

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH



**2,800 SF RETAIL SPACE & 2,722 LAND SF
DX-5 ZONING ICHICAGO, IL 60654**



kw ONECHICAGO
KELLERWILLIAMS.

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH



kw ONECHICAGO
KELLERWILLIAMS.

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EXECUTIVE SUMMARY

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

INVESTMENT SUMMARY

KW Commercial and Keller Williams ONEChicago are excited to present a unique investment opportunity located at 601 N. Wells St., Chicago, IL 60654, in the heart of the River North neighborhood of Downtown Chicago. This prime real estate offering includes a retail property with 2,800 square feet of space, currently outfitted as a restaurant, and an advantageous billboard lease adding to its income potential.

The total land size of the property is 2,722 square feet, under Downtown Mixed-Use (DX-5) zoning, which accommodates a high-density mix of commercial, residential, and office spaces. This flexibility provides a wide array of redevelopment opportunities, making it an attractive proposition for investors looking to maximize the site's utility and revenue.

Significantly enhancing this property's value is a billboard lease with an annual income of \$89,165.72, which has 20 years remaining, expiring in 2046. The lease income is set to increase by 3.5% annually, offering a steady growth in revenue over time. This additional income stream contributes to the property's overall attractiveness and potential for high returns on investment.

Previously operated as a Latin American, seafood, and Mexican restaurant, the retail space is well-suited for similar future uses. It suggests that the space is fully equipped for food service operations, potentially including a bar or lounge area. The existing kitchen, dining, and service areas are presumably in a condition that would support continued use without significant renovations if well maintained.

The property's DX-5 zoning enables a multitude of redevelopment possibilities:

- **Mixed-Use Development:** Combining retail with residential or office spaces above to leverage the property's location and zoning for maximum income.
- **Exclusive Restaurant/Bar:** The space could continue serving as a premium dining venue or bar, drawing in clientele from River North and the broader Downtown Chicago area.
- **Boutique Retail or Gallery Space:** Aligning with the neighborhood's cultural scene, the space could be transformed into a boutique retail store or art gallery catering to River North's affluent demographics.

River North is renowned for its dynamic art galleries, vibrant nightlife, and dining scene, making it a coveted location for any retail or mixed-use development. The neighborhood's affluence, high foot traffic, and excellent visibility and accessibility to locals and tourists alike underscore the strategic value of investing in 601 N. Wells St.

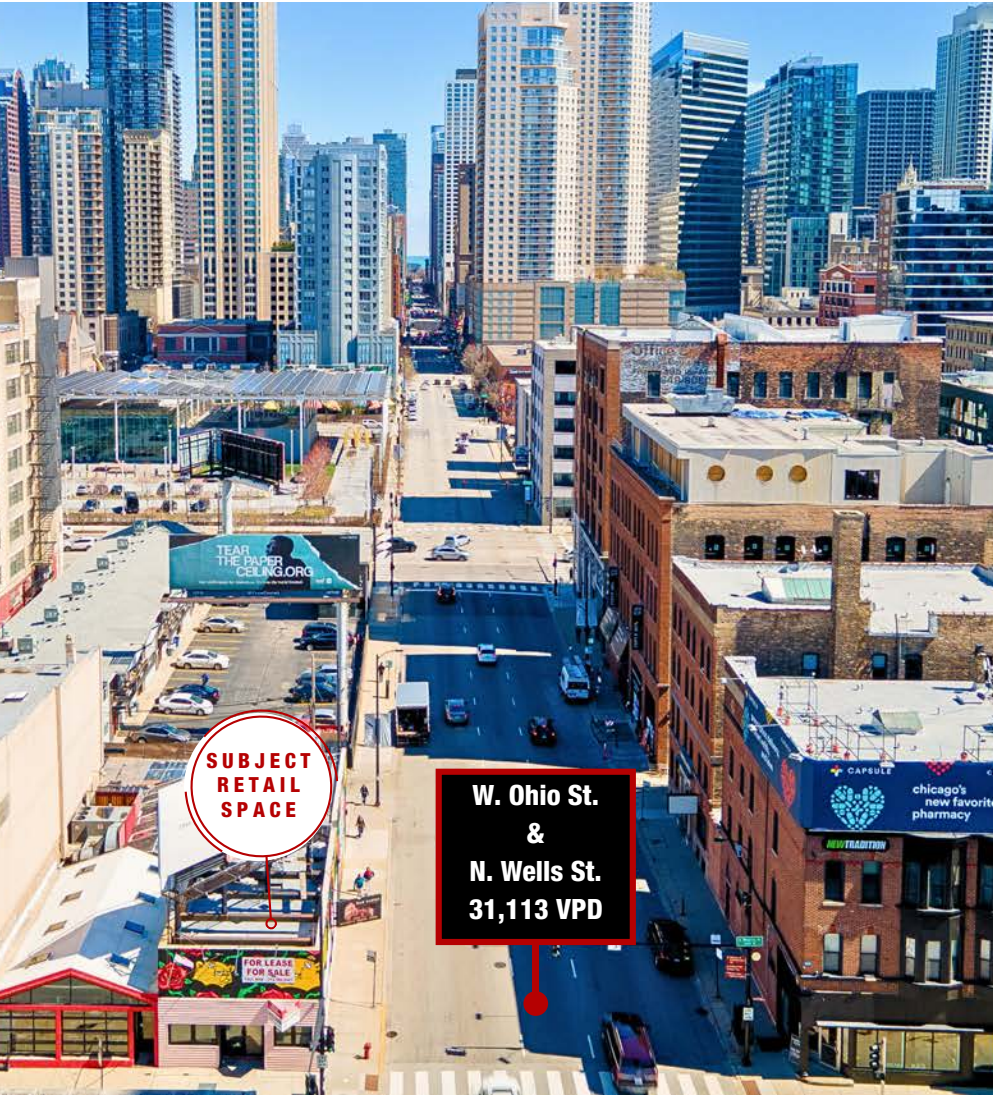
This property offers a compelling blend of current income from its restaurant-ready retail space and long-term revenue through its billboard lease, positioned within a thriving area of Downtown Chicago. The combination of prime location, flexible zoning, and additional income potential positions this property as a standout investment opportunity in the River North neighborhood, appealing to investors and national tenants seeking to capitalize on Downtown Chicago's vibrant market.



PROPERTY SUMMARY

Pricing Summary

Property Type	Retail Freestanding	Land SF	2,722 SF 0.06 Acres
Address	601 N. Wells St.	Price Per Land SF	\$1,322.56
City, State & Zip Code	Chicago, IL 60654	Building SF	2,800 SF
List Price	\$2,900,000		-
Billboard Lease Income	\$105,000		
Billboard Lease Expiration	March 10th, 2046		
Pro Forma Net Operating Income	\$259,000		
Pro Forma Cap Rate	8.93%		
Year Built	1988		
Class	C		
Building PIN(s)	17-09-231-006-0000		
Submarket	River North		
Tenancy	Single		
Zoning	DX-5		
Building FAR	0.47		
Traffic Count W. Ohio St. & N. Wells St.	39,121 VPD (2023)		
Avg Household Income	\$142,393 (3 Miles)		
Consumer Spending Details	\$7,936,193,303 (3 Miles)		

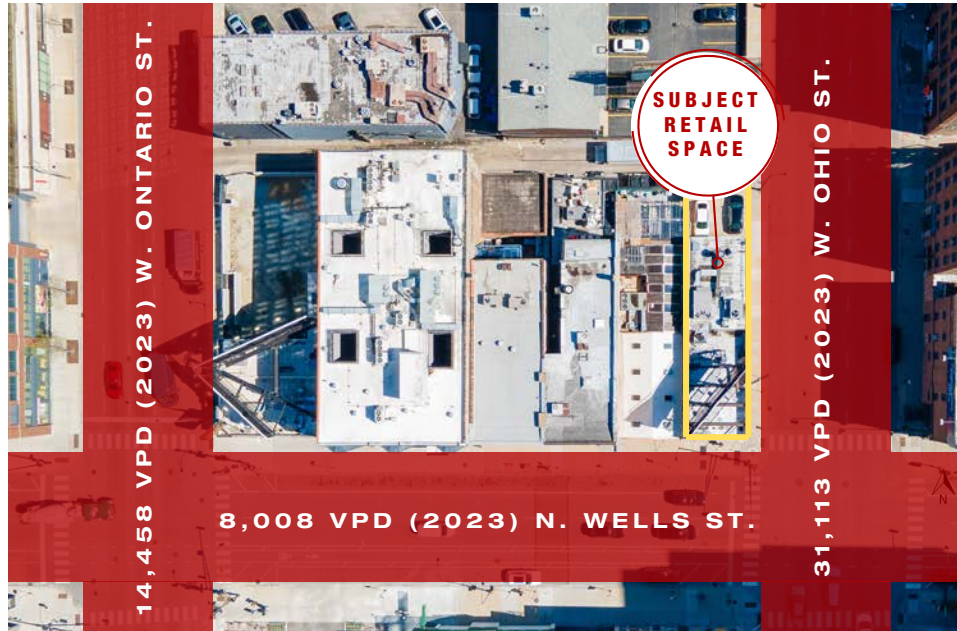


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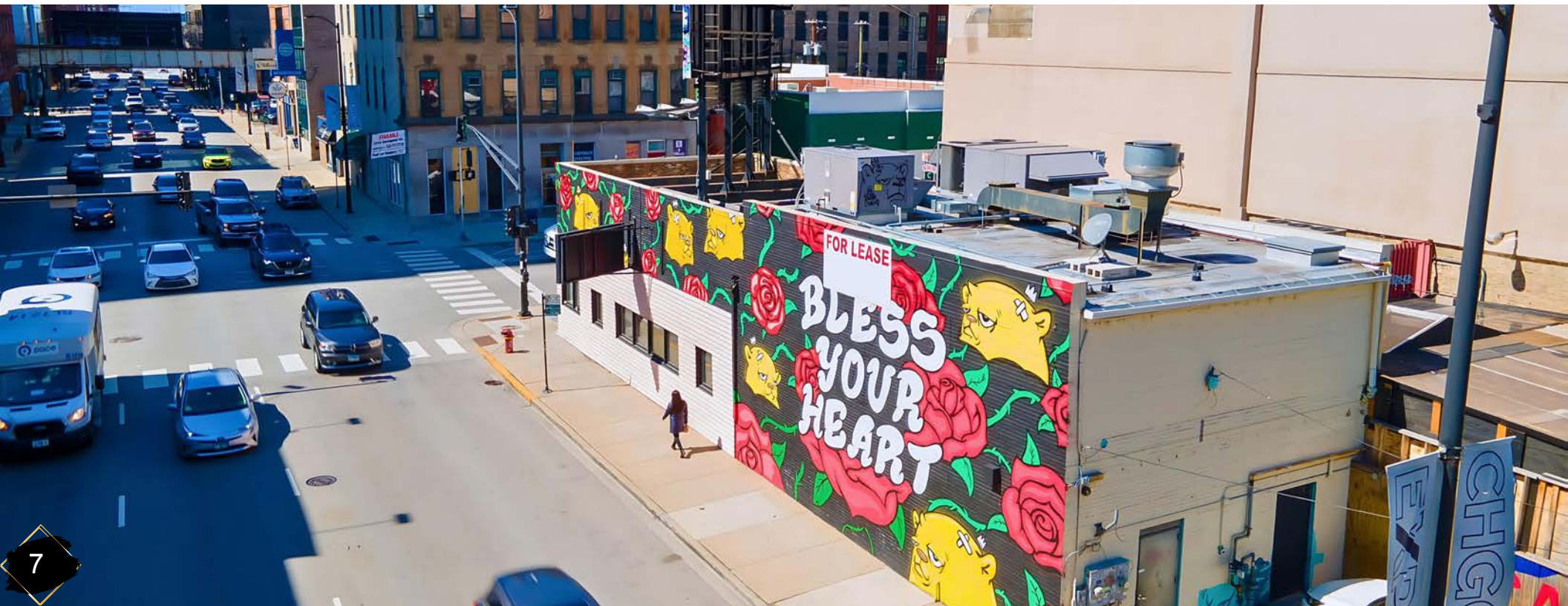
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PARCEL MAP



RIVER NORTH IS A DYNAMIC AND VIBRANT NEIGHBORHOOD LOCATED IN THE HEART OF CHICAGO, ILLINOIS. KNOWN FOR ITS AFFLUENT RESIDENTIAL BUILDINGS, UPSCALE DINING, AND LIVELY ENTERTAINMENT OPTIONS, RIVER NORTH STANDS AS A TESTAMENT TO CHICAGO'S ABILITY TO BLEND THE URBAN WITH THE LUXURIOUS. THIS NEIGHBORHOOD, BORDERING THE MAGNIFICENT MILE TO THE EAST AND BORDERED BY THE CHICAGO RIVER, HAS BECOME ONE OF THE CITY'S MOST SOUGHT-AFTER DISTRICTS FOR BOTH LIVING AND LEISURE.



Zoning Information **DX-5**

Floor to Area Ratio (FAR)	5
On-site Open Space	All buildings with people living in them must have at least 36 sq ft of on-site open space per dwelling unit. (See 17-4-0410-A)
Max Building Height	None, but buildings taller than city's "building height thresholds" require Planned Development review.

Minimum Lot Area

Dwelling Unit	200 SF
Efficiency Unit	135 SF
SRO Units	100 SF

Setbacks

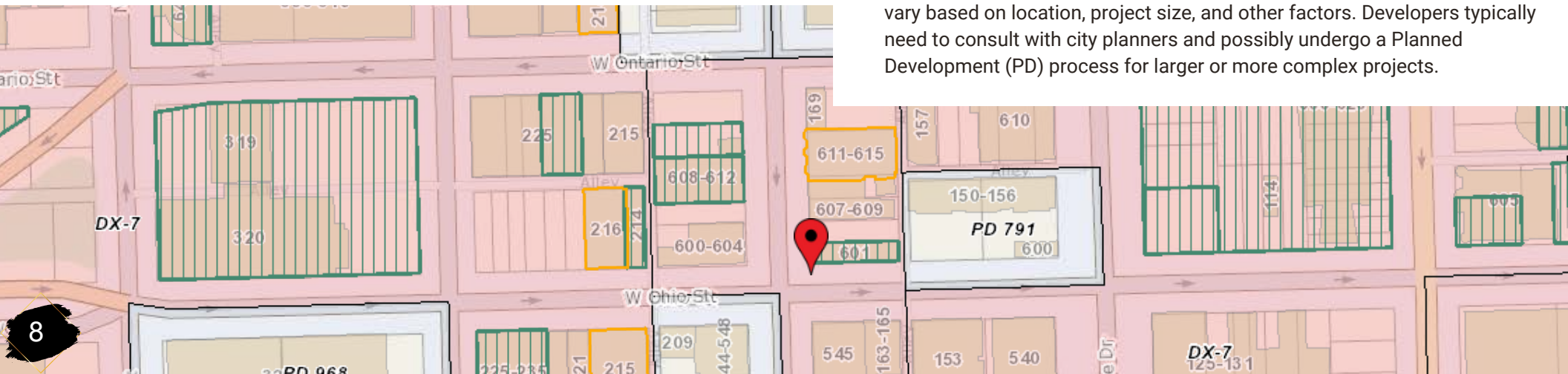
Front yard	None.
Side	None.
Back yard	30ft for floors containing dwelling units. All others, none.

Zoning Map

Downtown high-rises - offices or apartments - with ground-floor stores. Prevalent on the edges of Loop: east of Dearborn Ave, in River North, the South Loop, and the West Loop.

Key Features of Dx-5 Zoning

1. **Purpose:** Dx-5 zoning aims to promote a vibrant mix of uses in Chicago's downtown area, encouraging dense, high-quality development that supports the city's economic vitality and urban living. It seeks to balance the growth of commercial, residential, and entertainment facilities in a way that enhances public amenities and pedestrian environments.
2. **Density and Development Standards:** The "5" in Dx-5 indicates a specific level of density and development potential. This density level allows for a relatively high floor area ratio (FAR), which determines the total buildable area on a site relative to the size of the site itself. Properties zoned Dx-5 can typically support taller buildings and more intensive development compared to lower-density districts.
3. **Permitted Uses:** Dx-5 zoning accommodates a wide variety of uses to ensure a dynamic mix of residential, commercial, and office spaces within the same area. This includes, but is not limited to, retail shops, restaurants, offices, apartments, hotels, and entertainment venues. The mix of allowed uses encourages lively street-level activity and helps create a 24/7 neighborhood.
4. **Design and Review Process:** Developments within Dx-5 zones are subject to specific design standards and may require review by city planning officials to ensure they contribute positively to the urban fabric and public realm. This process often focuses on building aesthetics, pedestrian access, and the relationship of new developments to existing urban context.
5. **Benefits of Mixed-Use Development:** The Dx-5 zoning supports mixed-use developments that are key to creating walkable, sustainable urban environments. By allowing for higher densities, such zoning encourages the efficient use of land, reduces the need for automobile dependence, and promotes a lively, active streetscape.
6. **Variability:** While Dx-5 sets general standards, specific requirements may vary based on location, project size, and other factors. Developers typically need to consult with city planners and possibly undergo a Planned Development (PD) process for larger or more complex projects.



AERIAL MAP



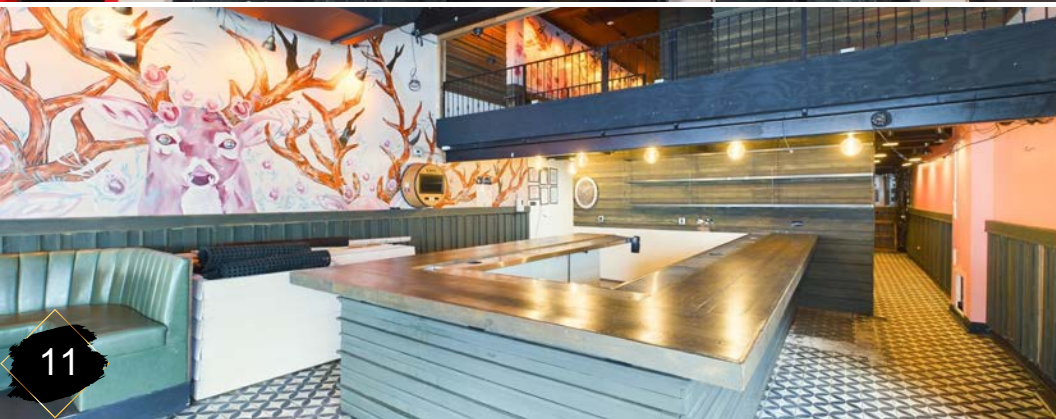
FINANCIAL ANALYSIS

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

STABILIZED
RENT ROLL

AVAILABLE SF	UNIT SIZE	% OF GBA	ANNUAL RENT	MONTHLY RENT	PRICE PER SF
1st Floor	2,800	71%	\$154,000	\$10,835	\$55.00 (NNN)
Loft	800	29%	— — —		
BILLBOARD	Current	4% Annual Increases	\$105,000	\$8,750	thru-March 2046
Total		2,800 SF	\$259,000	\$22,600	\$55.00 (NNN)



STABILIZED

INCOME & EXPENSES

INCOME	CURRENT	PER SF
Base Rent	\$154,000	\$55.00
Property Tax & Cam Reimbursements	\$44,532	\$15.84
Billboard Income	\$105,000	
EFFECTIVE GROSS INCOME	\$303,532	\$112.76
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes (2022)	\$41,157	\$14.70
Insurance	\$3,375	\$1.21
TOTAL EXPENSES	\$44,532	\$15.91
NET OPERATING INCOME	\$259,000	\$92.50





SALE COMPARABLES

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

SALE COMPARABLES

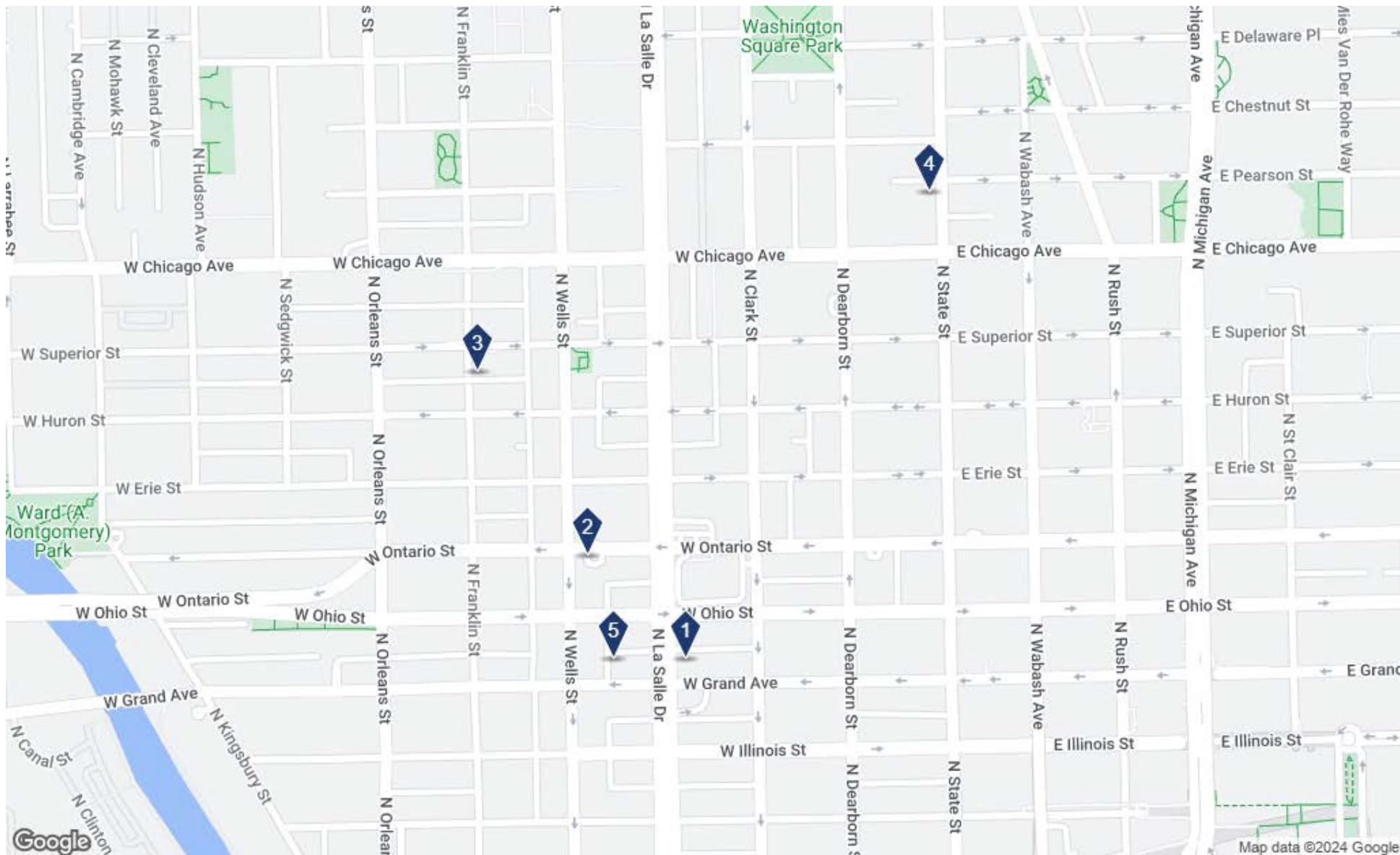
Sale Comparables

5

Avg. Price/SF

\$1,196

SALE COMPARABLES LOCATIONS



SALE COMPARABLES

1	126 W Grand Ave	SOLD
<p>Chicago, IL 60654 Sale Date May 3, 2019 Sale Price \$5,700,000 Price/SF \$1,266.67 Parcels 17-09-239-013-0000, 17-09-239-014-0000, 17-09-239-015-0000 Comp ID 4758565 Comp Status Research Complete</p>		
<p>Cook Type 2 Star Retail Storefront Retail/Office Year Built 1901; Renov 1984 GLA 4,500 SF Land Acres 0.19 AC Land SF 8,276 SF Zoning B7-5, Chicago Sale Condition High Vacancy Property, Redevelopment Project</p>		
		
2	169 W Ontario St	SOLD
<p>Chicago, IL 60654 Sale Date Jan 29, 2020 Sale Price \$3,250,000 Price/SF \$1,219.97 Parcels 17-09-231-001-0000 Comp ID 5071662 Comp Status Research Complete</p>		
<p>Cook Type 2 Star Retail Fast Food Year Built 1940; Renov 2024 GLA 2,664 SF Land Acres 0.13 AC Land SF 5,767 SF Zoning 50</p>		
		
3	715 N Franklin St	SOLD
<p>Chicago, IL 60654 Sale Date Jan 31, 2023 Sale Price \$850,000 Price/SF \$1,214.29 Parcels 17-09-209-022-0000 Comp ID 6306823 Comp Status Research Complete</p>		
<p>Cook Type 3 Star Retail Storefront Year Built 1911 GLA 700 SF Land Acres 0.02 AC Land SF 874 SF Zoning Dx-5</p>		
		
4	818 N State St - Gold Coast Retail	SOLD
<p>Chicago, IL 60610 Sale Date Dec 24, 2019 Sale Price \$1,400,000 Price/SF \$933.33 Parcels 17-04-450-024-0000 Comp ID 5014322 Comp Status Research Complete</p>		
<p>Cook Type 2 Star Retail Storefront Retail/Office Year Built 1952 GLA 1,500 SF Land Acres 0.02 AC Land SF 802 SF Zoning B7-6, Chicago Sale Condition Purchase By Tenant</p>		
		
5	158 W Grand Ave	SOLD
<p>Chicago, IL 60654 Sale Date Sep 29, 2022 Sale Price \$4,062,500 Price/SF \$900.98 Parcels 17-09-238-009-0000 Comp ID 6164323 Comp Status Research Complete</p>		
<p>Cook Type 2 Star Retail Auto Repair Year Built 1978 GLA 4,509 SF Land Acres 0.20 AC Land SF 8,638 SF Zoning DX-7 Sale Condition Redevelopment Project</p>		
		





LAND COMPARABLES

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

LAND COMPARABLES

Sale Comparables

3

Avg. Cap Rate

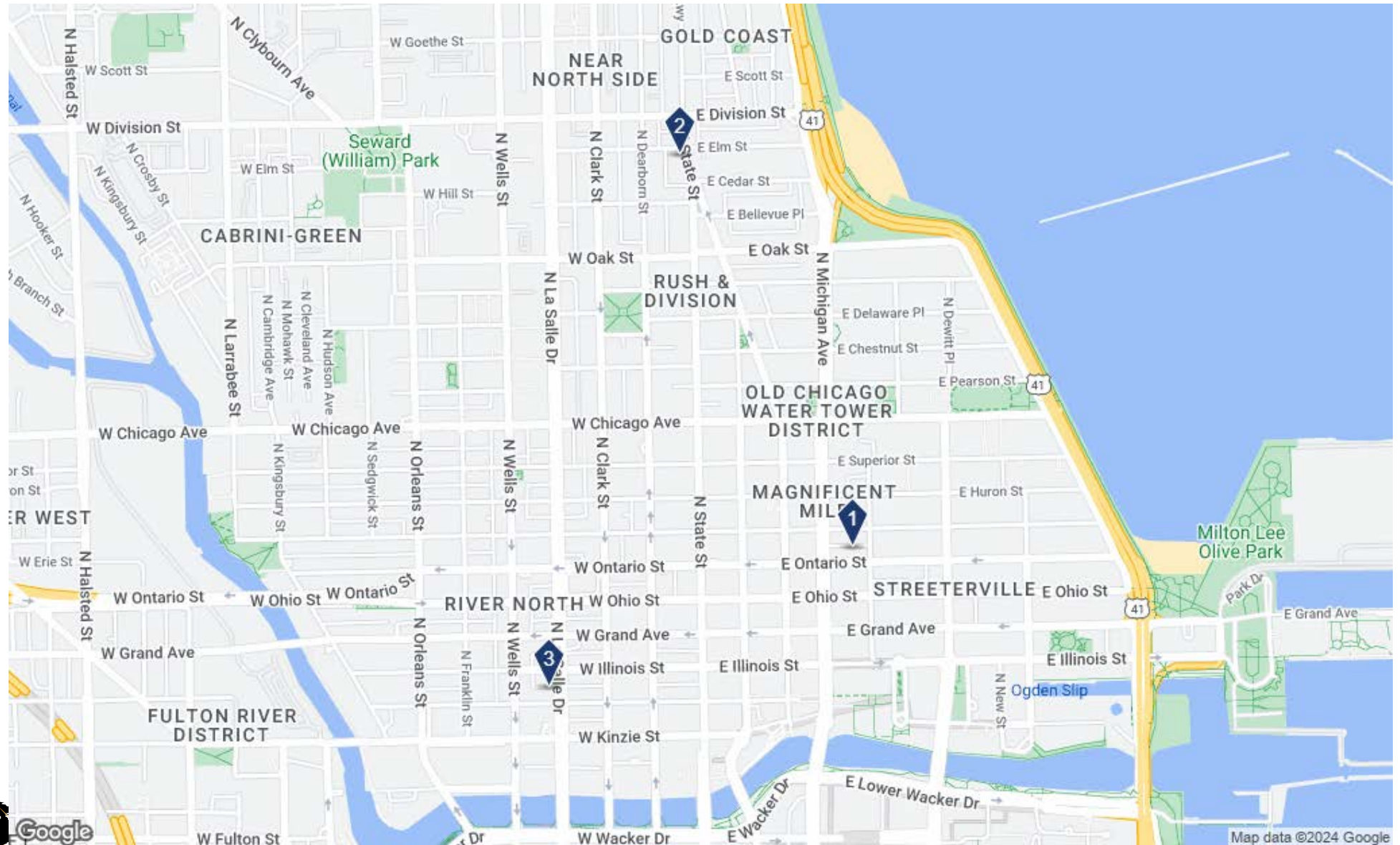
Avg. Price/SF

\$1,780

Avg. Vacancy At Sale

5

SALE COMPARABLES LOCATIONS



LAND COMPARABLES

1 148-158 E Ontario St - High Rise Condominium Building Site

SOLD

Chicago, IL 60611

Sale Date **Oct 28, 2021**

Sale Price **\$28,084,000**

Price/AC Land **\$96,280,422**

Parcels **17-10-114-010-0000,**

17-10-114-011-0000, 17-10-114-012-0000

Comp ID **5779249**

Comp Status **Research Complete**

Cook

Type **2 Star Land**

Land Acres **0.29 AC**

Land SF **12,710 SF**

Zoning **PD-970, Chicago**



2 1130 N State St

SOLD

Chicago, IL 60610

Sale Date **Oct 21, 2019**

Sale Price **\$61,000,000**

Price/SF **\$3,790.47**

Parcels **17-04-414-032-0000**

Comp ID **4943105**

Comp Status **Research Complete**

Cook

Type **2 Star Retail Storefront**

Year Built **1961**

GLA **16,093 SF**

Land Acres **0.75 AC**

Land SF **32,770 SF**

Zoning **DX-7**

Sale Condition **Redevelopment Project**



3 142 W Hubbard St

SOLD

Chicago, IL 60654

Sale Date **Dec 4, 2019**

Sale Price **\$10,800,000**

Price/SF **\$18,000.00**

Parcels **17-09-252-015-0000,**

17-09-252-016-0000, 17-09-252-017-0000

Comp ID **4993647**

Comp Status **Research Complete**

Cook

Type **2 Star Parking Lot**

Year Built **1989**

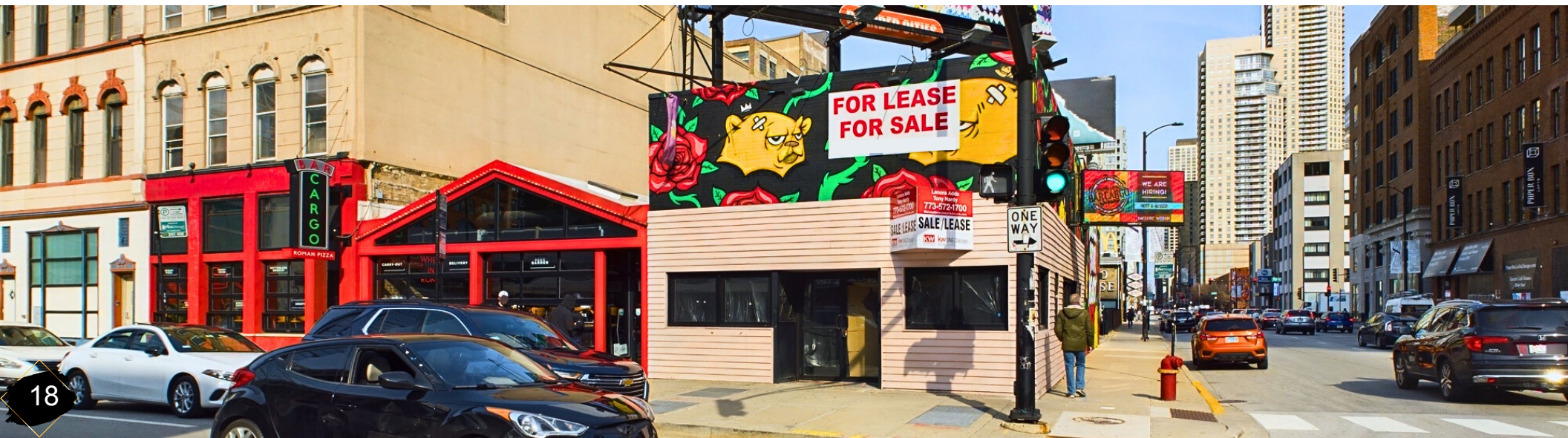
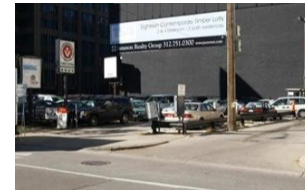
GBA **600 SF**

Land Acres **0.24 AC**

Land SF **10,646 SF**

Zoning **DX-7**

Sale Condition **Redevelopment Project**





LEASE COMPARABLES

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

LEASE COMPARABLES

Deals

NNN Asking Rent Per SF

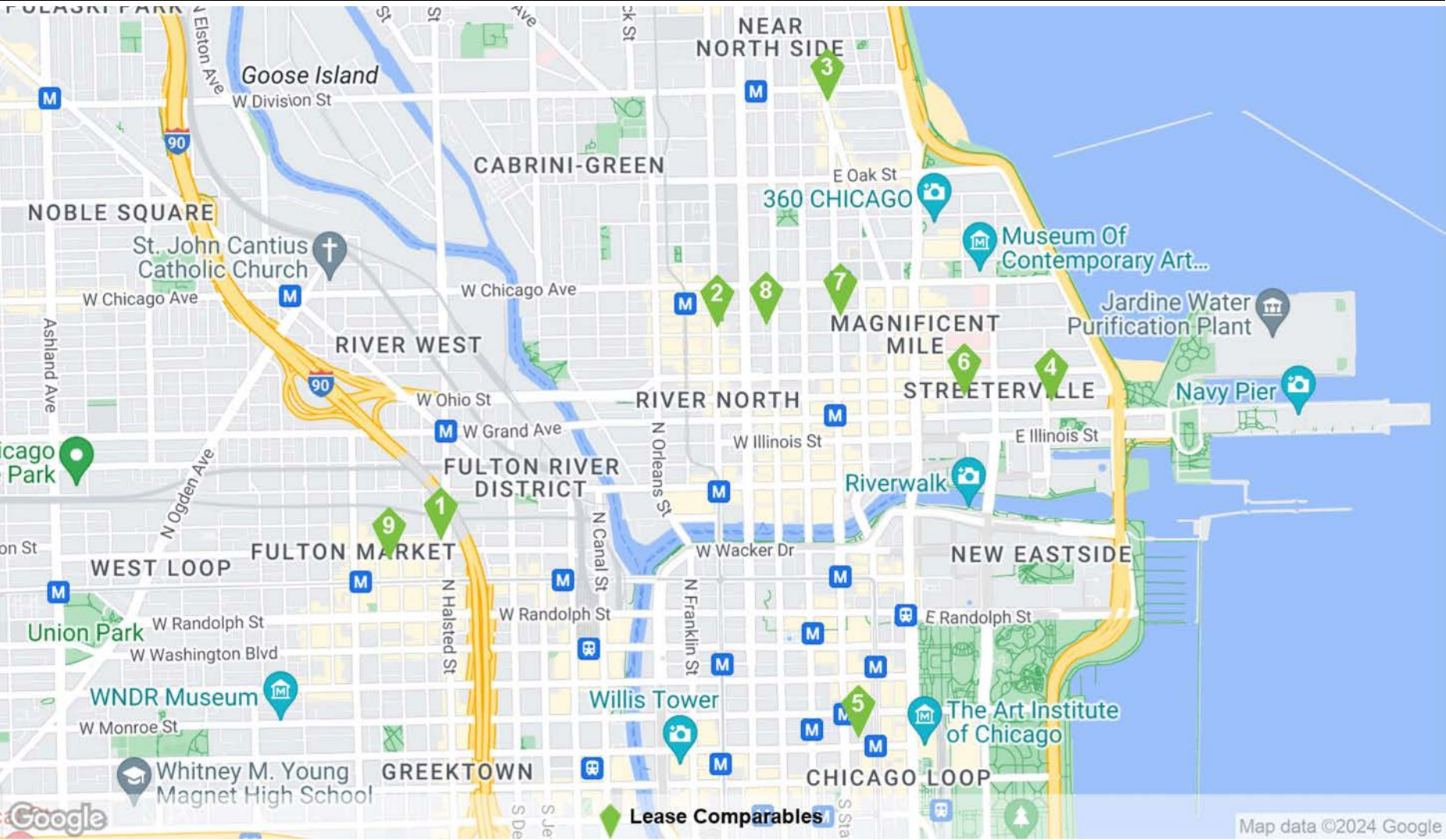
NNN Starting Rent Per SF

10


\$73.41

\$75.00

LEASE COMPARABLES




LEASE COMPARABLES

1

1,297 SF Retail Lease Signed Feb 2024 for \$75.00 Triple Net (Starting)
800 W Fulton St - 1st Floor Direct, Leased by Cafe Cremerie
Chicago, IL 60607 - Fulton Market/Near West Side Submarket




Asking Rent:	\$75.00/NNN	Start Date:	Mar	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class A
Starting Rent:	\$75.00/NNN	Term:	2024 10	Escalations:		On Market:	17 Mos	Building Area:	480,490 SF
Effective Rent:		Exp. Date:	Years	TI Allowance:		Build-Out:	Partial Build...	Built/Renov:	2021/
			Mar	Position:		Dock/Drive In:		Parking Ratio:	0.07/1,000 SF
			2034						

2

1,120 SF Retail Lease Signed Oct 2023 for \$70.75 Triple Net (Asking)
701 N Wells St - Ground Direct
Chicago, IL 60654 - River North Submarket




Asking Rent:	\$70.75/NNN	Start Date:	Dec 2023	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:		Term:	5 Years	Escalations:		On Market:	6 Mos	Building Area:	5,252 SF
Effective Rent:		Exp. Date:	Nov 2028	TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1887/
				Position:	End Cap	Dock/Drive In:		Parking Ratio:	

3

1,555 SF Retail Lease Signed Apr 2022 for \$80.00 Triple Net (Asking) 4 E
Elm St - 1st Floor Direct
Chicago, IL 60610 - Gold Coast Submarket




Asking Rent:	\$80.00/NNN	Start Date:	May 2022	Free Rent:		Deal Type:	New Lease	Property Type:	Multi-Family Class A
Starting Rent:		Term:		Escalations:		On Market:	48 Mos	Building Area:	105,000 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Shell Space	Built/Renov:	2016/
				Position:	End Cap	Dock/Drive In:		Parking Ratio:	1.40/1,000 SF

LEASE COMPARABLES

4  1,442 SF Office/Retail Lease Signed Mar 2022 for \$65.00 Triple Net (Asking)
545 N McClurg Ct - Ground Direct
Chicago, IL 60611 - Streeterville Submarket




Asking Rent:	\$65.00/NNN	Start Date:	Apr 2022	Free Rent:		Deal Type:	New Lease	Property Type:	Multi-Family Class A
Starting Rent:		Term:		Escalations:		On Market:	33 Mos	Building Area:	397,200 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Shell Space	Built/Renov:	2016/
Amenities:									

5  1,000 SF Retail Lease Signed Apr 2021 for \$74.00 (Asking) 22
E Adams St - Ground Direct
Chicago, IL 60603 - East Loop Submarket



Asking Rent:	\$74.00	Start Date:	Jun 2021	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:		Term:		Escalations:		On Market:	11 Mos	Building Area:	5,912 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1888/
				Position:	In-Line	Dock/Drive In:		Parking Ratio:	0.51/1,000 SF

6  1,215 SF Retail Lease Signed Feb 2021 for \$60.00 (Asking)
203 E Ohio St - 1st Floor Direct
Chicago, IL 60611 - North Michigan Avenue Submarket



Asking Rent:	\$60.00	Start Date:	Apr 2021	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:		Term:		Escalations:		On Market:	7 Mos	Building Area:	17,786 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:		Built/Renov:	1985/
				Position:		Dock/Drive In:		Parking Ratio:	

LEASE COMPARABLES



7

1,116 SF Retail Lease Signed Nov 2020 for \$60.00 Triple Net (Asking) 1 E
Superior St - 1st Floor Direct
Chicago, IL 60611 - North Michigan Avenue Submarket



Asking Rent: \$60.00/NNN
Starting Rent:
Effective Rent:

Start Date: Nov 2021
Term: 3 Years
Exp. Date: Nov 2024

Free Rent:
Escalations:
TI Allowance:
Position:

Deal Type: New Lease
On Market: 9 Mos
Build-Out:
Dock/Drive In:

Property Type: Office Class B
Building Area: 43,000 SF
Built/Renov: 1980/1993
Parking Ratio: 0.16/1,000 SF



8

3,758 SF Retail Lease Signed Jan 2020 for \$65.00 Triple Net (Asking)
545 N McClurg Ct - Ground Direct, Leased by Foxtrot
Chicago, IL 60611 - Streeterville Submarket



Asking Rent: \$65.00/NNN
Starting Rent:
Effective Rent:

Start Date: Mar 2020
Term:
Exp. Date:

Free Rent:
Escalations:
TI Allowance:
Position: End Cap

Deal Type: New Lease
On Market: 7 Mos
Build-Out: Shell Space
Dock/Drive In:

Property Type: Multi-Family Class A
Building Area: 397,200 SF
Built/Renov: 2016/
Parking Ratio: 0.73/1,000 SF



9

5,150 SF Retail Lease Signed Dec 2019 for \$65.00 Triple Net (Asking)
100 W Huron St - 1st Floor Direct, Leased by etta
Chicago, IL 60654 - Chicago CBD Submarket



Asking Rent: \$65.00/NNN
Starting Rent:
Effective Rent:

Start Date: Feb 2020
Term:
Exp. Date:

Free Rent:
Escalations:
TI Allowance:
Position:

Deal Type: New Lease
On Market: 39 Mos
Build-Out: Shell Space
Dock/Drive In:

Property Type: Hospitality
Building Area: 83,687 SF
Built/Renov: Feb 2019/
Parking Ratio:

LEASE COMPARABLES

10



7,999 SF Retail Lease Signed Nov 2019 for \$85.00 Triple Net (Asking)
905 W Fulton Market - 1st Floor Direct
Chicago, IL 60607 - Fulton Market/Near West Side Submarket



Asking Rent: **\$85.00/NNN**
Starting Rent:
Effective Rent:

Start Date: **Sep 2020**
Term: **10 Years**
Exp. Date: **Sep 2030**

Free Rent:
Escalations:
TI Allowance:
Position: **In-Line**

Deal Type: **New Lease**
On Market: **7 Mos**
Build-Out: **Shell Space**
Dock/Drive In:

Property Type: **Office Class A**
Building Area: **89,568 SF**
Built/Renov: **2020/**
Parking Ratio:



PROPERTY PHOTOS

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH



Less social media.



BRANDED CITIES



FOR LEASE

SALE/LEASE

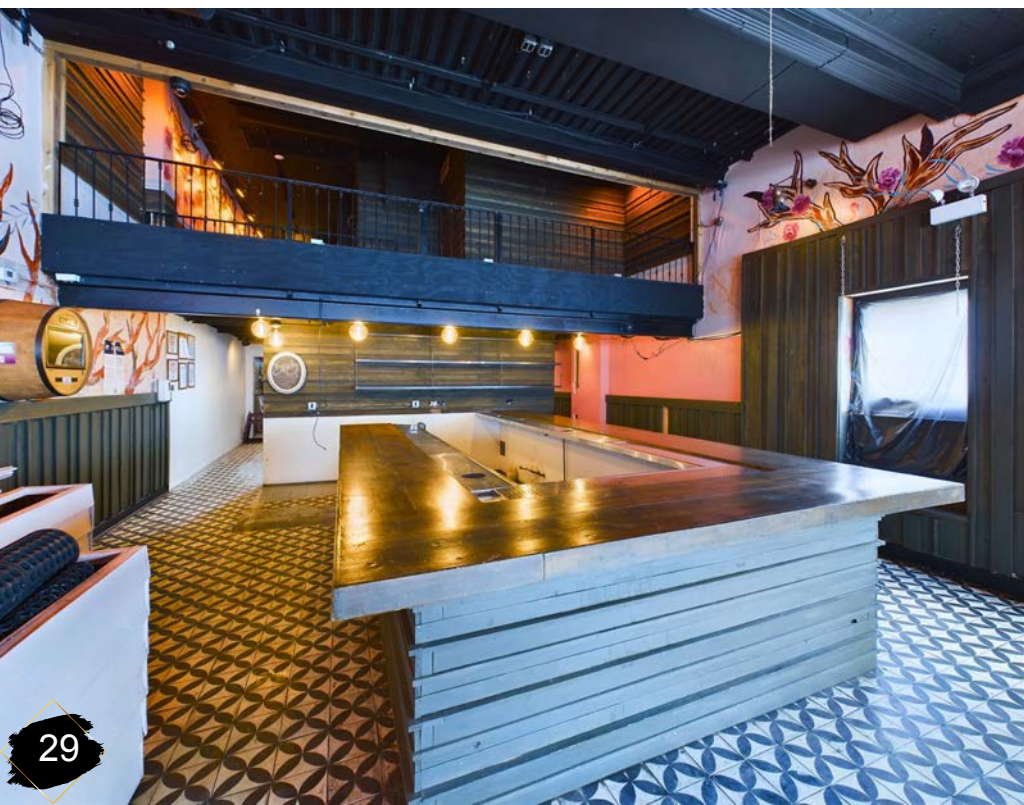
BOTTOMLESS BRUNCH
SAT/SUN 11AM-2PM



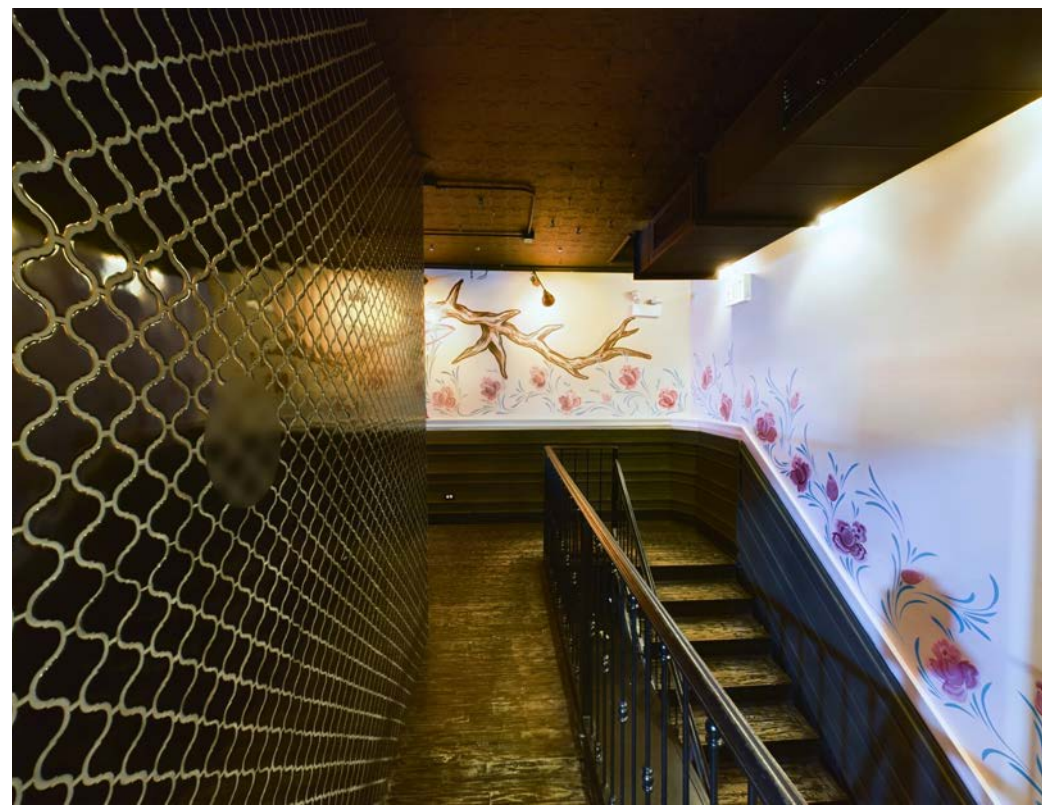
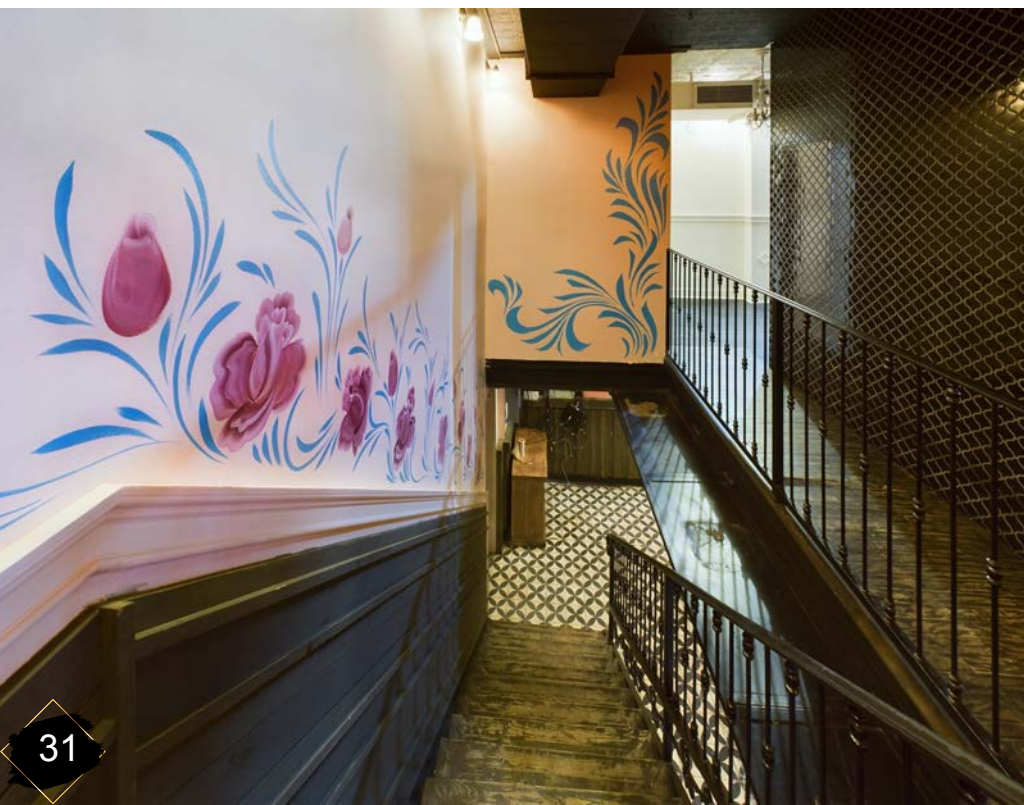
OHIO HOUSE

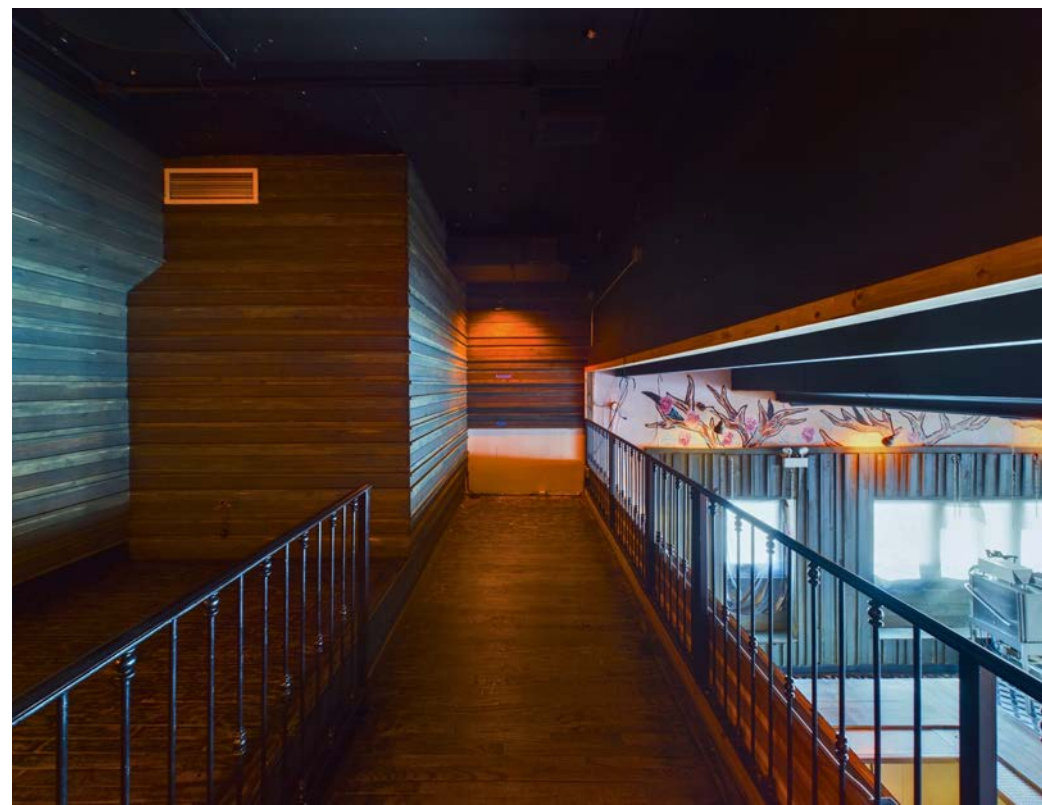
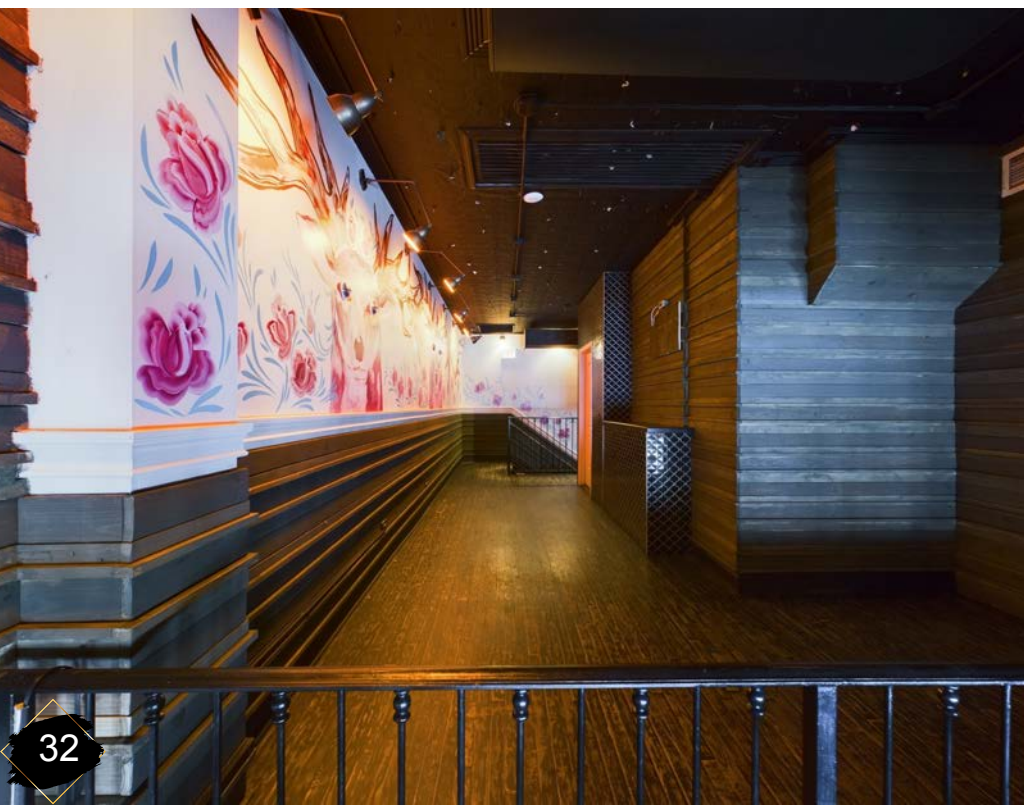












A dark, high-angle photograph of the Chicago skyline, featuring numerous skyscrapers and dense urban development. The image is used as a background for the text.

DEMOGRAPHICS

601 N WELLS ST.

BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

DEMOGRAPHICS

3 MILES

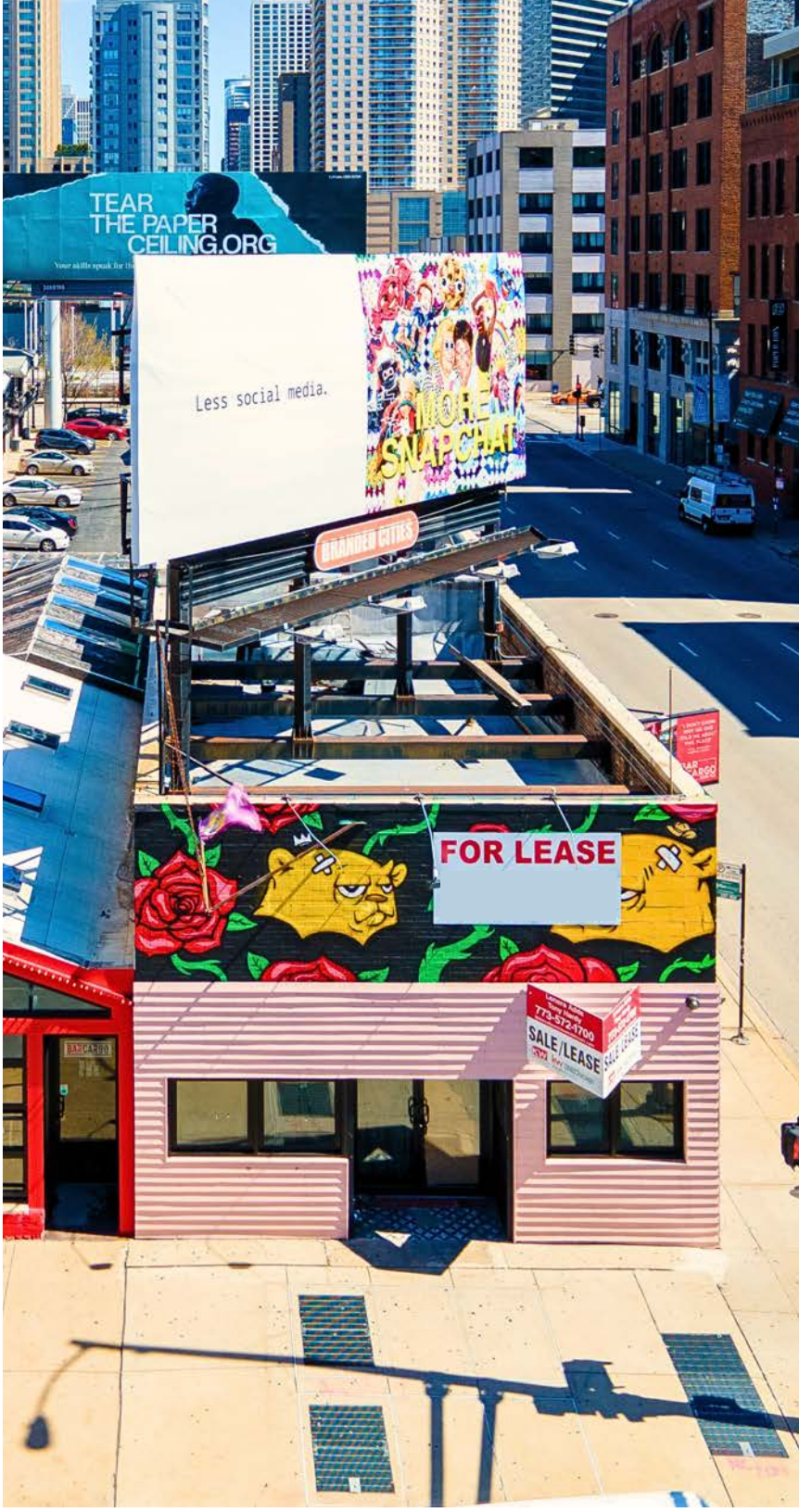
2023 POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
335K	\$142K	\$7.9B

5 MILES

2023 POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
779K	\$125K	\$12.9B

10 MILES

2023 POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
2.4M	\$98K	\$28.1B



DEMOGRAPHICS

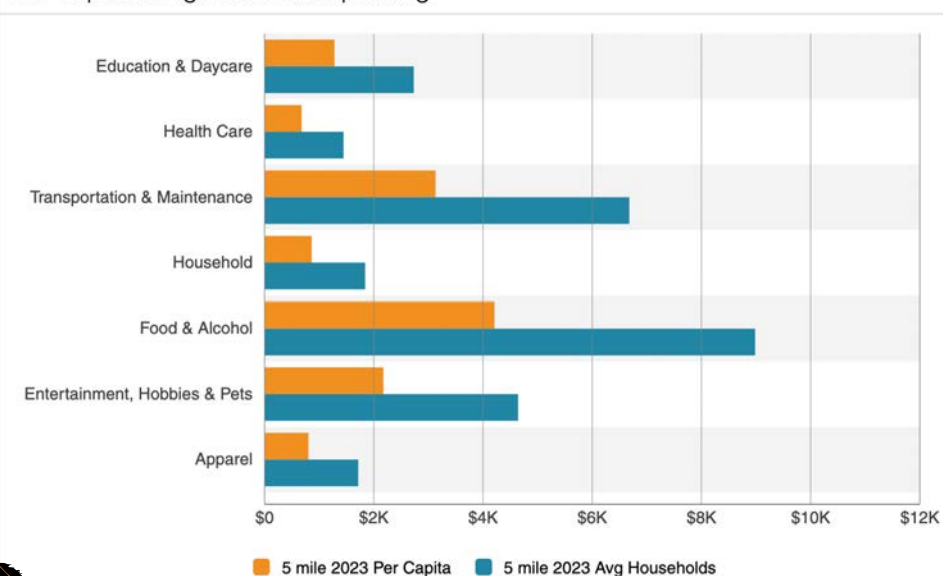
The River North retail submarket has a vacancy rate of 3.3%. This vacancy rate is 0.8% lower than it was this time last year. There has been 23,000 SF of positive absorption and demolition removed 3,500 SF of inventory. Rents have decreased 1.1% in the past 12 months and are currently around \$41.00/SF. Roughly 7,000 SF is under construction in the River North retail submarket. Vacancy is 3.3% in General Retail buildings, and 23,000 SF has been absorbed in this asset class over the past year. No vacancies were reported in Strip Centers, and absorption has been flat in this asset class over the past year. Current vacancy is lower than its trailing three-year average of 5.5%, and higher than the Chicago market trailing three-year average of 5.4%. Rents have increased 1.9% over the past three years. Meanwhile, average rents increased 8.0% in the wider Chicago market. There have been 14 sales over the past three years, amounting to \$63.4 million in volume and 290,000 SF of inventory.

The total River North retail submarket comprises 3.2 million SF of inventory. There have been 6 sales in the River North retail submarket over the past year, amounting to \$11.9 million of volume and 180,000 SF of stock. These sales have averaged \$328/SF, greater than the estimated submarket price of \$319/SF. During this time, trailing one-year price per SF averages were as high as \$646/SF and as low as \$328/SF. Over the past three years, River North has averaged 4 sales per year, \$20.7 million of volume per year, and 55,000 SF of stock per year. Of the sales in the past 12 months, 6 were of General Retail.

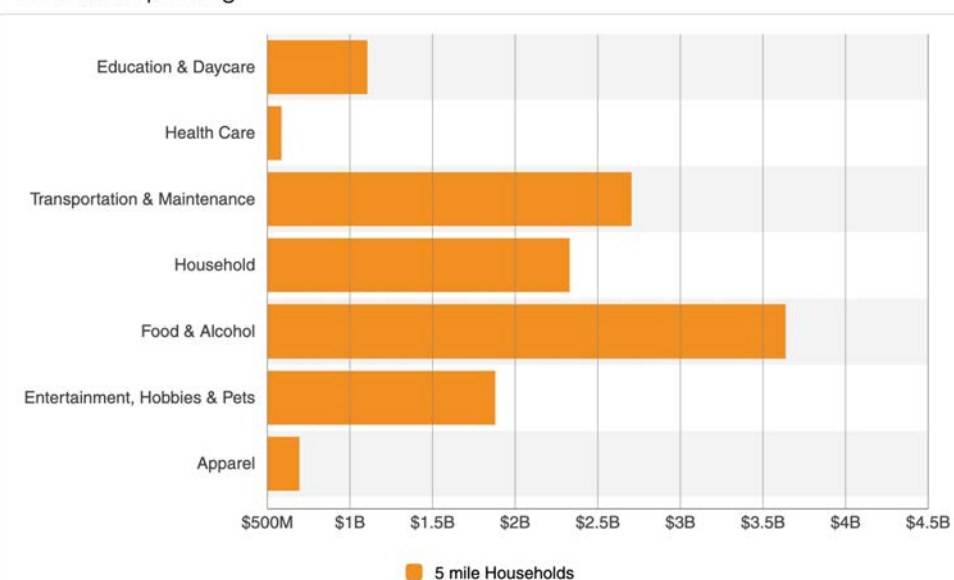
Chicago's retail market is recording its strongest demand formation environment since 2017. Demand for retail space rose by 2.8 million SF over the past 12 months, chronicling another consecutive quarter of positive absorption since 21Q3. Neck and neck with Phoenix for the top spot in square footage absorbed for 2023, this is the first time Chicago's been a market leader since 2007. Standing at third in the nation for SF moved into, Chicago and St. Louis (10th) are the only two markets outside the Southeast and Southwest regions of the country to crack the top 10 list for the most retail move-ins over the past 12 months. This move-in feat is noteworthy, especially considering retailers generally chase population growth centers, and Chicago logged in a population change of -1.7% over the past three years. For context, on average, the nation grew its overall population by 1.0%.

The increase in demand across Chicago coincides with the significant rise in retail sales coming out of the pandemic and a significant reduction in store closures. Demand gains are also reflective of a growing diversity in users of retail space. Supporting the rising demand for retail space is the sustained growth of discount, off-price, and grocery sectors combining with the burgeoning need for more space in the food and beverage, medical, auto care, and experiential sectors.

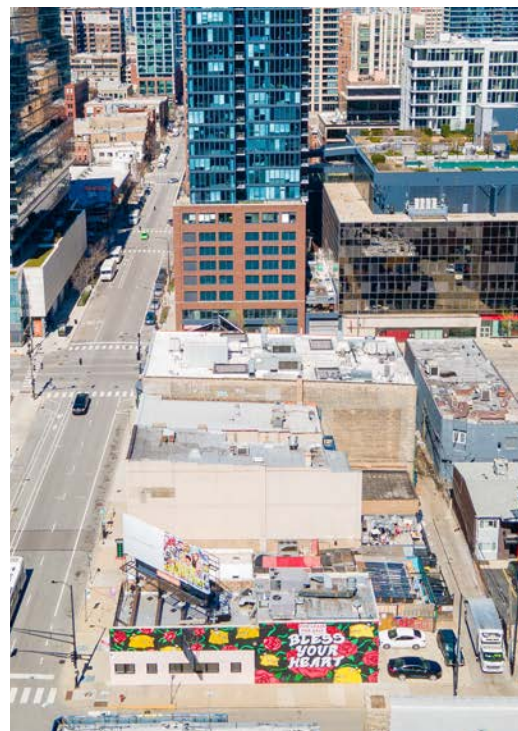
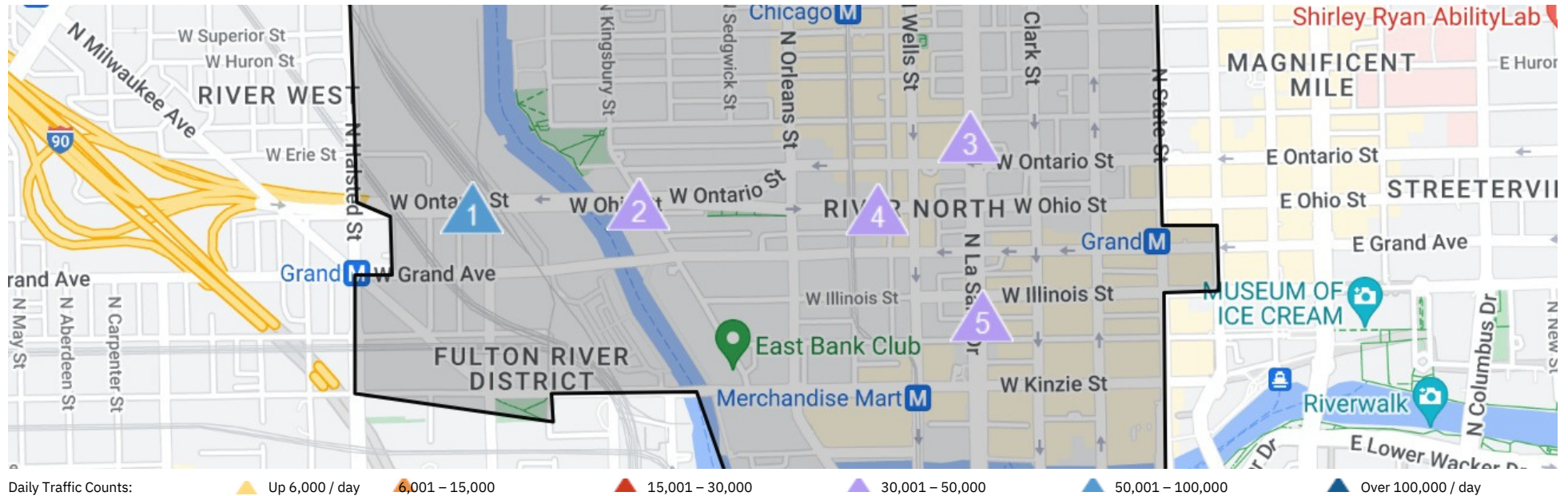
Per Capita & Avg Household Spending



Consumer Spending



TRAFFIC COUNTS



81,052

2023 Est. daily
traffic counts

Street: **I- 90 Con**
Cross: **N Kingsbury St**
Cross Dir: **E**
Dist: **0.07 miles**

Historical counts

Year		Count	Type
2022	▲	80,400 AADT	
2018	▲	91,200 AADT	
2010	▲	36,900 AADT	
2006	▲	39,600 AADT	






2

42,594

2023 Est. daily
traffic counts

Street: **I- 90 Con**
Cross: **N Kingsbury St**
Cross Dir: **W**
Dist: **0.07 miles**

Historical counts

Year		Count	Type
2022		80,400 AADT	
2018		44,610 AADT	
2014		41,300 AADT	
2010		27,600 AADT	
2006		20,700 AADT	




3

38,211

2023 Est. daily
traffic counts

Street: **N la Salle Dr**
 Cross: **W Erie St**
 Cross Dir: **N**
 Dist: **0.02 miles**

Historical counts

Year		Count	Type
2006		39,000	ADT
2000		6,009	AADT
1994		3,300	AADT

4

32,638

2023 Est. daily
traffic counts

Street: **W Ohio St**
Cross: **Alley**
Cross Dir: **E**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2018	33,710 AADT	▲
2014	31,300 AADT	▲
2006	20,700 AADT	▲

5

31,647

2023 Est. daily
traffic counts

Street: **Lasalle**
Cross: **St Alley**
Cross Dir: **S**
Dist: —

Historical counts

Year		Count	Type
2006	▲	32,300 ADT	

CHICAGO MARKET DRIVERS



MAJOR WORLD
FINANCIAL CENTER
AND HOME TO THE
2ND LARGEST
CENTRAL BUSINESS
DISTRICT IN THE U.S.



GATEWAY REAL ESTATE
MARKETS A PART OF AN ELITE
GROUP OF POWERHOUSE U.S.
CITIES WITH HIGH LIQUIDITY,
LARGE ECONOMIES AND
INTERNATIONAL BRAND
RECOGNITION



20 MILLION
VISITORS IN 2021.
TOTAL 2019
SPENDING BY
VISITORS WAS \$16.5
BILLION IN TOURISM
REVENUE IN 2019.



HOME TO
WORLD REKNOWN
HEALTHCARE
AND HIGHER
EDUCATION
INSTITUTIONS

CHICAGO ATTRACTIONS



ABUNDANT ART AND CULTURAL LANDMARKS

ART INSTITUTE OF CHICAGO
ADLER PLANETARIUM MUSEUM
SHEDD AQUARIUM MUSEUM
FIELD MUSEUM
MUSEUM OF SCIENCE OF
INDUSTRY
JANE ADDAMS HULL-HOUSE
MUSEUM
CHICAGO RIVER WALK



SUPERIOR TRANSPORTATION INFRASTRUCTURE

CHICAGO TRANSIT
AUTHORITY (CTA)
METRA
AMTRAK
PACE
WATER TAXI



WORLD FAMOUS ATTRACTIONS

MILLENNIUM PARK
NAVY PIER
THE WILLIS TOWER
WRIGLEY FIELD
GARFIELD PARK
CONSERVATORY
LINCOLN PARK ZOO
CLOUD GATE



INTERNATIONAL SHOPPING AND TRAVEL DESTINATION

WATER TOWER PLACE
THE MAGNIFICENT MILE
BLOCK 37
900 NORTH MICHIGAN
THE SHOPS AT NORTH BRIDGE

DOWNTOWN

SELECT PREMIER RETAILERS

ONE OF THE MOST EXPENSIVE RETAIL DESTINATIONS IN THE WORLD.

Saks Fifth Avenue

TIFFANY & CO.


VICTORIA'S
SECRET

TORY  BURCH

Neiman Marcus

DE BEERS
JEWELLERS



GUCCI

BVLGARI

LOUIS VUITTON



BURBERRY
LONDON ENGLAND

JIMMY CHOO

PRADA
MILANO
DAL 1913

GOYARD
MALLETIER DEPUIS 1853
PARIS

NOBU HOTEL
CHICAGO



OUR COMPANY

601 N WELLS ST.
BILLBOARD & RESTAURANT RETAIL PROPERTY IN RIVER NORTH

GLOBAL REACH. LOCAL EXPERTISE.



kw ONECHICAGO
KELLERWILLIAMS.

Keller Williams is the largest real estate franchise in the world – home to more real estate professionals than any other company. As of April 2023, master franchise agreements have been awarded across 50+ regions outside of the United States and Canada.



200,000+

EMPLOYEES



1,000+

OFFICES



\$342.5B

SALES VOLUME



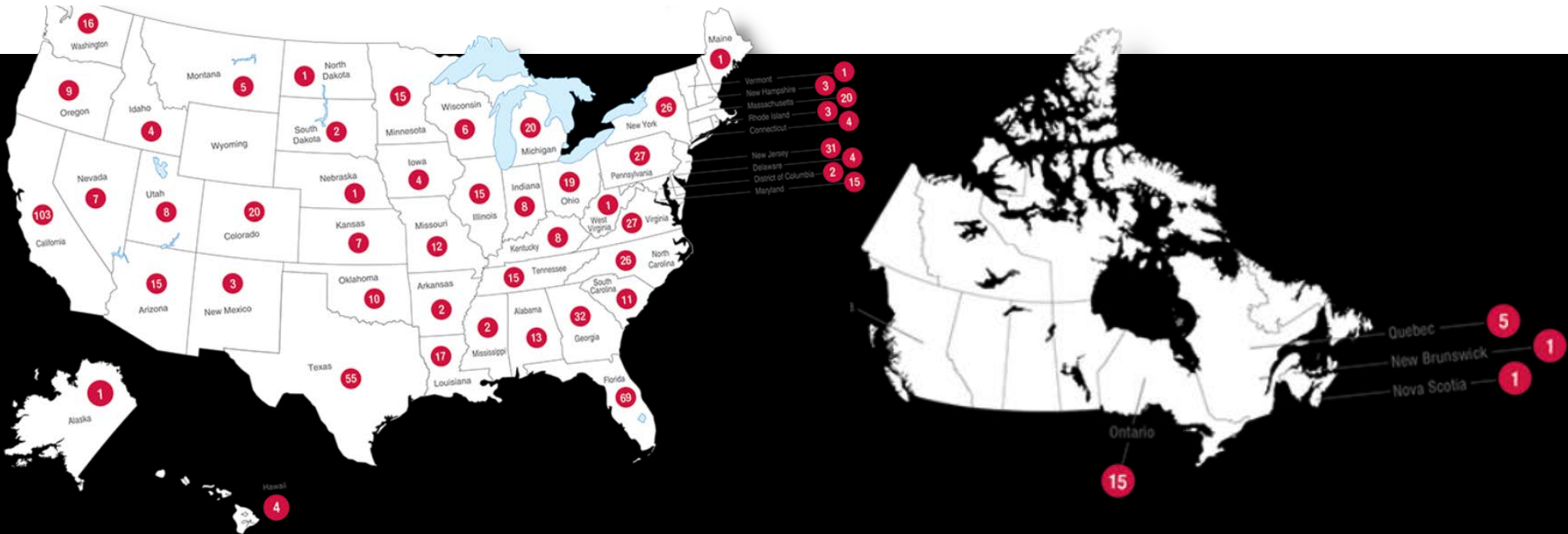
811K+

OF TRANSACTIONS



50+

COUNTRIES



5

CONTINENTS

50+

REGIONS

300+

MARKET CENTER
LOCATIONS

A GLOBAL
REAL ESTATE
POWERHOUSE

Albania
Argentina
Aruba
Belgium
Belize
Bermuda
Bolivia
Bonaire
Cambodia
Chile
Colombia
Costa Rica
Cyprus
Czech Republic
Dehli NCR, India

Dominican Republic

Dubai, UAE
France
Germany
Greece
Guyana
Honduras
Ireland
Israel
Italy
Jamaica
Japan
Luxembourg
Malaysia
Mexico

Monaco
Mongolia
Nicaragua
Northern Cyprus
Panama
Paraguay
Peru
Philippines
Poland
Portugal
Puerto Rico
Romania
São Paulo, Brazil
Saudi Arabia
Serbia

Sint Maarten
Slovenia
Southern Africa
Spain
Suriname
Switzerland
Thailand
Turkey
Turks and Caicos
United Kingdom
Uruguay
Vietnam



kw ONECHICAGO
KELLERWILLIAMS.

601 N WELLS ST.

2,800 SF OF RETAIL SPACE IN CHICAGO'S DOWNTOWN RIVER NORTH

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