



FOR LEASE

FORMER COFFEE SHOP | RIVER NORTH

AVAILABLE FOR LEASE IN RIVER NORTH
643 N WELLS | CHICAGO, IL 60654 | 2,724 SF RETAIL SPACE



225 N Columbus Drive, Ste 100
Chicago, IL 60601
www.goldstreetre.com

David Goldberg
(847) 274-8504
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Allan Perales
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THE OPPORTUNITY

INTRODUCING 643 N WELLS LOCATED AT THE BASE OF “GALLERY ON WELLS” WHICH IS A 442 UNIT LUXURY APARTMENT BUILDING.

THE BUILDING IS LOCATED AT THE CORNER OF WELLS AND ERIE, SURROUNDED BY VIBRANT RETAIL AND MASSIVE RESIDENTIAL DENSITY. AVAILABLE FOR LEASE NOW.

LEASING INFO

- Second Generation Commercial Retail Space
- Total Square Feet: 2,724 SF (former smoothie/coffee shop)
- Direct internal access to the residential lobby.
- All remaining FF&E comes with the space. No key money.
- Ideal for an office, restaurant w/o black iron, fitness, lifestyle retail, services, beauty, medical, health and wellness.
- Ceiling Heights: 14'-0"
- 80-Feet of Frontage + Abundant Outdoor Seating
- Space will be delivered in existing, turnkey condition.

BUILDING INFO

- Building Address: 643 N Wells St, Chicago, IL 60654
- Owner: MAC Properties + Magellan Development
- 42nd Ward: Ald. Brendan Reilly
- PIN: 17-09-224-015-0000
- Zoning: PD-1251

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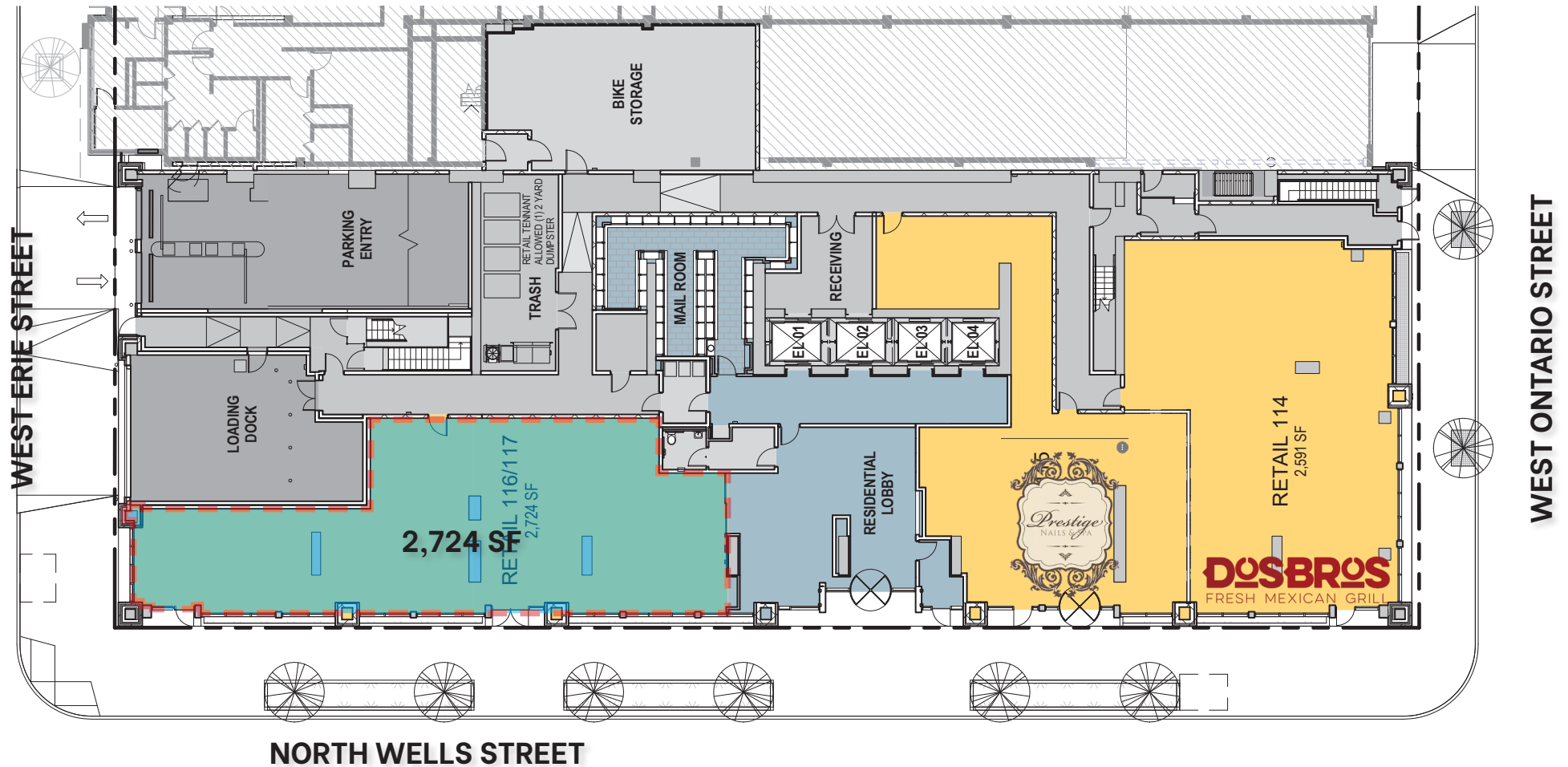


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SITE PLAN



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Population Trends

643 N Wells St, Chicago, Illinois, 60654 (1 mile)

643 N Wells St, Chicago, Illinois, 60654

Ring of 1 mile

Prepared by Esri

Latitude: 41.89366

Longitude: -87.63404



POPULATION TRENDS AND KEY INDICATORS

643 N Wells St, Chicago, Illinois, 60654

111,378	70,950	1.53	36.0	\$107,341	\$484,979	135	110	54
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



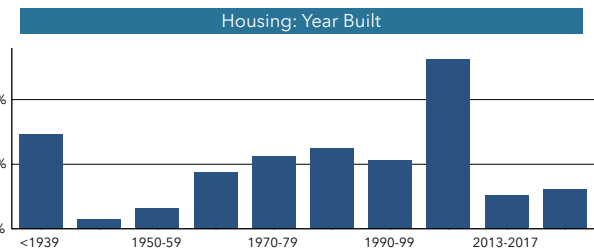
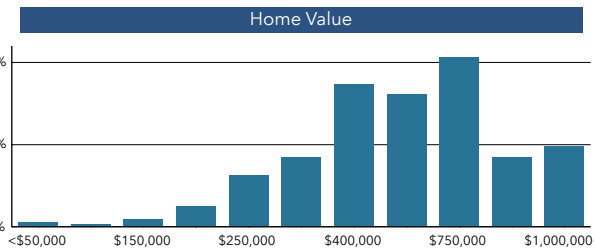
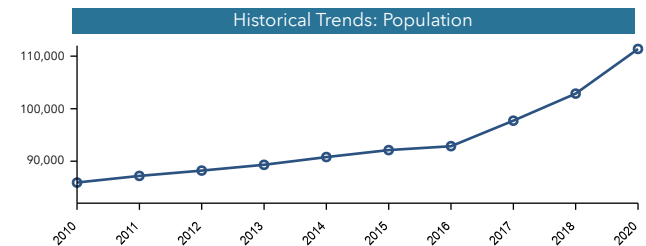
\$13,329

Avg Spent on Mortgage & Basics

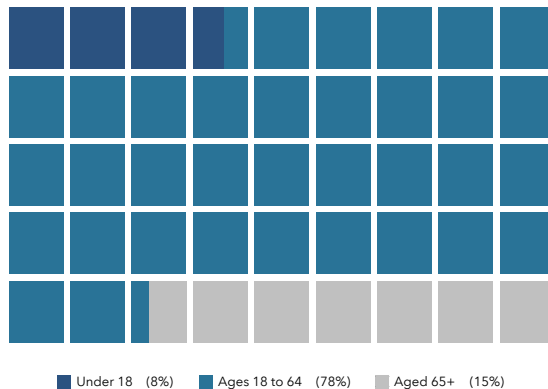


18.9%

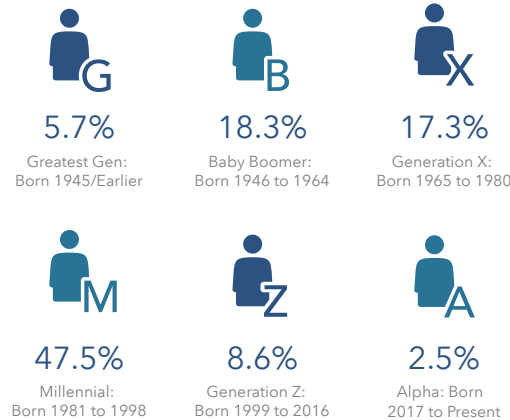
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2020, 2025. © 2021 Esri

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Page 1 of 1

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