

3 NORTH N DEARBORN

RIVER NORTH RETAIL SPACE AVAILABLE FOR LEASE

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731 NORTH DEARBORN

Chicago, IL



PROPERTY HIGHLIGHTS

- » ±3,055 SF available
- » Single-story, freestanding building located at the hard corner of Dearborn Street and Superior Street
- » Demising opportunity available with the ability to brand the façade
- » Opportunity for outdoor patio along Superior Street
- » Adjacent to new luxury development, One Chicago, which includes 735 apartments, 77 luxury condos, Whole Foods, Lifetime Fitness, Wells Fargo, Philz Coffee and Gemini Bistro

DEMOGRAPHIC SUMMARY (.25 MILE)

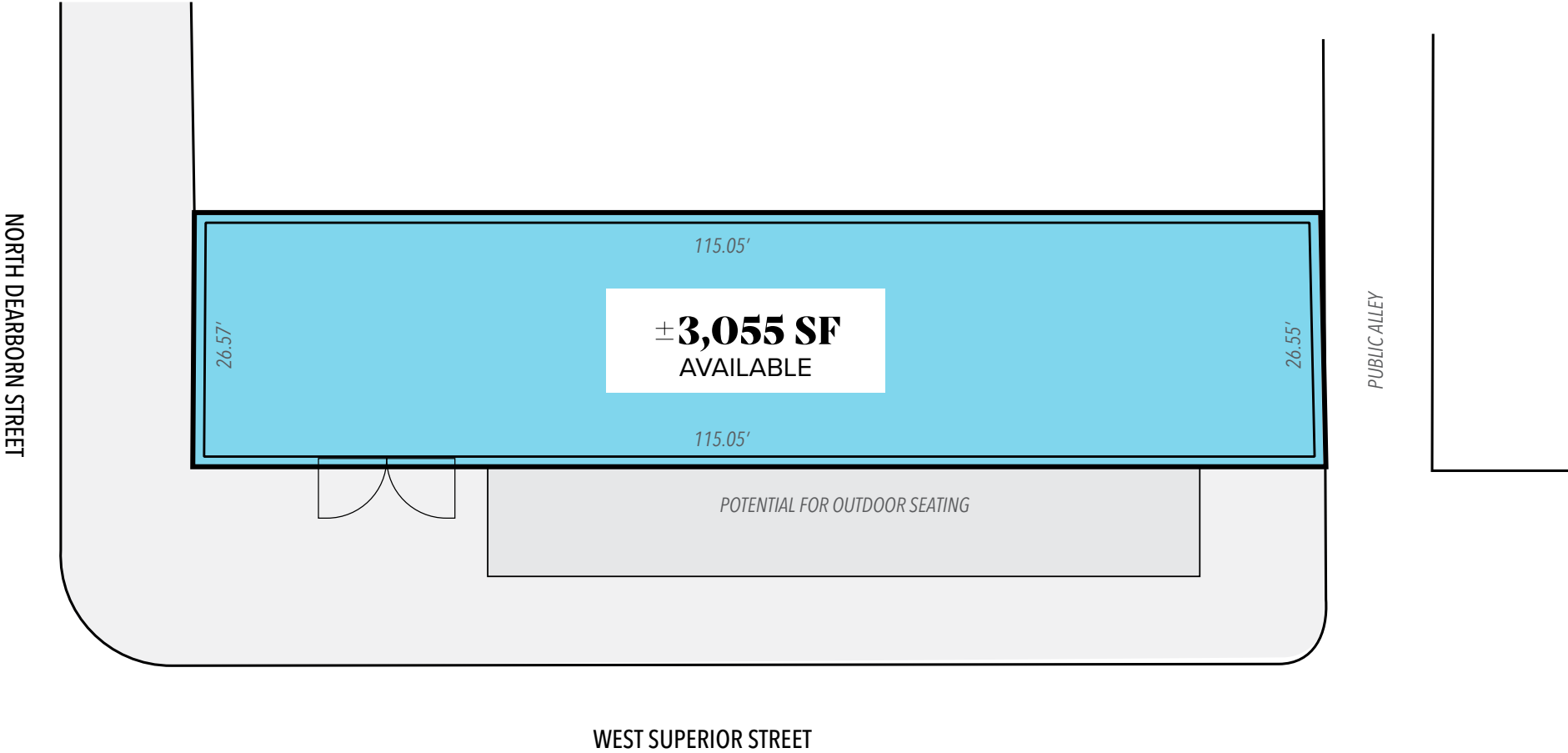
17,682 Estimated Daytime Population	14,255 Estimated Population
\$164,998 Average Household Income	9,634 Estimated Households

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SINGLE TENANT LAYOUT



731 NORTH DEARBORN

Neighborhood

RIVER NORTH



WALK SCORE

100

WALKER'S PARADISE



BIKE SCORE

86

VERY BIKEABLE



TRANSIT SCORE

92

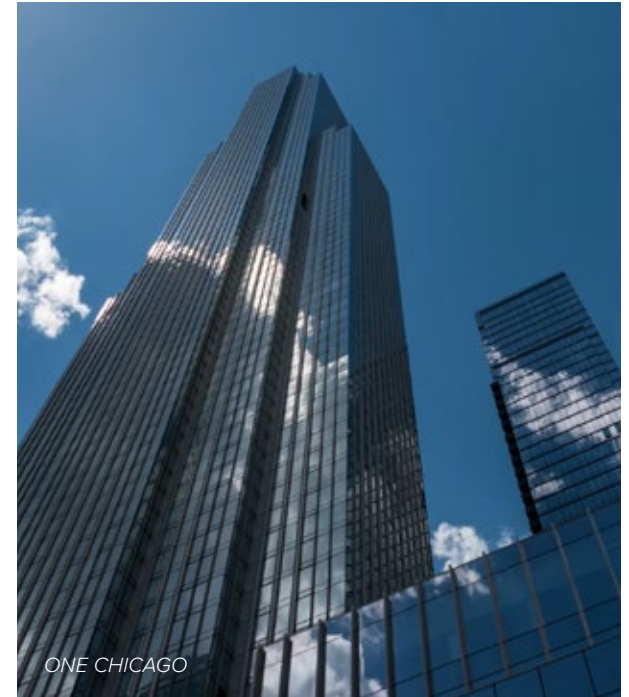
RIDER'S PARADISE



ETTA



TAO



ONE CHICAGO



MERCHANDISE MART



GT PRIME

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