



FOR LEASE

RIVER NORTH

Sixty One
WEST ERIE

AVAILABLE FOR LEASE IN RIVER NORTH
SIXTY ONE WEST ERIE | CHICAGO, IL 60654 | 2,019 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
(312) 852-5526
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THE OPPORTUNITY

INTRODUCING 61 W ERIE, A BRAND NEW, SIX STORY MIXED-USE DEVELOPMENT BY LG DEVELOPMENT GROUP WITH 28 RESIDENTIAL UNITS ABOVE, FEATURING FLOOR PLANS FOR ONLY 3-BEDROOMS AND 4-BEDROOMS.

LOCATED ON A CORNER LOT ALONG W ERIE STREET AND A PUBLIC ALLEY BETWEEN DEARBORN AND CLARK STREET, THE BUILDING WILL BE WITHIN A SIX-MINUTE WALK OF THE GRAND AVE CTA RED LINE STATION.

THE GROUND FLOOR RETAIL SPACE IS EXPECTED TO BE DELIVERED IN WINTER 2021 FOR A SINGLE TENANT TO COMMENCE ITS BUILD OUT.

LEASING INFO

- First Generation Commercial Retail Space
- Total Square Feet: 2,019 SF
- Ideal for an office, fitness, lifestyle retail, services, beauty, medical, health and wellness.
- Ceiling Heights: 12'-0" Clear (15'-4" t o the deck)
- Space will be delivered in shell condition.

BUILDING INFO

- Building Address: 61 W Erie St, Chicago, IL 60654
- Owner: LG Development Group
- 42nd Ward: Ald. Brendan Reilly
- PIN: 17-09-226-002-0000
- Zoning: DX-5

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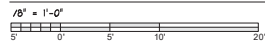
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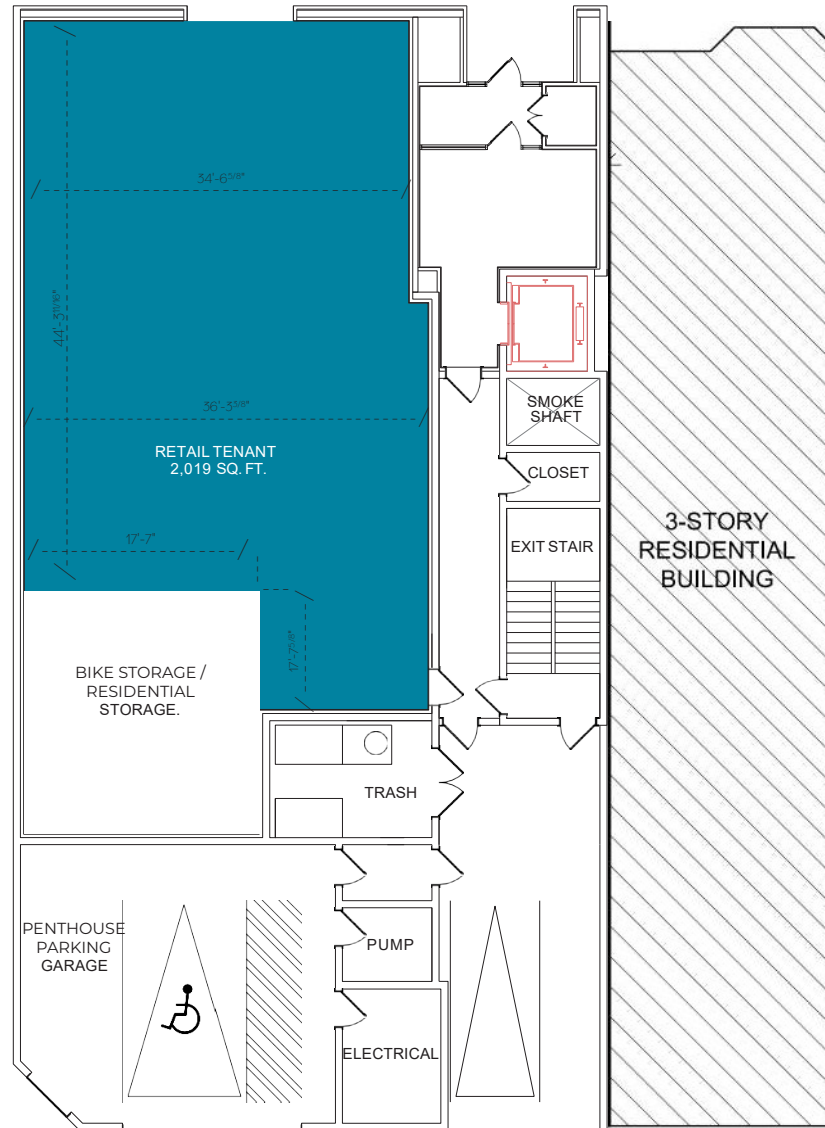
2,019 SF

FIRST FLOORPLAN



PUBLIC ALLEY

100'-6"



PUBLIC ALLEY

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Population Trends

61 W Erie St, Chicago, Illinois, 60654 (1 mile)

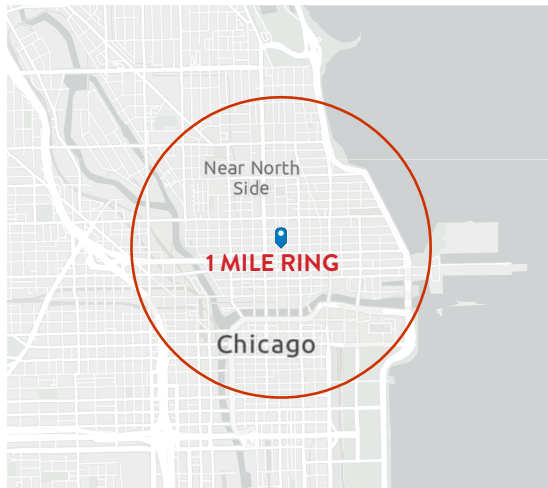
61 W Erie St, Chicago, Illinois, 60654

Ring of 1 mile

Prepared by Esri

Latitude: 41.89382

Longitude: -87.63054



POPULATION TRENDS AND KEY INDICATORS

61 W Erie St, Chicago, Illinois, 60654

112,612	72,415	1.51	36.7	\$109,403	\$491,113	138	111	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



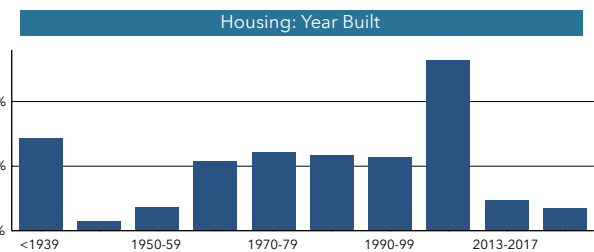
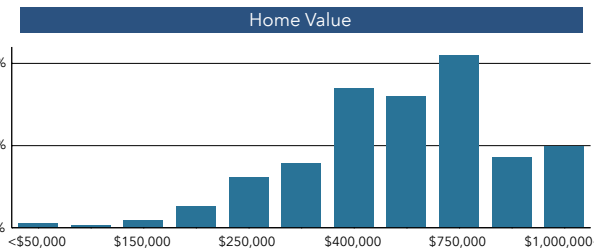
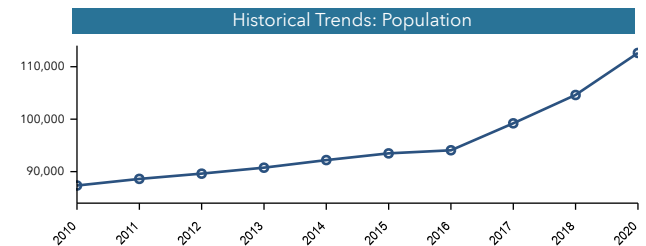
\$13,573

Avg Spent on Mortgage & Basics

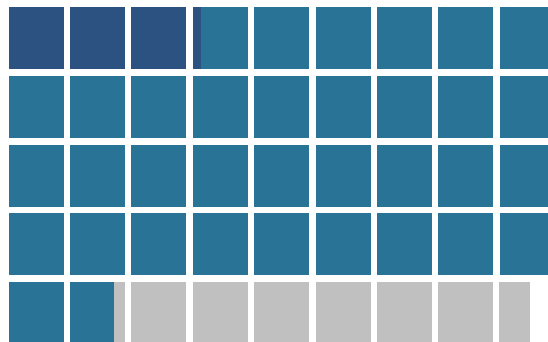


18.8%

Percent of Income for Mortgage

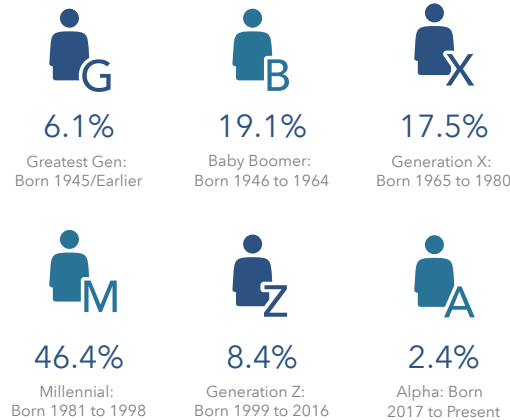


POPULATION BY AGE



■ Under 18 (7%) ■ Ages 18 to 64 (77%) ■ Aged 65+ (15%)

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 2014-2018, 2020, 2025.
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April 5, 2021

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