

RETAIL
STOREFRONT
FOR LEASE

409 W HURON ST

Chicago, IL 60654

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

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Property Brochure

FOR LEASE



PROPERTY INFORMATION

Located just off the corner of W. Huron & N. Sedgwick in Chicago's iconic River North District, 409 W Huron is a 20,588 SF masonry-constructed office building with space available for both office and retail uses. The subject property is five stories tall with a Slab to Slab height of 12 feet. 409 W Huron is situated in a location with extremely strong Walk and Transit Scores in a bustling part of the city filled with high quality dining, drinks and recreational activities, promoting a work/play lifestyle attractive to young professionals. Parking is available to tenants in the lot adjacent to the subject property.

HIGHLIGHTS

- Full Floor Suite
- Surface Parking Available
- Property Type: Office
- RBA: 20,588
- Stories: 5
- Total Space Available: 3,474 SF
- Max Contiguous Space: 3,474 SF
- Parking: 44 Spaces
- Taxes (2022): \$7.85/SF
- Walk Score: 97
- Transit Score: 92

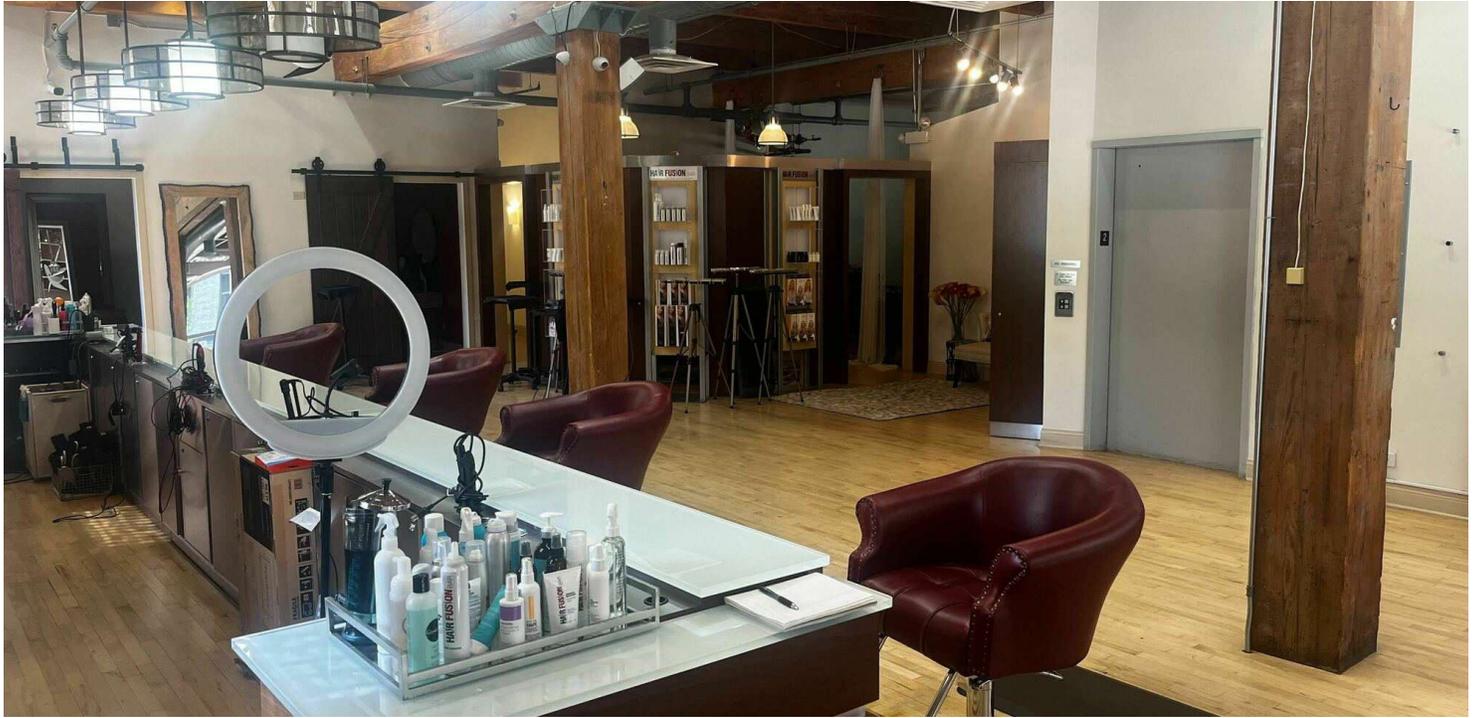
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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,474 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

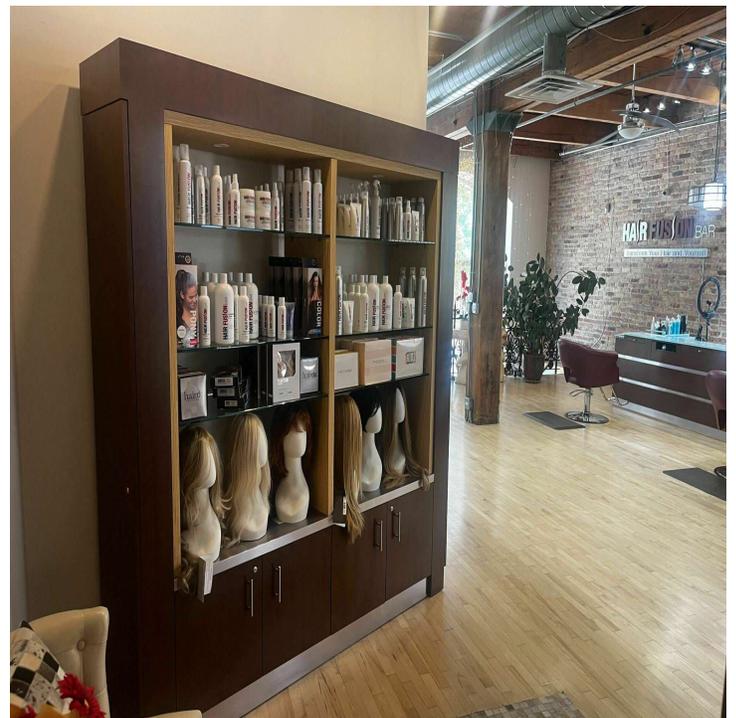
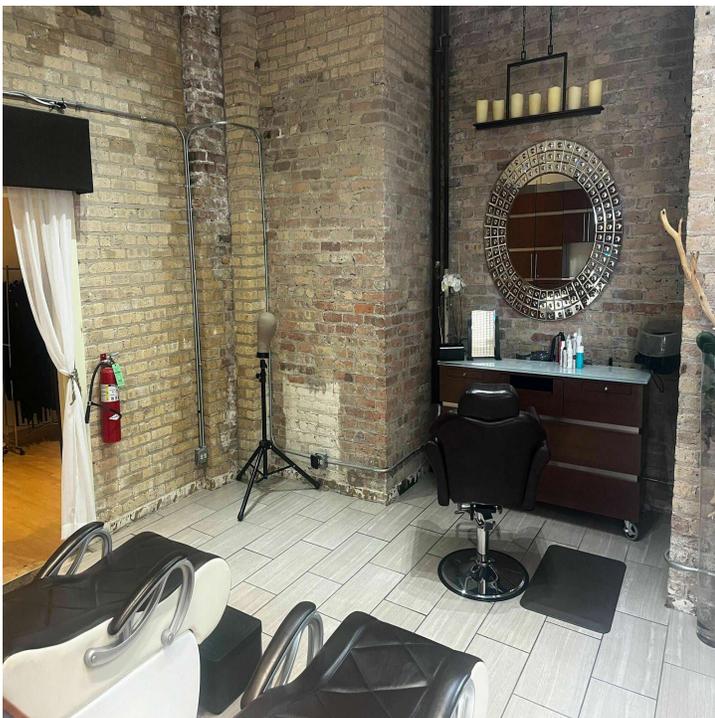
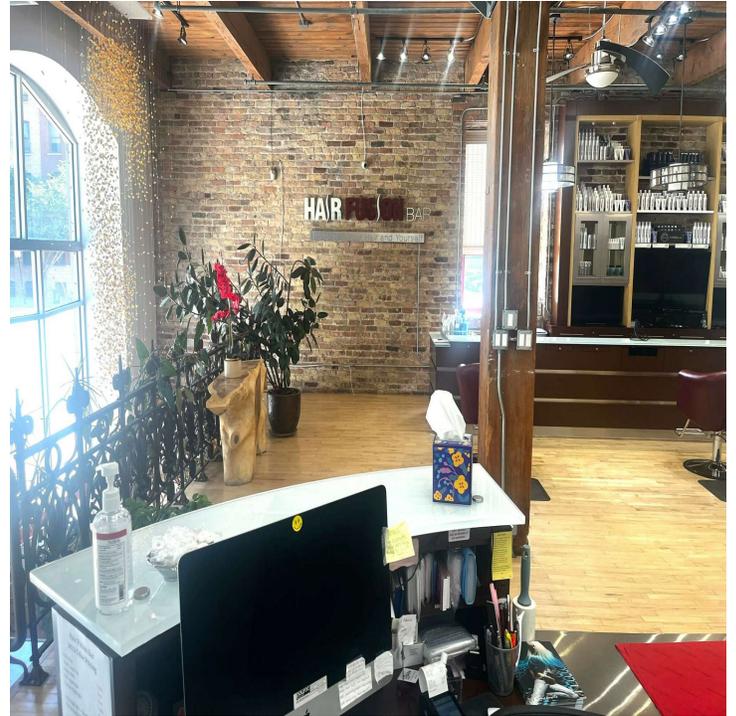
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Retail	Available	3,474 SF	Modified Gross	Negotiable	Discover the allure of this prime retail opportunity nestled within the vibrant River North neighborhood of Chicago. Boasting 3,474 square feet of versatile space, this first-floor storefront on 409 W. Huron is currently tailored for a salon, with a dedicated street entrance for seamless accessibility. Step inside to find a thoughtfully designed layout featuring two private rooms, a spacious yoga studio, a convenient back office, and a cozy break room, ensuring ample space for a variety of business ventures. Additionally, two bathrooms are seamlessly integrated for added convenience. Positioned in the heart of River North, an esteemed locale renowned for its affluent ambiance, eclectic art galleries, chic nightlife venues, and historic landmarks, this space offers unparalleled visibility and foot traffic. Enhance your business presence and captivate discerning clientele in this coveted retail destination. Parking spots are available for lease, providing added convenience for both patrons and staff. Seize the opportunity to make your mark in one of Chicago's most coveted neighborhoods.

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Additional Photos



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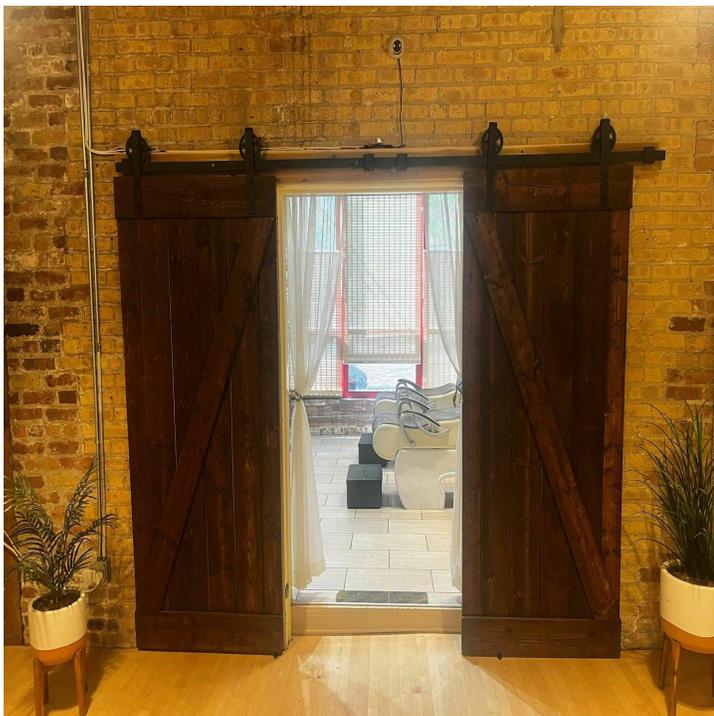
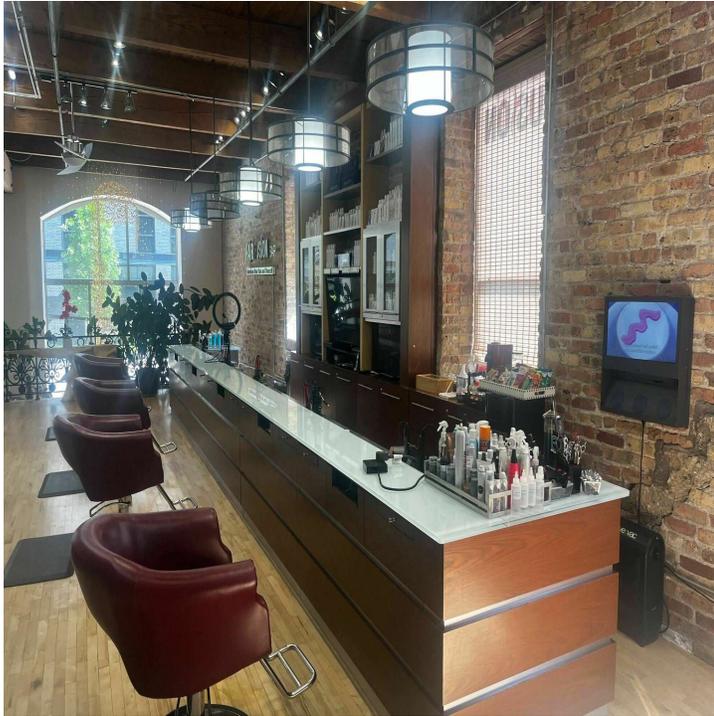
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Retailer Map

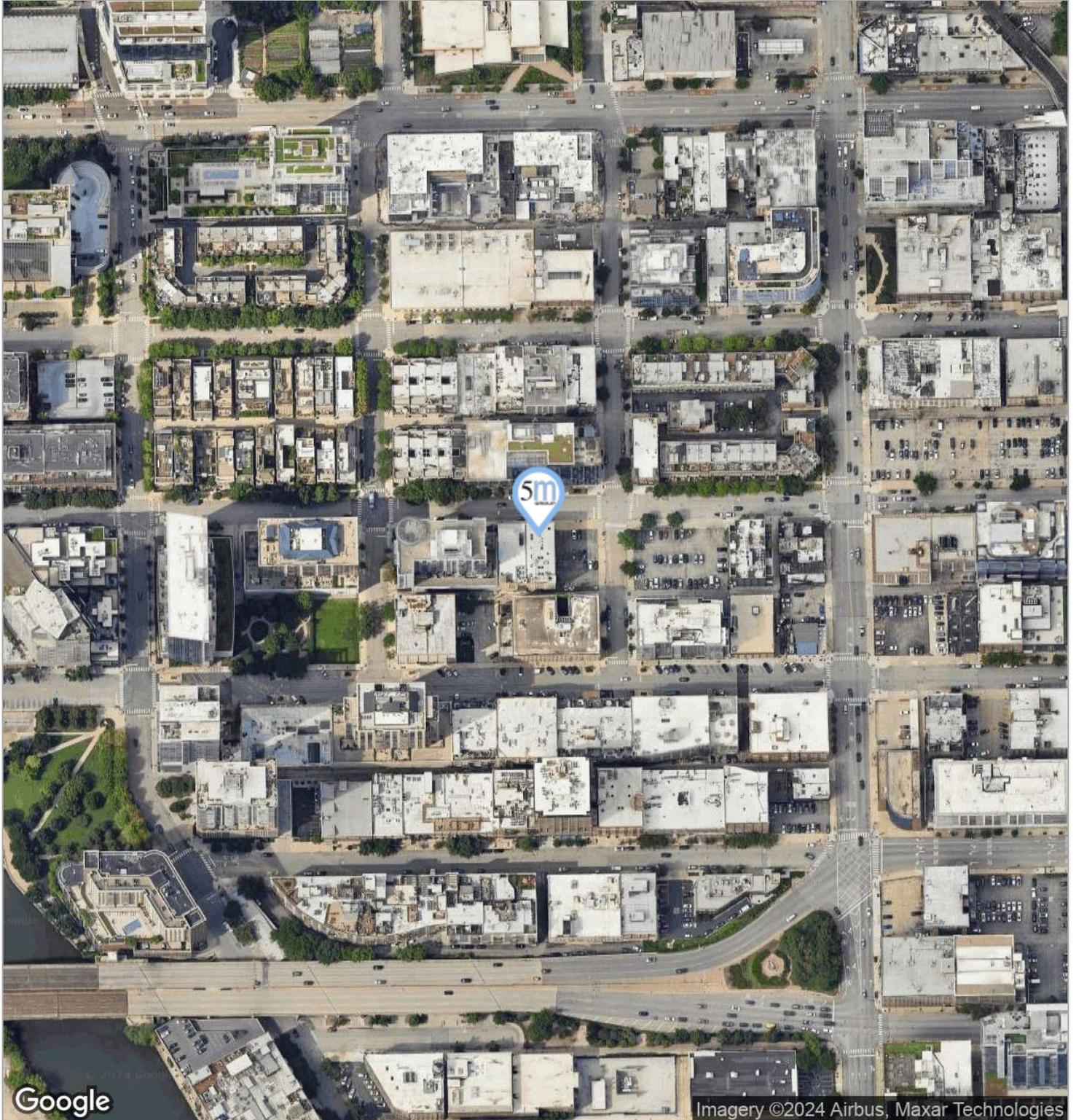


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Aerial Map



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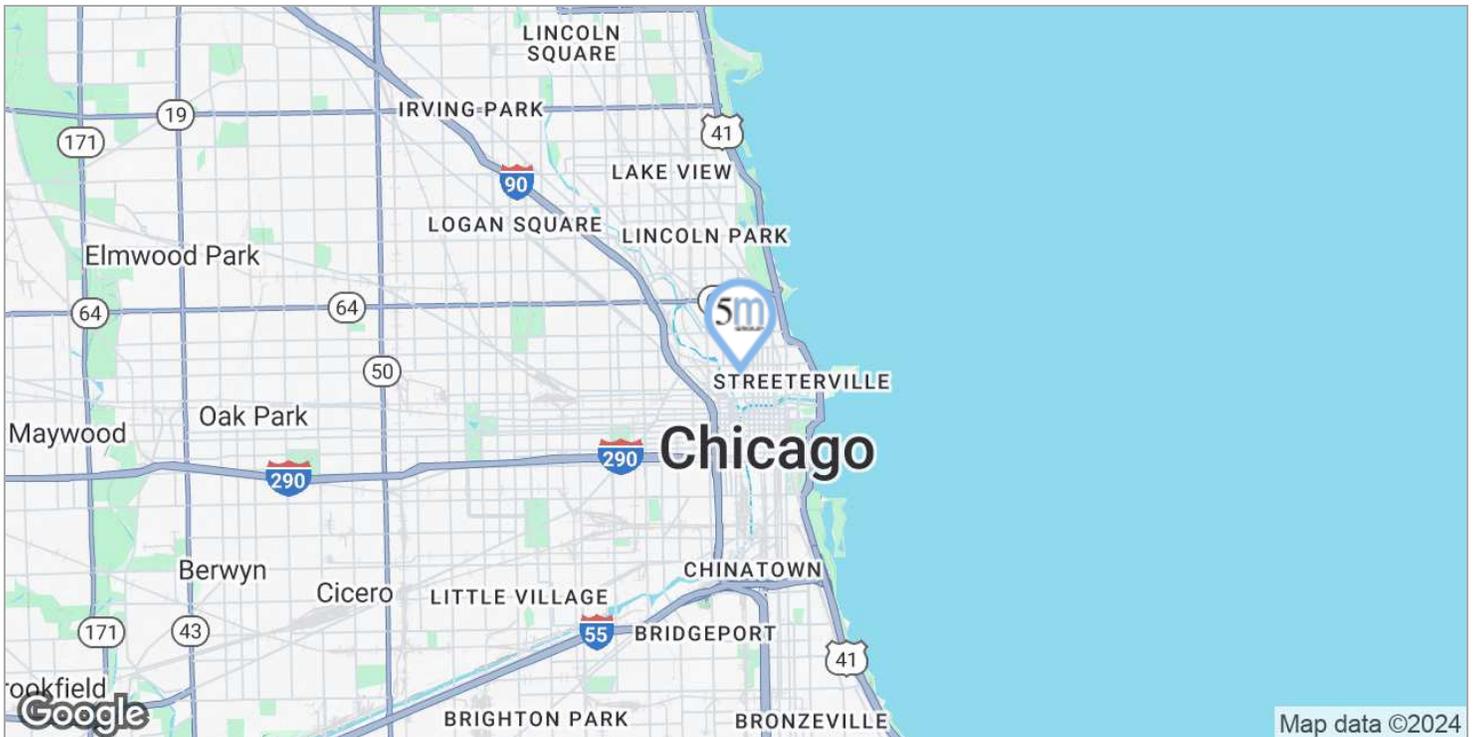
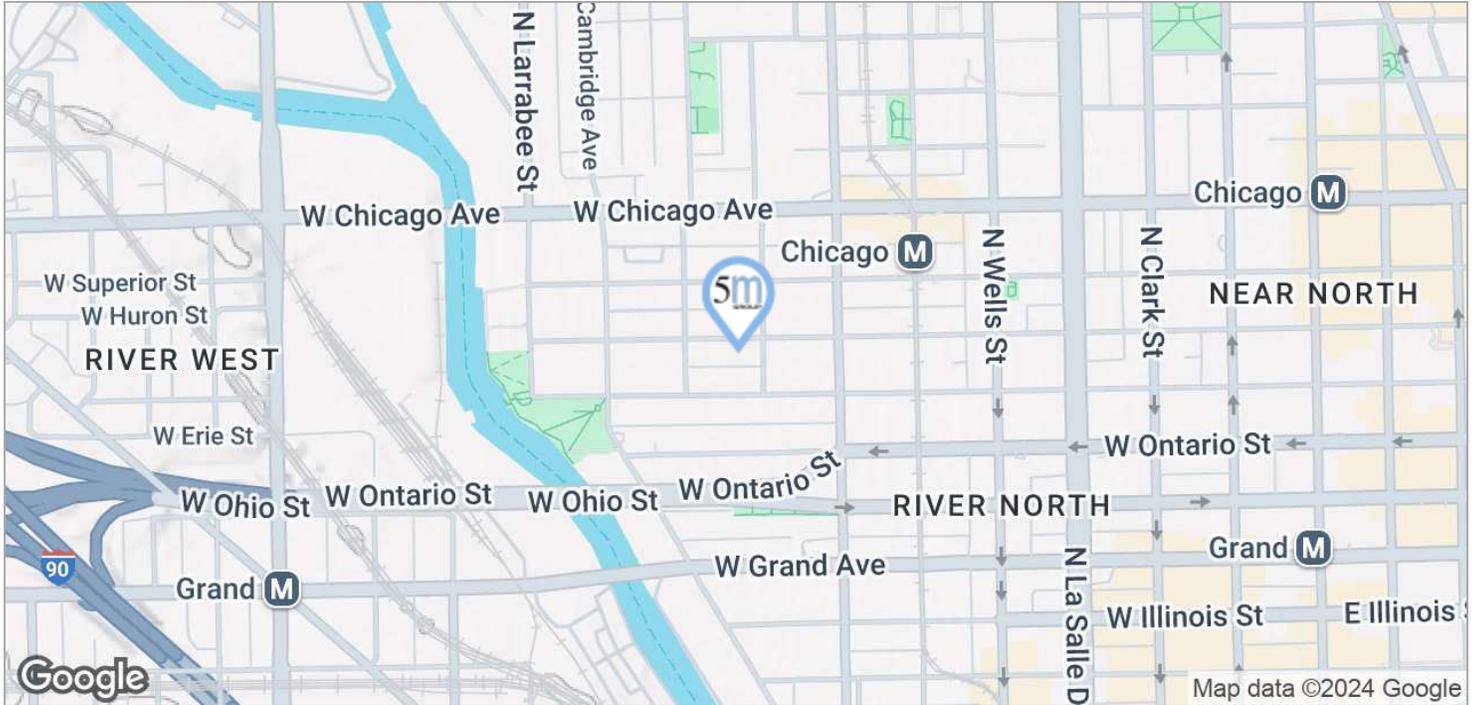
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Location Maps



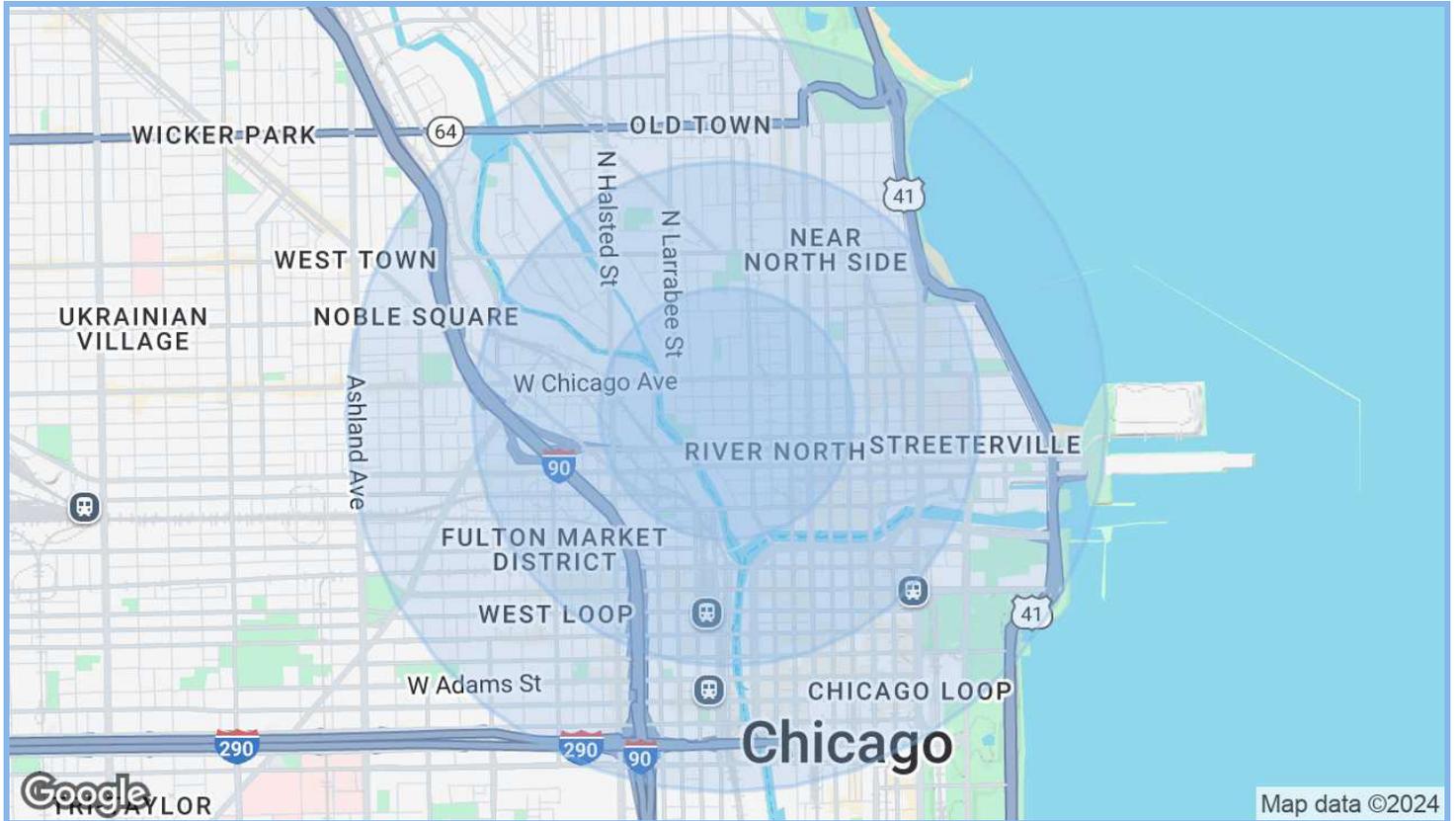
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Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	13,917	65,690	127,655
MEDIAN AGE	31.3	33.9	37.5
MEDIAN AGE (MALE)	32.1	34.6	37.8
MEDIAN AGE (FEMALE)	30.6	33.1	37.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	8,070	40,341	77,060
# OF PERSONS PER HH	1.7	1.6	1.7
AVERAGE HH INCOME	\$137,481	\$119,441	\$130,444
AVERAGE HOUSE VALUE	\$482,935	\$496,597	\$528,843

* Demographic data derived from 2020 ACS - US Census