

FOR LEASE

# RESTAURANT 405 NORTH WABASH

RIVER NORTH RESTAURANT

Chicago, IL 60611

PRESENTED BY:

LESLIE KARR

O: 312.529.5792

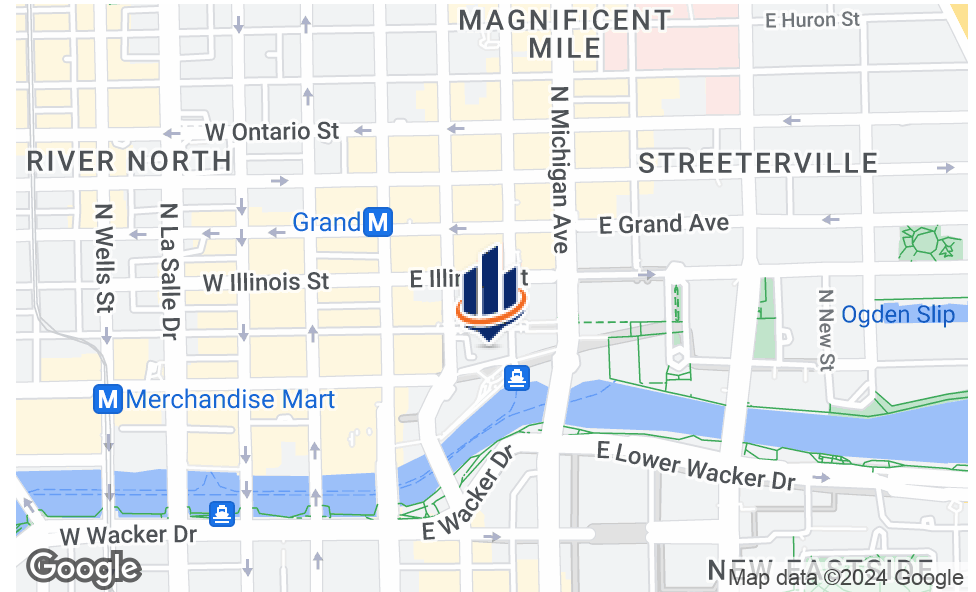
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## OFFERING SUMMARY

LEASE RATE:	\$40.00 SF/yr (NNN)
AVAILABLE SF:	4,159 - 6,777 SF
YEAR BUILT:	1977
RENOVATED:	2016
ZONING:	PD 113
MARKET:	Chicago
SUBMARKET:	North Michigan Avenue
TRAFFIC COUNT:	43,000

## PROPERTY OVERVIEW

Full-serve upscale restaurant with gorgeous build-out done to the highest design and quality standards. Additional lower-level prep space with equipment available. River North restaurant space at the base of 678 unit condominium building adjacent to Wrigley Building and Trump Tower. One block west of Michigan Avenue with riverfront access. Join Athletico and others.

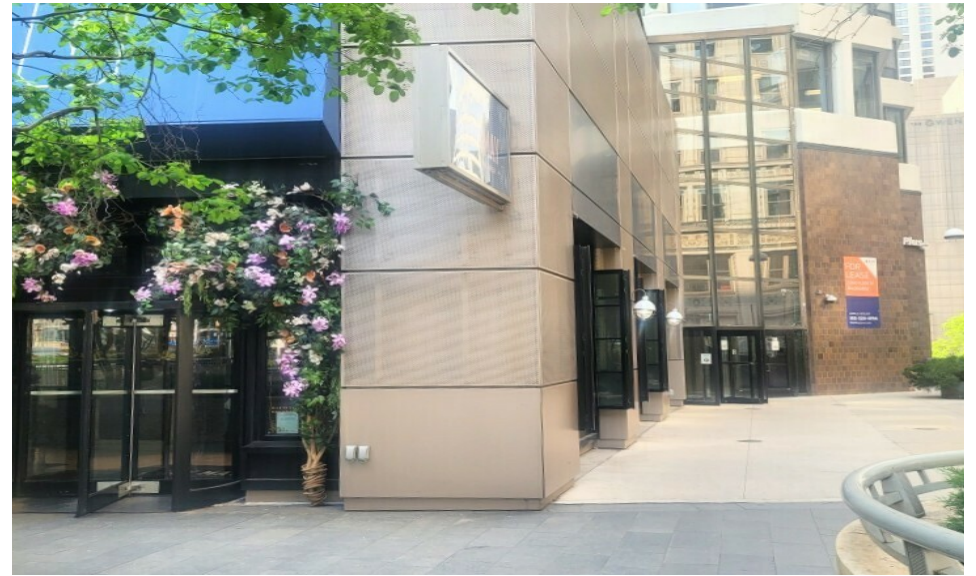
## PROPERTY HIGHLIGHTS

- Patio spaces with River views
- 150 steps away from Michigan Avenue
- Co-tenants include Athletico & Buongiorno Restaurant
- TI dollars available to qualified tenants

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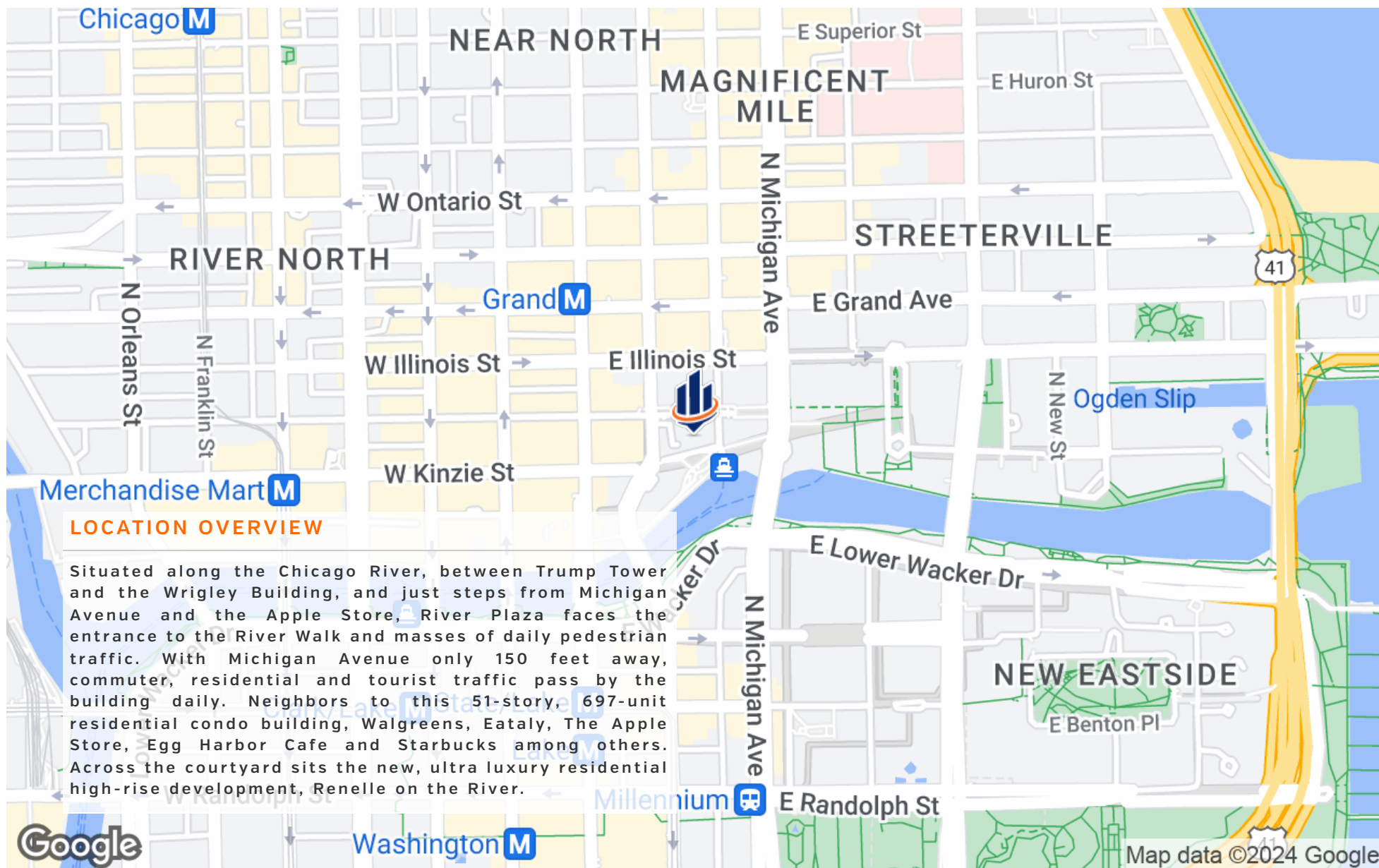




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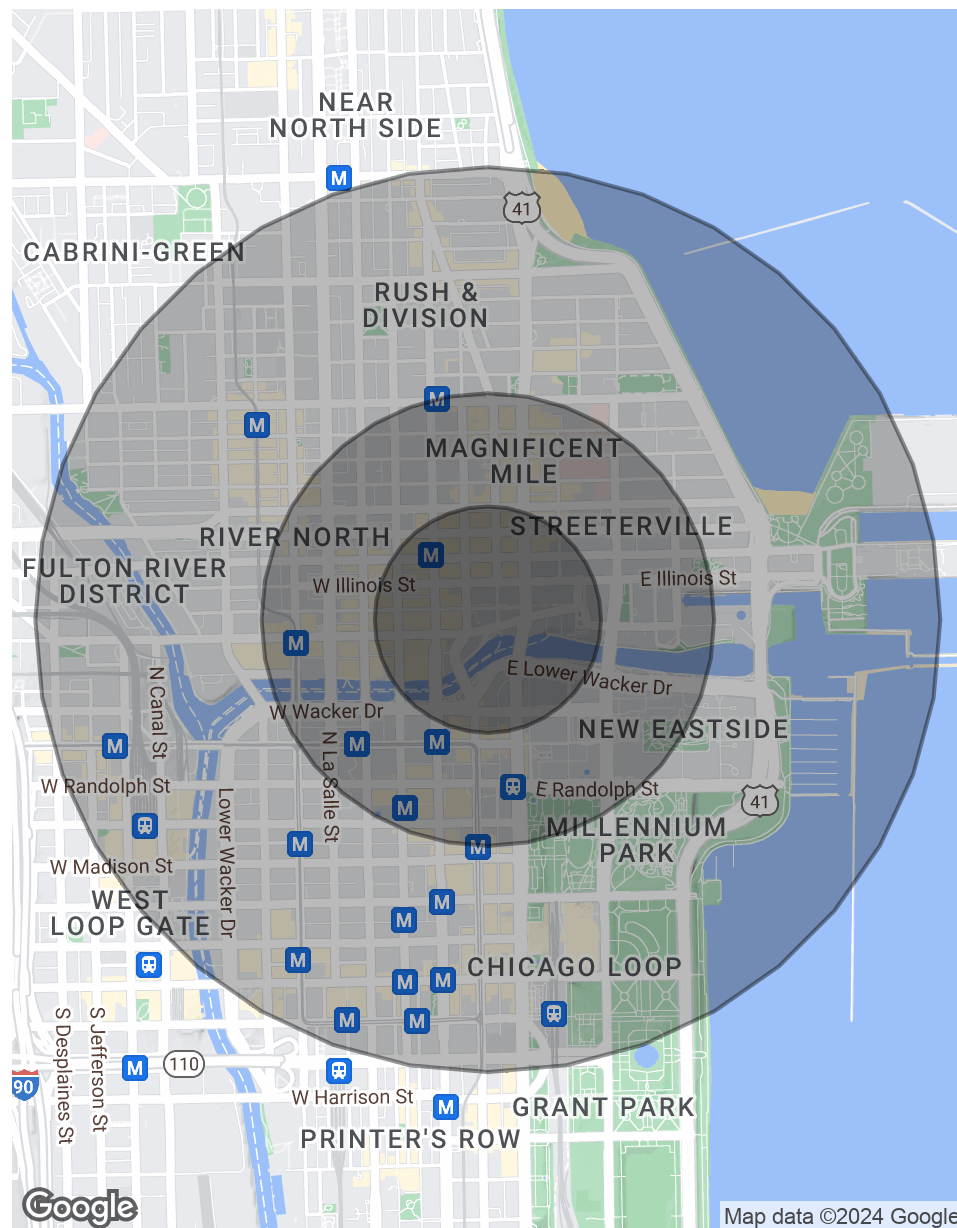
**POPULATION**      0.25 MILES   0.5 MILES   1 MILE

TOTAL POPULATION	6,015	17,991	64,299
AVERAGE AGE	37.6	37.7	39.4
AVERAGE AGE (MALE)	38.9	37.9	39.2
AVERAGE AGE (FEMALE)	34.6	36.2	39.0

**HOUSEHOLDS & INCOME**      0.25 MILES   0.5 MILES   1 MILE

TOTAL HOUSEHOLDS	4,252	11,990	41,324
# OF PERSONS PER HH	1.4	1.5	1.6
AVERAGE HH INCOME	\$139,233	\$139,345	\$138,378
AVERAGE HOUSE VALUE	\$536,153	\$525,655	\$558,486

\* Demographic data derived from 2020 ACS - US Census



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