



# 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](http://www.goldstreetre.com)

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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.

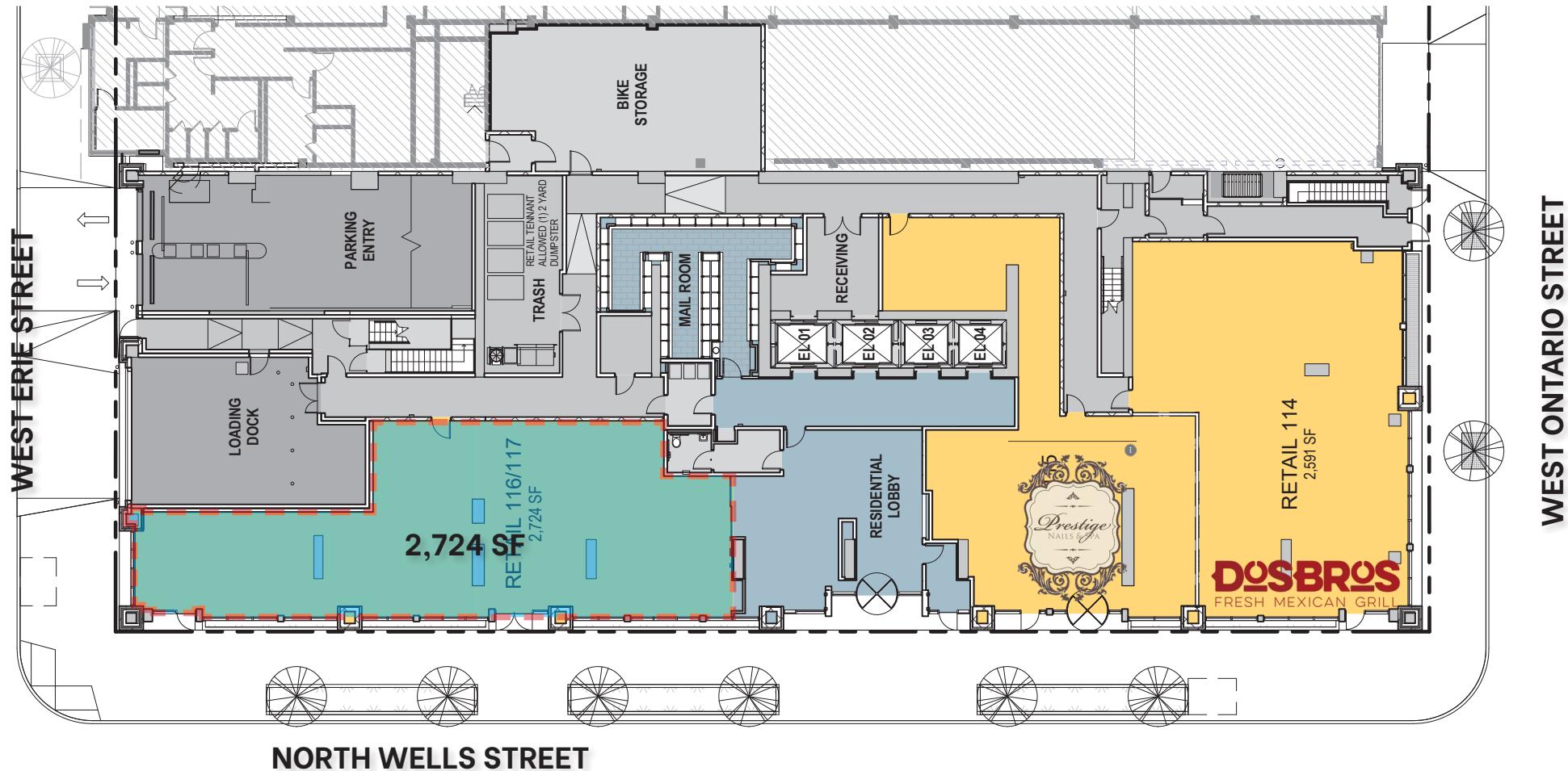
## BUILDING INFO

- 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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# SITE PLAN



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## Population Trends

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

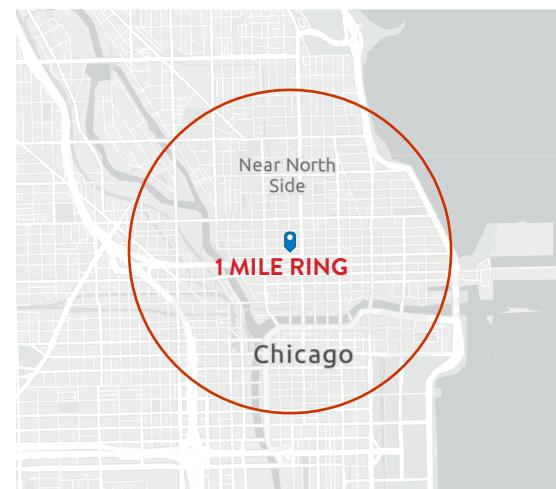
643 N Wells St, Chicago, Illinois, 60654

Ring of 1 mile

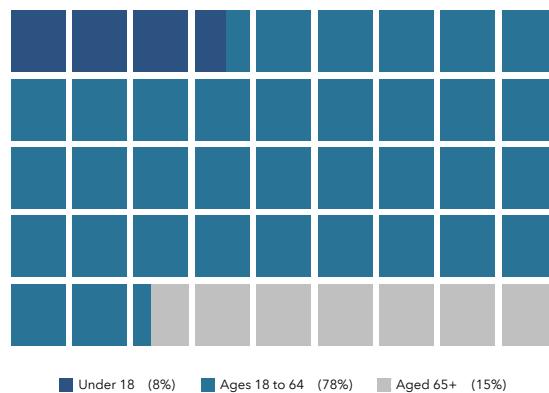
Prepared by Esri

Latitude: 41.89366

Longitude: -87.63404



### POPULATION BY AGE



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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## POPULATION TRENDS AND KEY INDICATORS

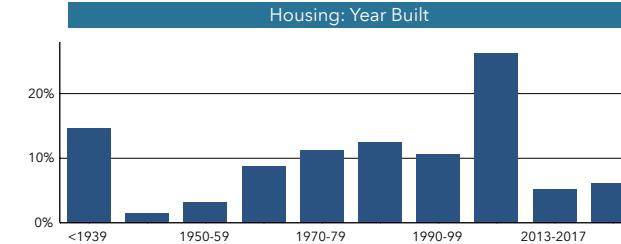
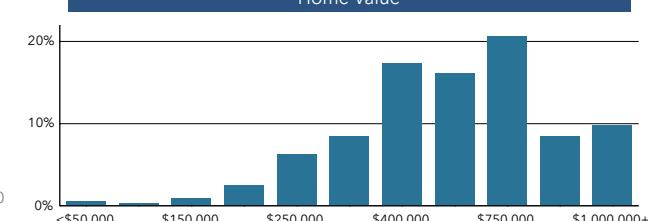
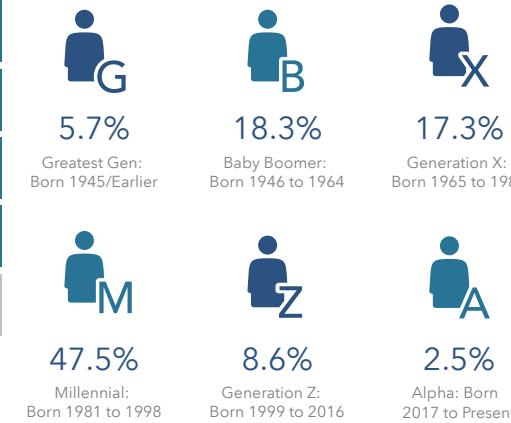
643 N Wells St, Chicago, Illinois, 60654

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



### POPULATION BY GENERATION



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