

347 W Chestnut St

River North

Chicago, IL 60610

FOR LEASE 5,748 Sq Ft Divisible

Retail / Restaurant Space in NEW Luxury Apartment Tower

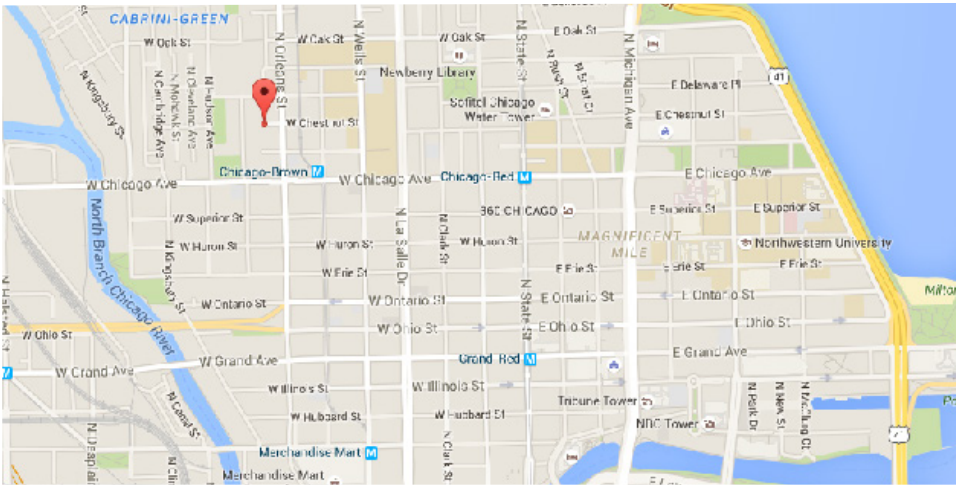


Retail in the HOT NoCA development zone with over 550 residential units to be delivered within 0.5 miles in the next 2 years

Property Highlights

347 W Chestnut St

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Lease Type: NNN
ASF: 5,748 Sq Ft
Min. Divisible: 1,500 Sq Ft Max
Contiguous: 5,748 Sq Ft Ceiling
Heights: 14'-2" Zoning:
PD - 1241 Alderman: Burnett

2015 Demographics:

1 Mile	3 Mile
Population - 83,633	Population - 350,467
Households - 55,842	Households - 208,435
Avg Income - \$119,212	Avg Income - \$108,719

Highlights:

- First floor retail available at the NEXT in NoCA
- Development by Award-Winning Fifield Companies
- ~5,748 Sq Ft (divisible to 1,500 Sq Ft) commercial / retail space
- First floor retail space in luxury, pet friendly, 310-unit apartment building in the heart of Chicago's River North neighborhood
- South corner retail could have optional access to sidewalk cafe / outdoor seating
- Great retail visibility to over 17,000 vehicles per day
- Excellent location in the center of prime development zone with 310 units in this building and over 1,000 units total within a few block radius in the next year
- Close to public transportation: EL / Brown Line and Purple Lines (0.2 miles), EL / Red Line (0.6 miles), Orleans/Sedgwick bus #37 (0 miles @Orleans and Chestnut), Chicago Ave bus #66 (0.2 miles)
- Loading dock accessibility available
- Garage parking / on-site public parking garage available
- Tenant improvement allowance may be available
- Vanilla box specs: Concrete slab floor; Storefront and door; Electrical, intake and exhaust provisions for HVAC unit; Electrical 200 amp / 2,000 Sq Ft; Rough plumbing for bathroom
- Area retailers include Starbucks, Walgreens, Walmart Express, Verizon, Bank of America, Dunkin Donuts, Farmhouse Craft Tavern and Bistro Voltaire, Japonais, David Barton Gym, Yolk, Cafe Iberico, Zed451. 0.5 miles from 600 West Chicago
- Expected Delivery: February 2016

Area Retail Map 347 W Chestnut

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