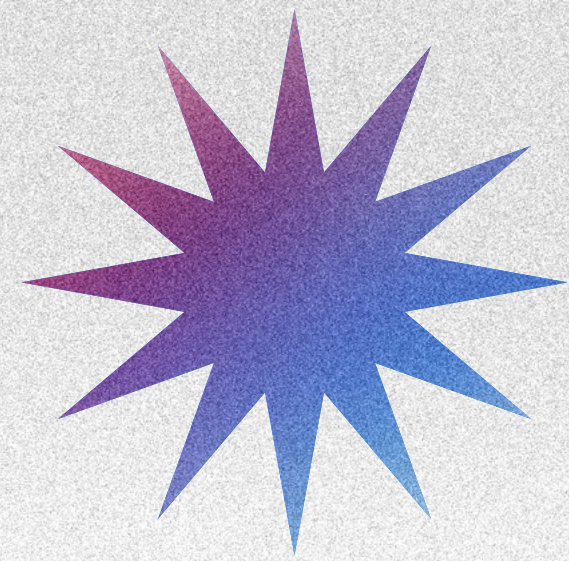


Premier River North Small Shop Opportunity



55 EAST GRAND

55 East Grand Avenue, Chicago, IL

CBRE

THE SHOPS^{AT} NORTH BRIDGE

Small Shop, Massive Opportunity

- ★ New Ownership and Representation (CBRE)
- ★ 848 SF Small Shop Opportunity
- ★ +3 Million Pedestrians and Vehicles pass by the Site Monthly
- ★ Located directly in between Doc B's and Sugar Factory
- ★ +457,000 Daytime Population within 1 Mile Radius of 55 East Grand

55 East Grand



Join these Top Brands

Located next to the Shops of North Bridge mall entrance (Rush + Grand) and directly across from Joe's Seafood Prime Steak & Stone Crab



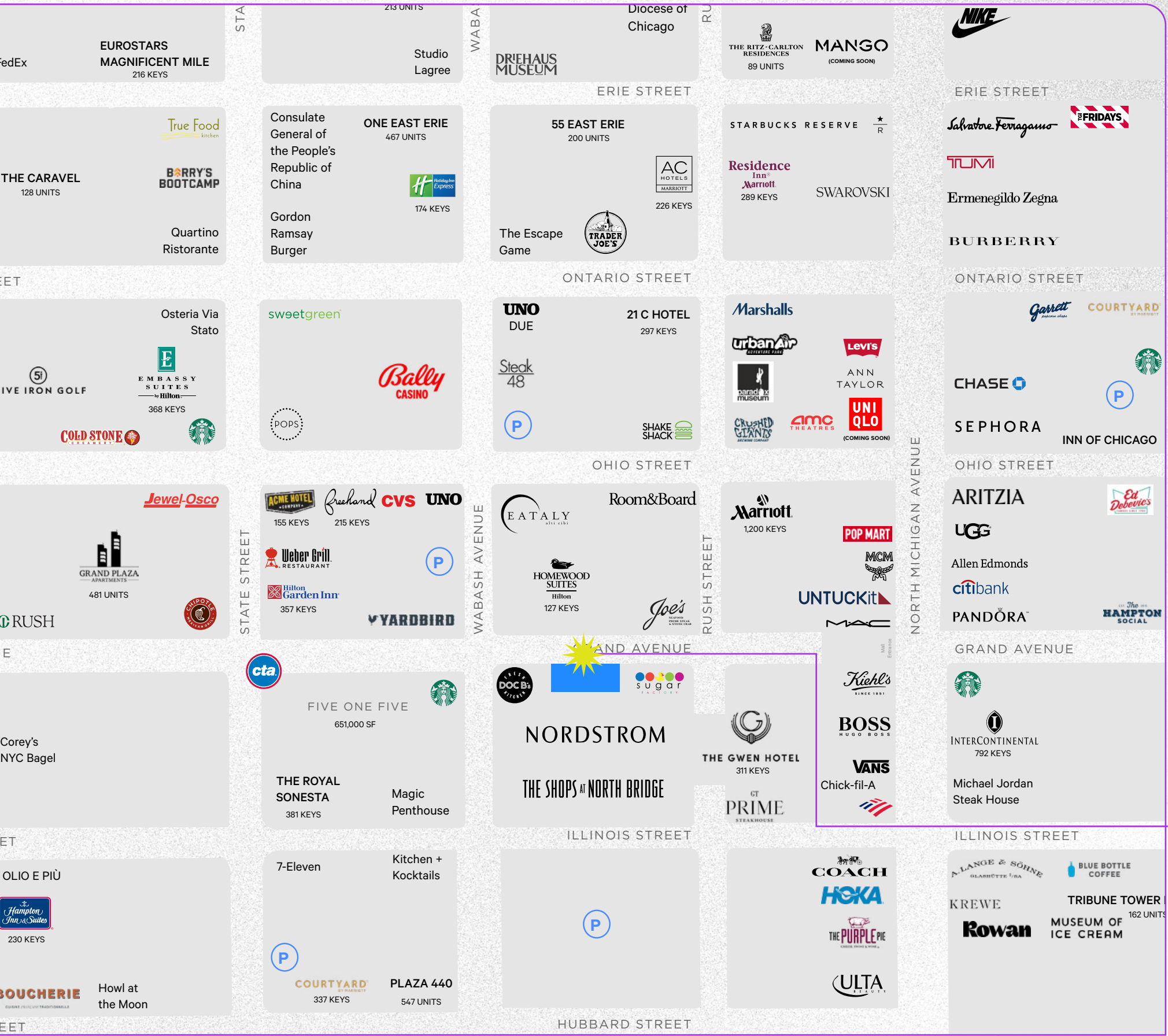
THE GWEN HOTEL

NORDSTROM

Room&Board



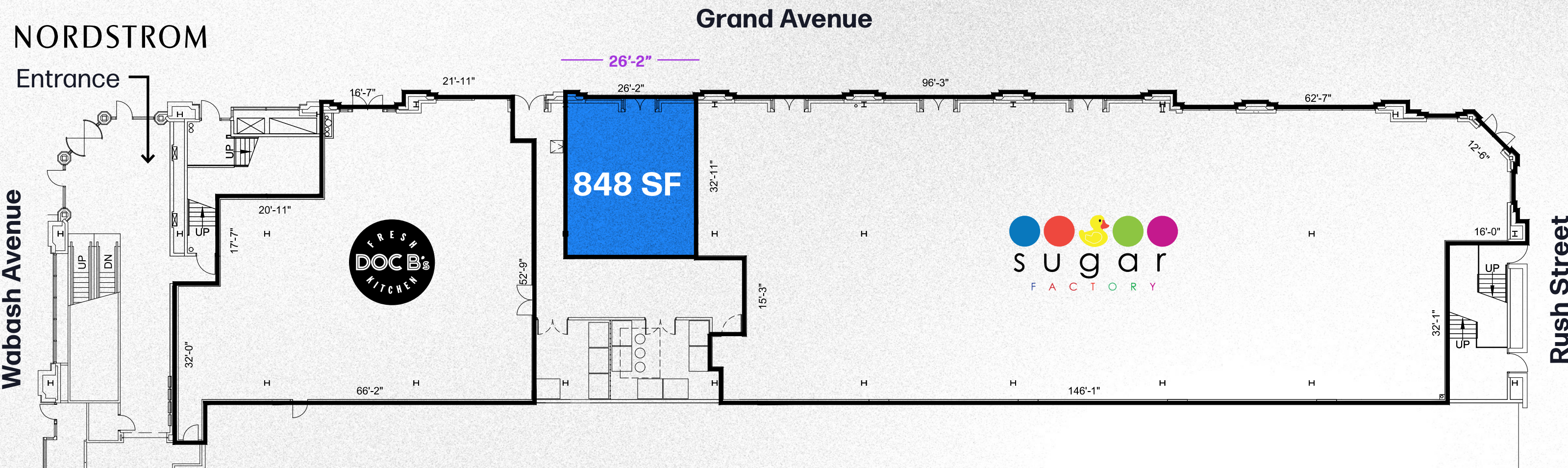
Small Shop, Massive Opportunity



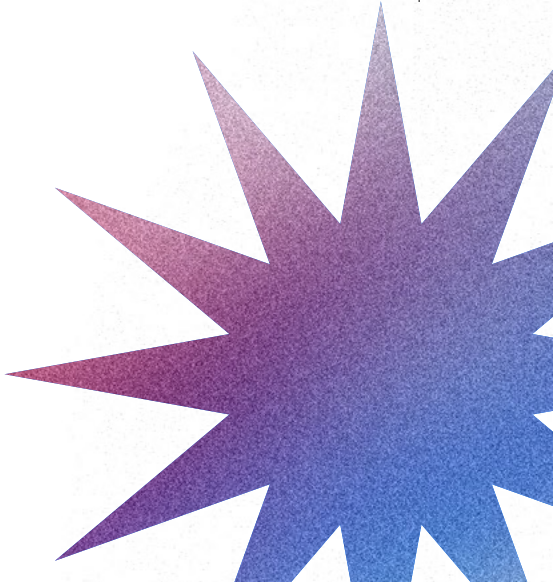
Floor Plan

55 East Grand

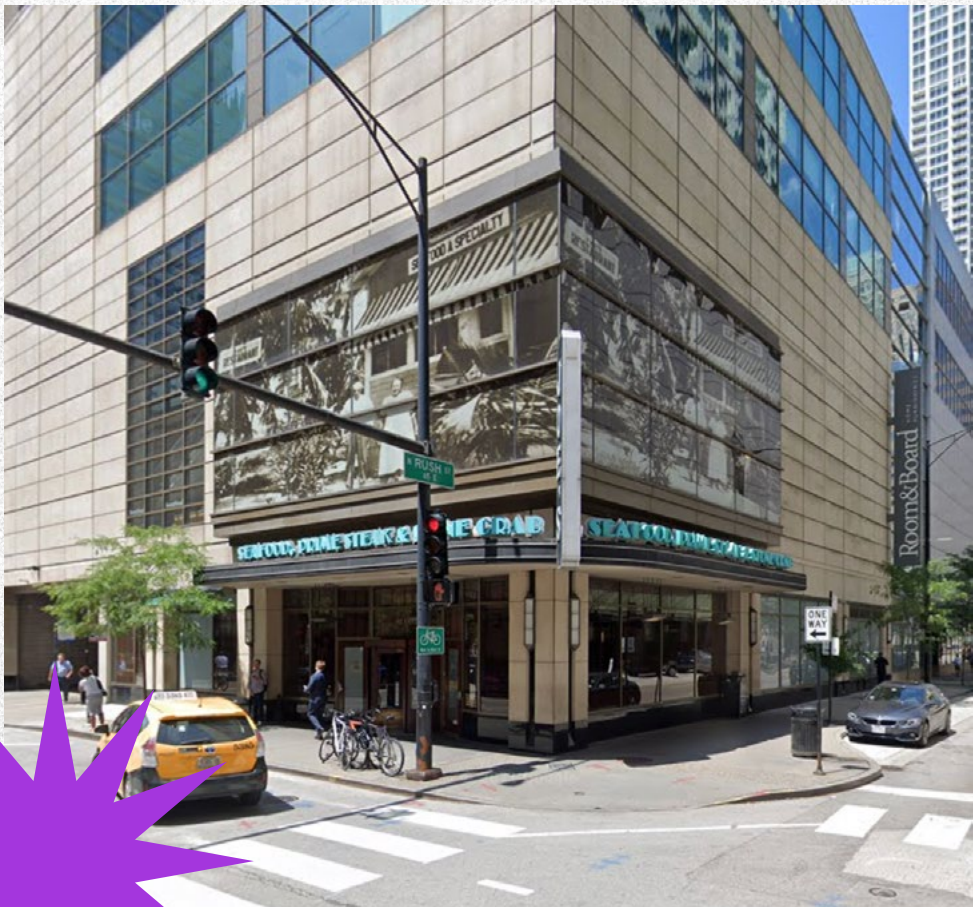
Ground Floor



Small Shop, Massive Opportunity



Premier River North Opportunity



River North

Is a vibrant neighborhood known for its **lively nightlife, upscale dining, and rich cultural scene**. River North continues to draw both domestic and international visitors, contributing to the overall tourism boom in Chicago.

Over 35 Hotels

± 9,000 Keys - within 1 Mile





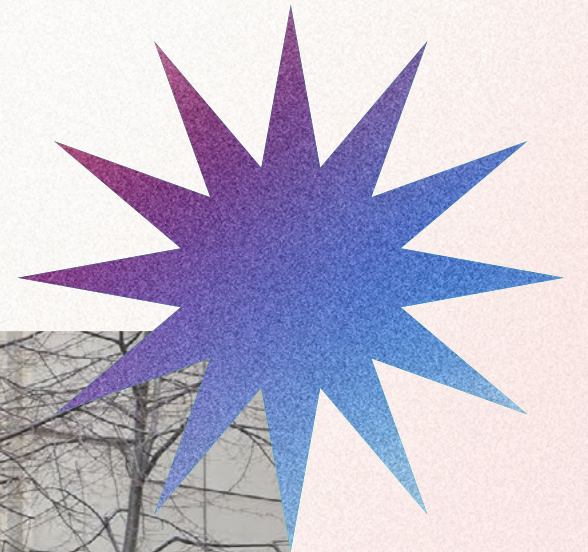
Demographics

1 Mile Radius - Q4 2024

+457,000	\$186,914	111,344
Daytime Population	Average Household Income	Residential Population

*(Source: Placer.ai, a leading provider of location analytics and foot traffic data).

Premier River North Small Shop Opportunity on Grand Avenue



Luke Molloy

+1 312 935 1905 | luke.molloy@cbre.com

Danny Jacobson

+1 312 935 1901 | danny.jacobson@cbre.com

Stephen Ansani

+1 312 935 1907 | stephen.ansani@cbre.com

CBRE

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