



GRAND PLAZA

540 N. STATE STREET – RIVER NORTH RETAIL SPACE FOR LEASE

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Property Highlights

- Located at the base of 764 residential units
- 1,100 on-site parking garage
- Co-tenants include Rush Medical, Jewel-Osco, Instituto Cervantes, and Chipotle
- Area co-tenants include Shops at Northbridge, Eataly, Nordstrom, Tree Studio shops, Mastro's, Yardbird, Steak48
- Immediately adjacent to the recently announced F1 Arcade, a high-end Formula 1 themed "eatertainment" venue combining racing simulators, elevated food and drink, and event space
- Steps from Bally's casino (Medinah Temple) and proposed First Station redevelopment (450 N. Dearborn Street)

AVAILABLE SPACES

Anchor – SEC State Street & Grand Avenue

35,179 SF

Corner – SEC Ohio Street & Dearborn Street

3,670 SF

Small Shop – Grand Avenue

3,023 SF



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GROUND FLOOR

Anchor

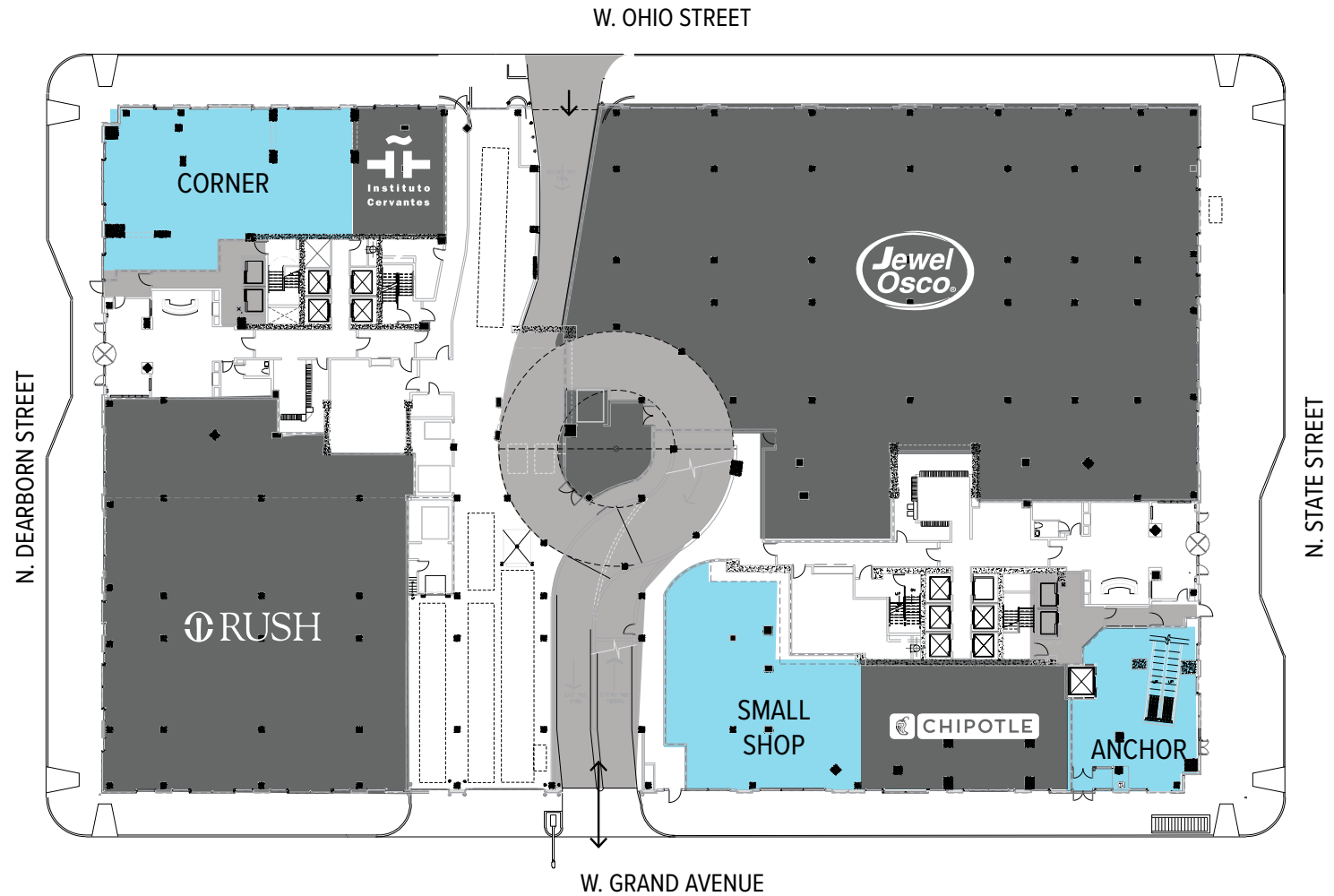
1,894 SF

Corner

3,670 SF

Small Shop

3,023 SF

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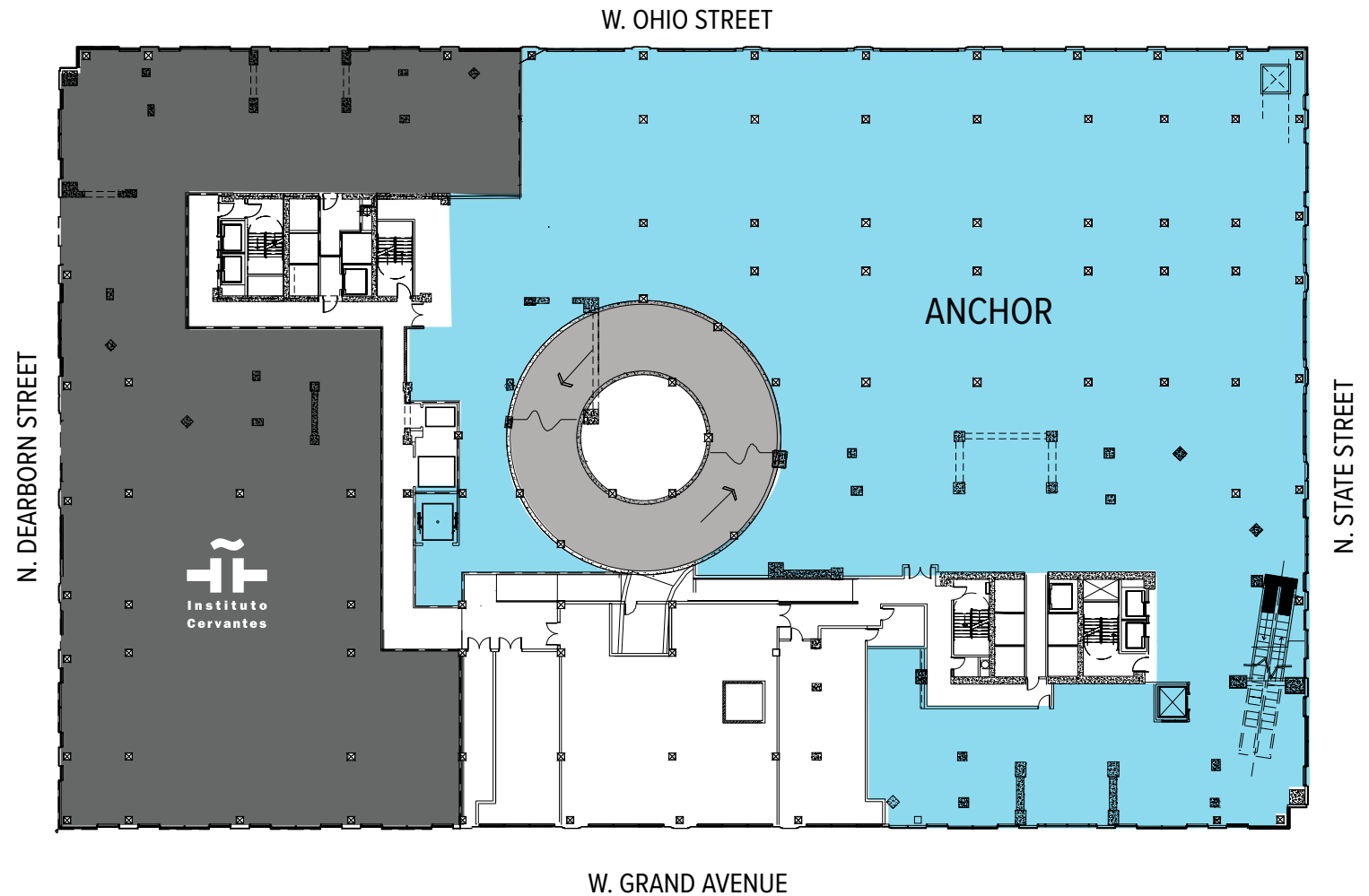
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SECOND FLOOR

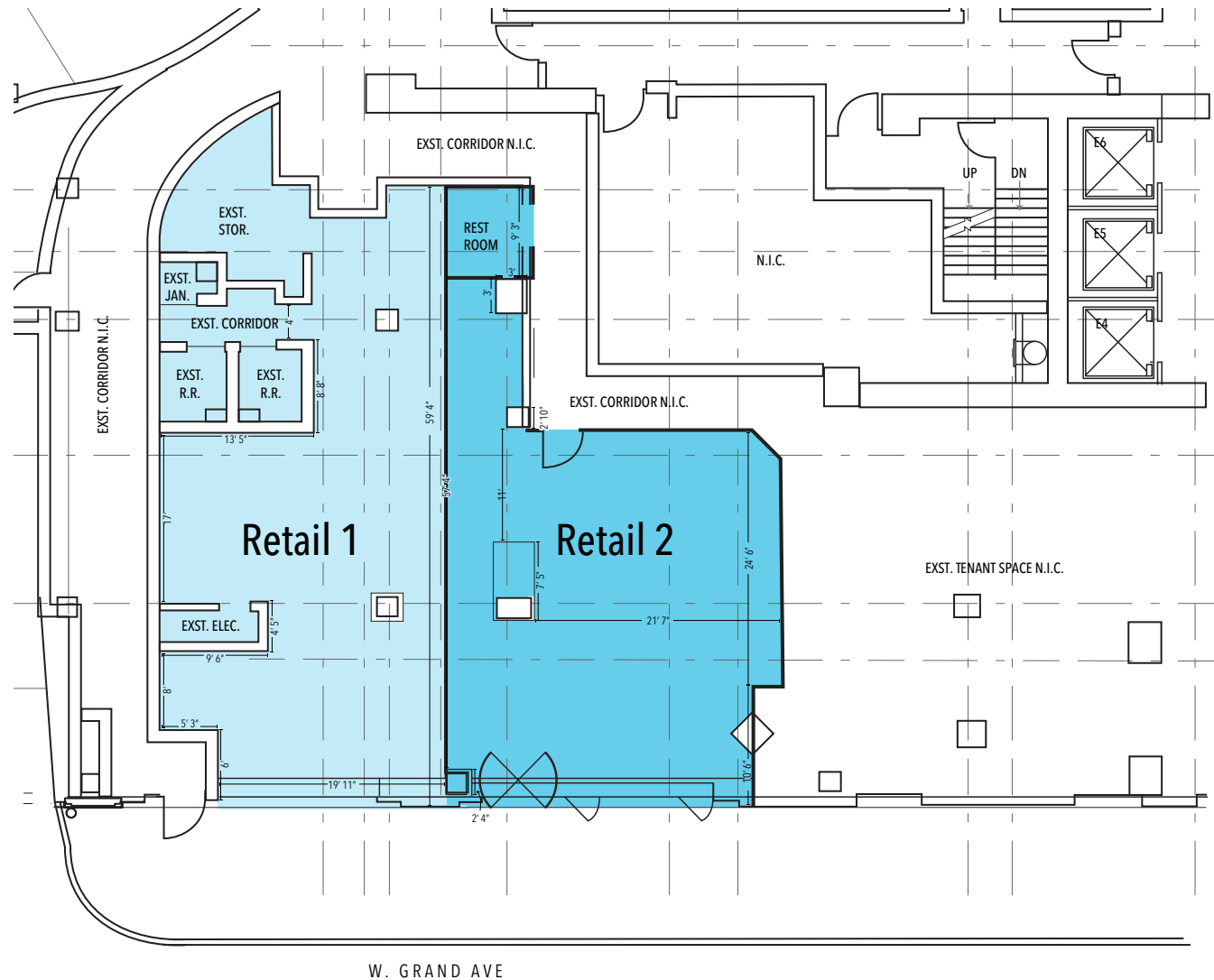
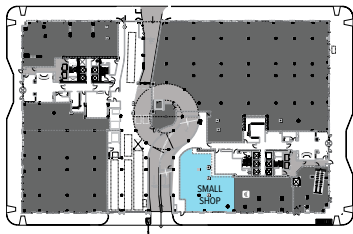
Anchor

33,285 SF



Small Shop - Retail 1
±1,750 SF

Small Shop - Retail 2
±1,050 SF



River North

Grand Plaza sits on a high-profile corner in River North, an ultra-stylish, ultra-urban district known for its sleek art galleries, design studios, and one of the city's hottest nightlife scenes. Nearby shopping includes The Shops at Northbridge, anchored by **Nordstrom** and offering a mix of designer retailers. Dining ranges from casual favorites like **Goddess & The Baker** and **Eataly** to elevated experiences like **RPM Italian**.

A mecca for nightlife, the scene is always buzzing, with options including **Bally's Casino** in the Medinah Temple and the recently announced **F1 Arcade**, a **Formula 1** themed "eatertainment" venue immediately adjacent to Grand Plaza.

DEMOGRAPHICS

0.5 mile radius from Grand Plaza

Residential Population

38,593

Households

26,381

Average Household Income

\$179,039

Daytime Population

168,472

NOTABLE GRAND PLAZA NEIGHBORS INCLUDE

TAO

THE SHOPS AT
NORTH BRIDGE

Bally's

F1
ARCADE
(COMING SOON)

NORDSTROM

CRUSH

★
R

Jewel-Osco

EAT ALY
alti cibi

RPM

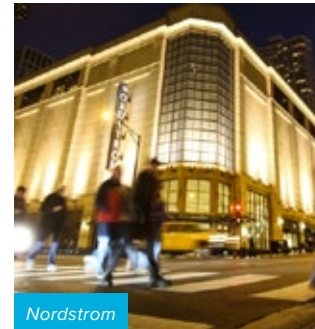
And many more.



Bally's Casino



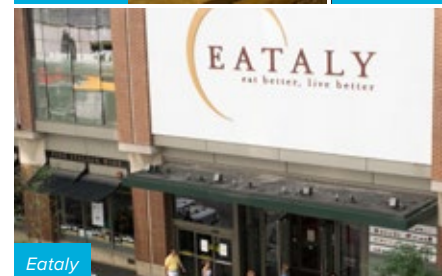
F1 Arcade (recently announced)



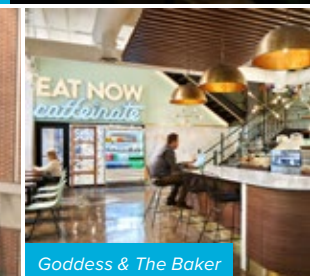
Nordstrom



RPM Italian



Eataly



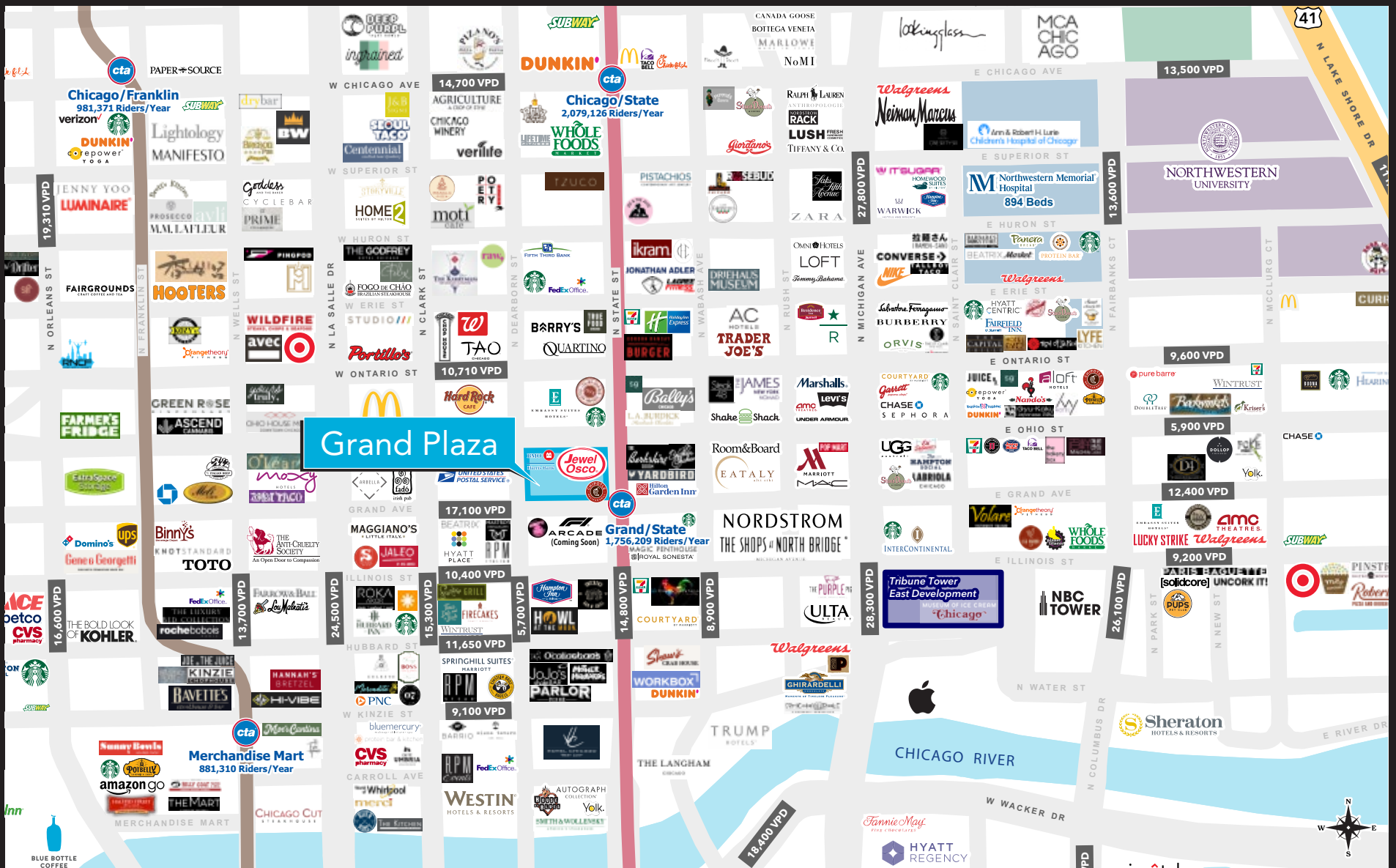
Goddess & The Baker

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 **BAUM**
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