

415 NORTH DEARBORN

RIVER NORTH, CHICAGO IL



HIGH-PROFILE RETAIL CORNER | AVAILABLE IMMEDIATELY
APPROXIMATELY 10,000 SQUARE FEET

 MID-AMERICA® URBAN

PROPERTY DETAILS

Chicago's River North trade area

High-profile retail corner opportunity at the southeast corner of North Dearborn Street and West Hubbard Street

150 feet of two level wraparound exposure at signalized intersection

Hubbard Street – 11,650 VPD
Dearborn Street – 5,700 VPD

Premises Total – Approximately 10,000 SF

4,950 SF – Street Level
4,751 SF – Second Level
4,263 SF – Basement

Prominent lighted blade signage on corner

All uses desired including coffee/convenience, medical, restaurant and fitness operators



MARKET DETAILS

24/7 trade area amongst the strongest day and nighttime densities in Chicago

In close proximity to the Grand & State Red Line Station, the 3rd busiest CTA rail stop with over 4M riders annually

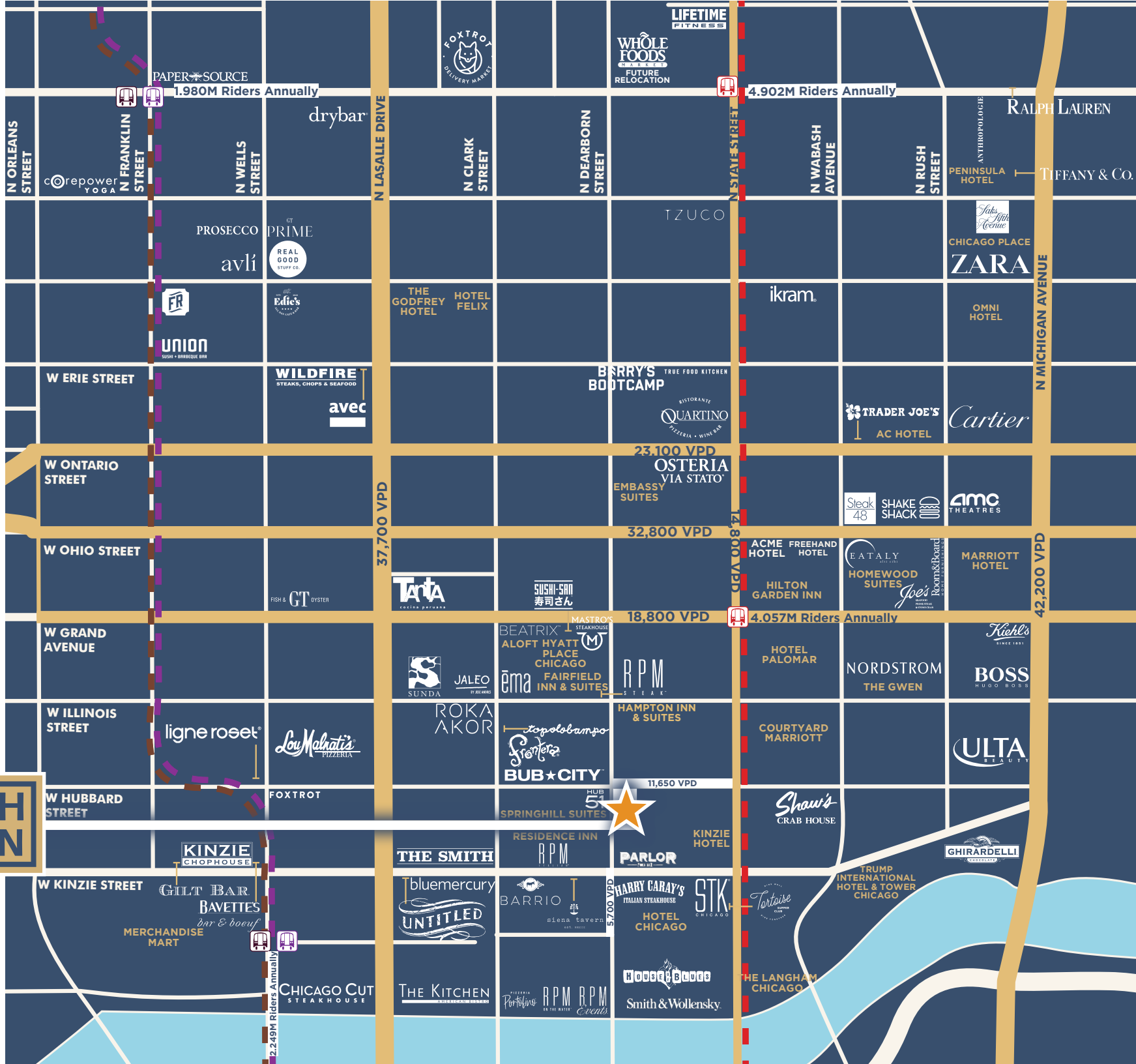
Superior 4-block radius customer profile:

MEDIAN HH INCOME	TOTAL POPULATION	DAYTIME POPULATION	BARS & RESTAURANTS	HOTEL ROOMS	RESIDENTIAL UNITS	ANNUAL RIDERS <small>Grand & State Red Line</small>
\$117,292	29,967	134,503	202	18,030	21,448	4,057,482

NEIGHBORING TENANTS

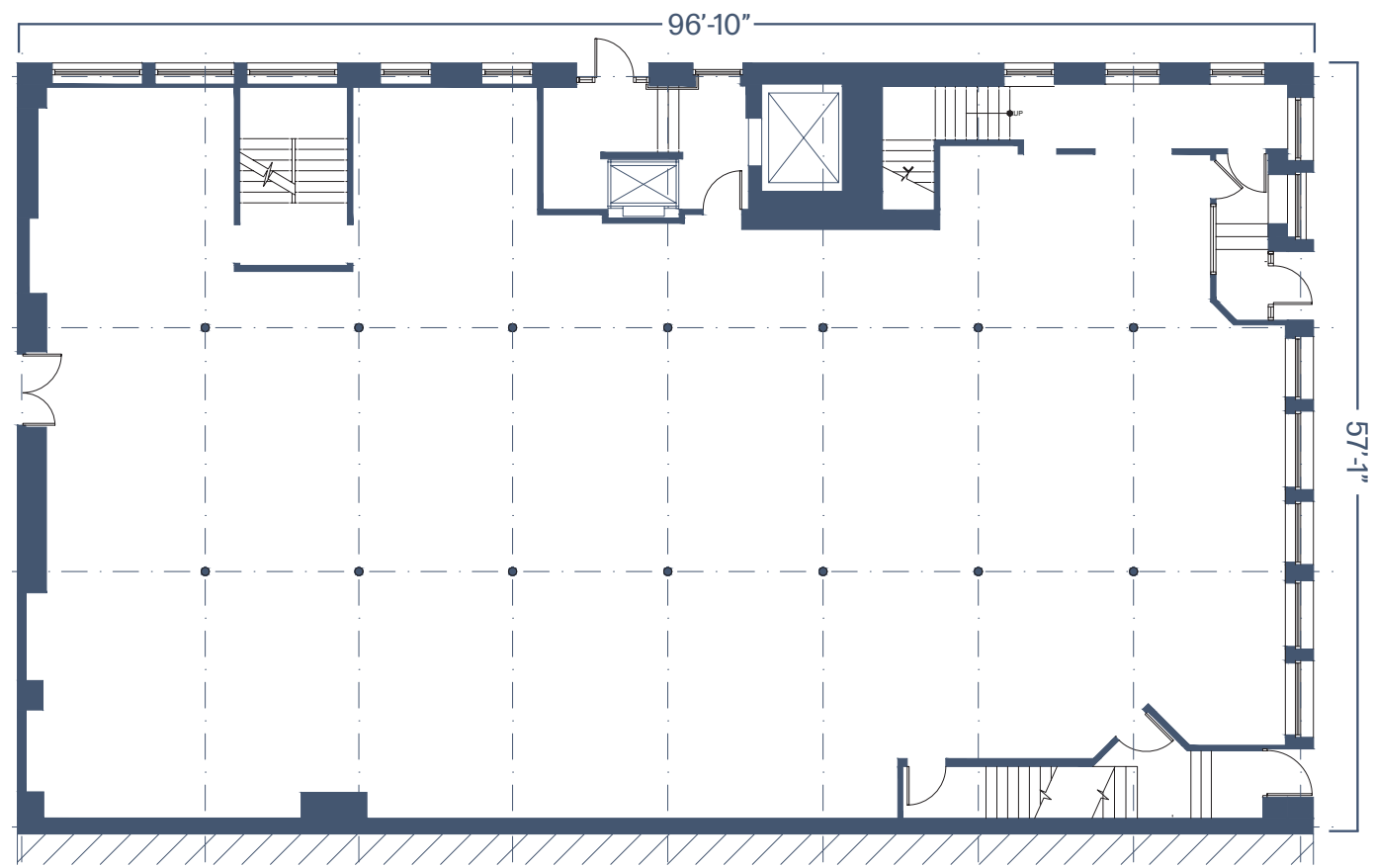


- Main Arterials
- Chicago Public Transit
- 'L' Stops



GROUND AND SECOND FLOOR PLANS

NORTH DEARBORN STREET - 5,700 VPD



GROUND FLOOR

GROUND FLOOR: 4,950 SF
SECOND FLOOR: 4,751 SF

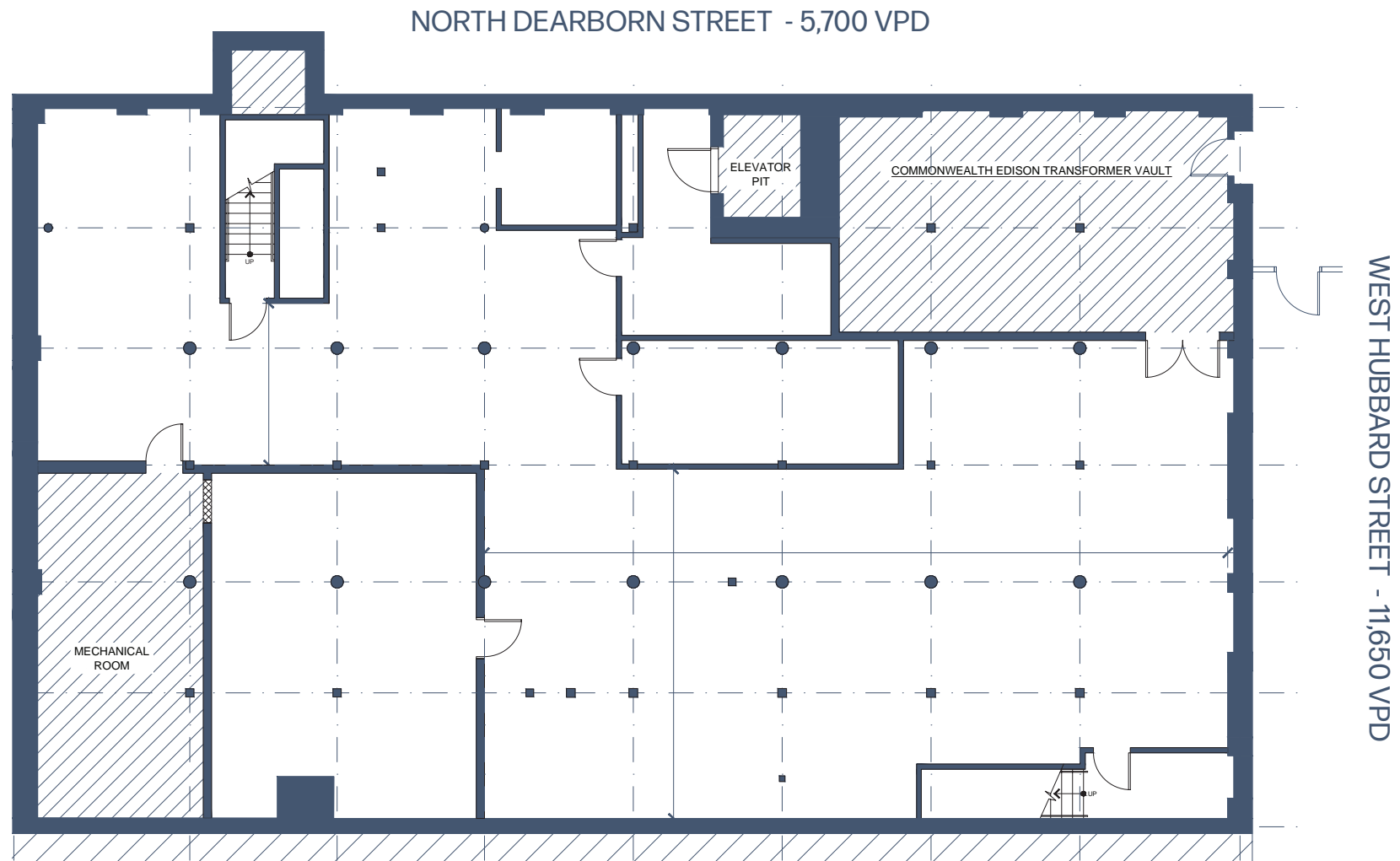


SECOND FLOOR

WEST HUBBARD STREET - 11,650 VPD



LOWER LEVEL FLOOR PLAN



LOWER LEVEL: 4,263 SF



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