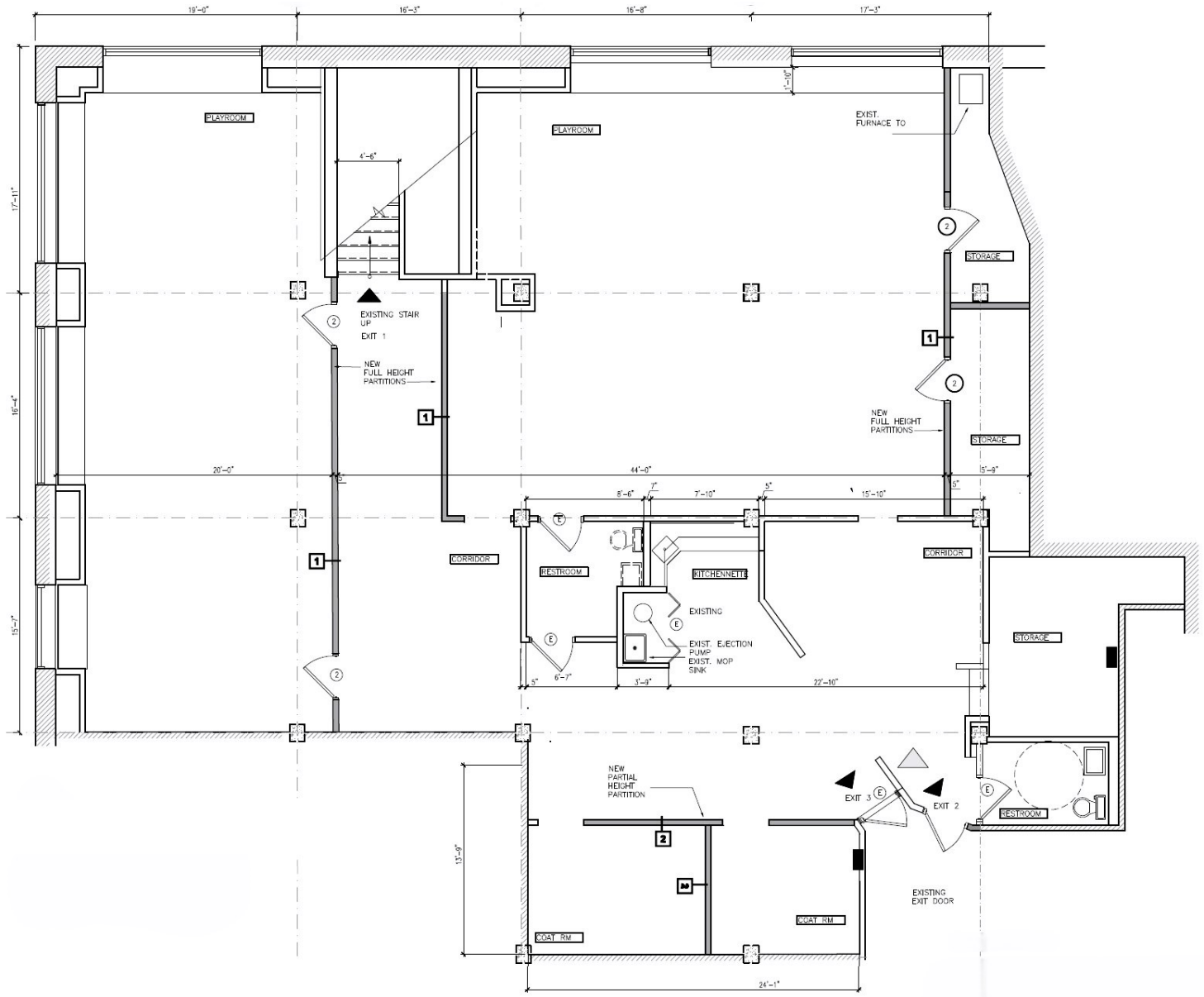


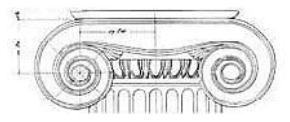
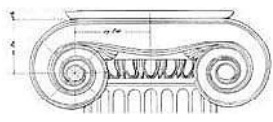
Alley



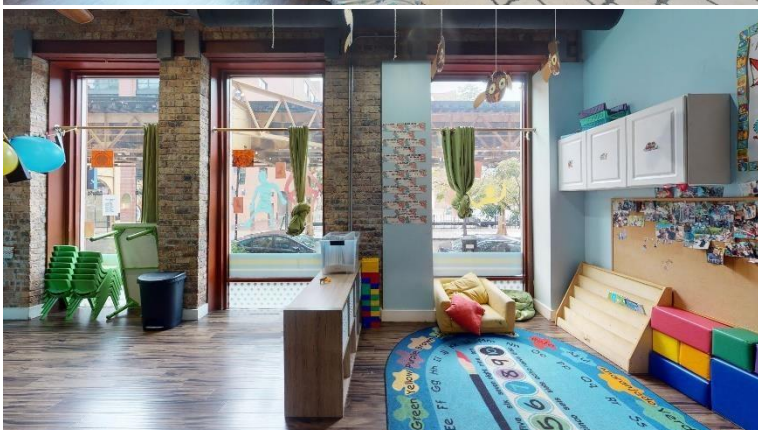
233 W Huron Lower Level Space Plan Huron Street

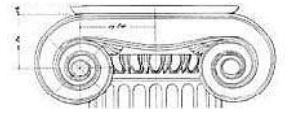
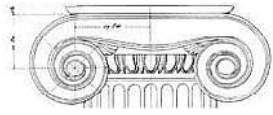
Franklin Street





Interior Photos of Daycare Space (1st Floor)





Aerial View

