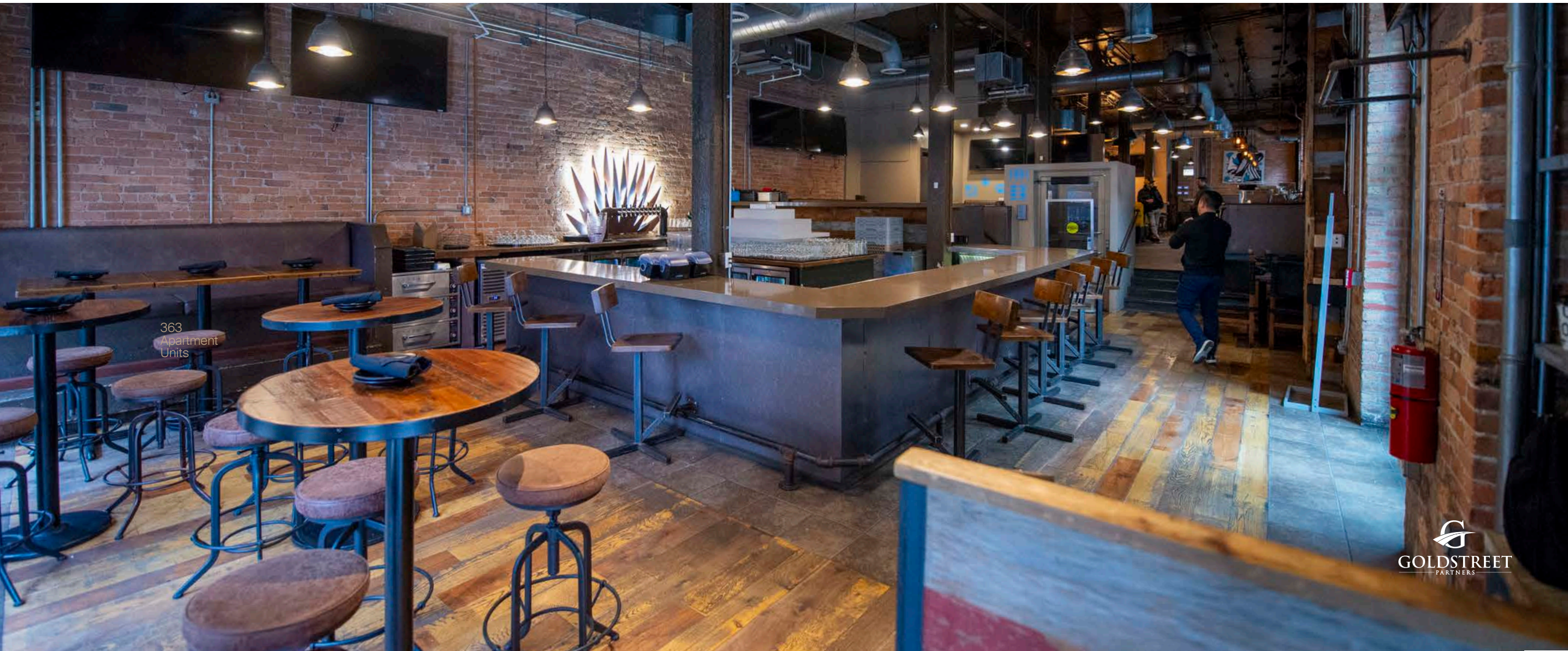


431 N WELLS

RIVER NORTH BAR/RESTAURANT FOR LEASE



363
Apartment
Units

ABOUT 431 N WELLS

Cross Streets: Hubbard & Wells

Alt. Address: 162 W Hubbard, Chicago, IL 60654

Zoning: DX-5

Alderman: Brendan Reilly (42ndWard)

Premises:

-Ground Floor: 3,190 SF

-Lower Level: 3,190 SF (Kitchen & Bathrooms)

-2nd Floor: 3,190 SF (Overflow & Private Events)

Ceiling Heights: Approx 16-feet

Last Renovation: 2017

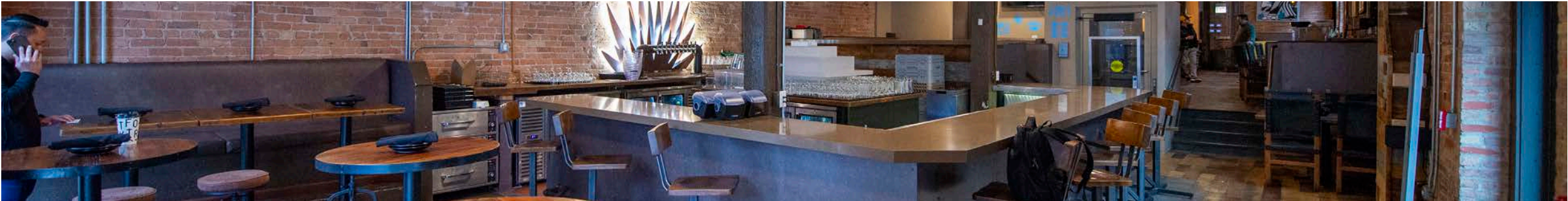
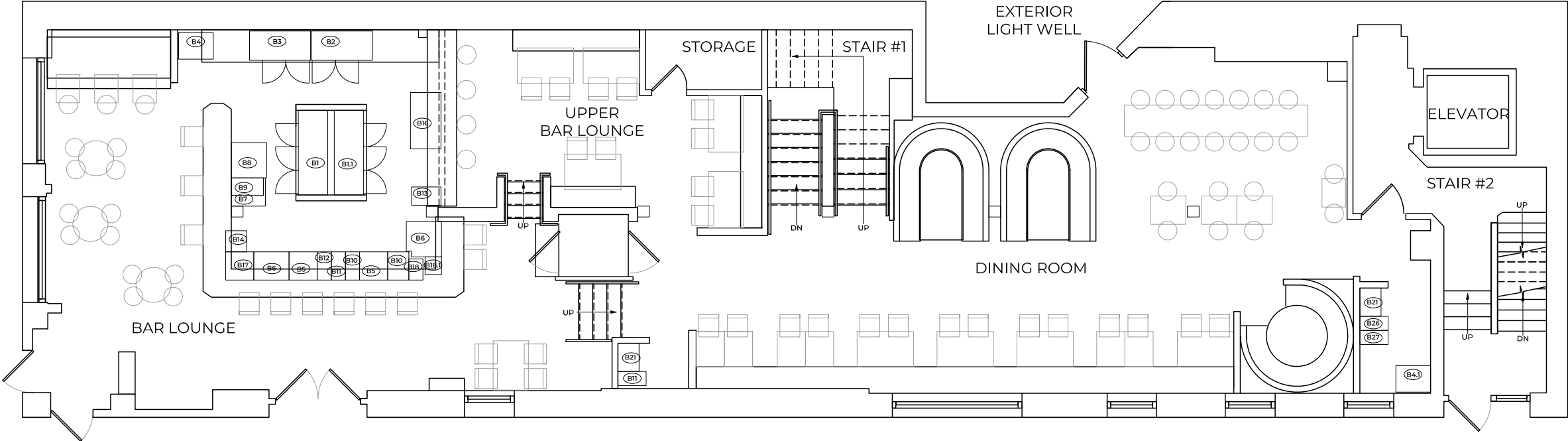
Tax PIN: 17-09-252-008-0000

OVERVIEW:

Available for lease at 431 N Wells / 162 W Hubbard in Chicago's River North neighborhood: a 9,570 square foot restaurant space, previously occupied by Solita Tacos & Margaritas. The property spans three levels (basement, 1st, and 2nd floors), comes with a full kitchen, and is ready for immediate operation. The lease includes the option for outdoor sidewalk seating. This space offers a straightforward opportunity for a new restaurant operator.

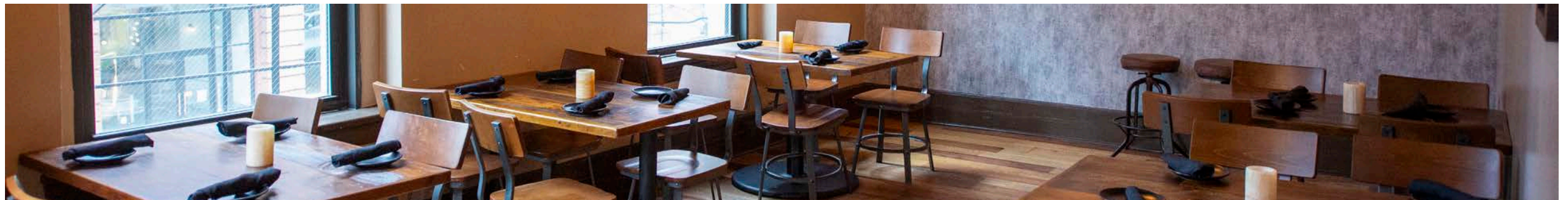
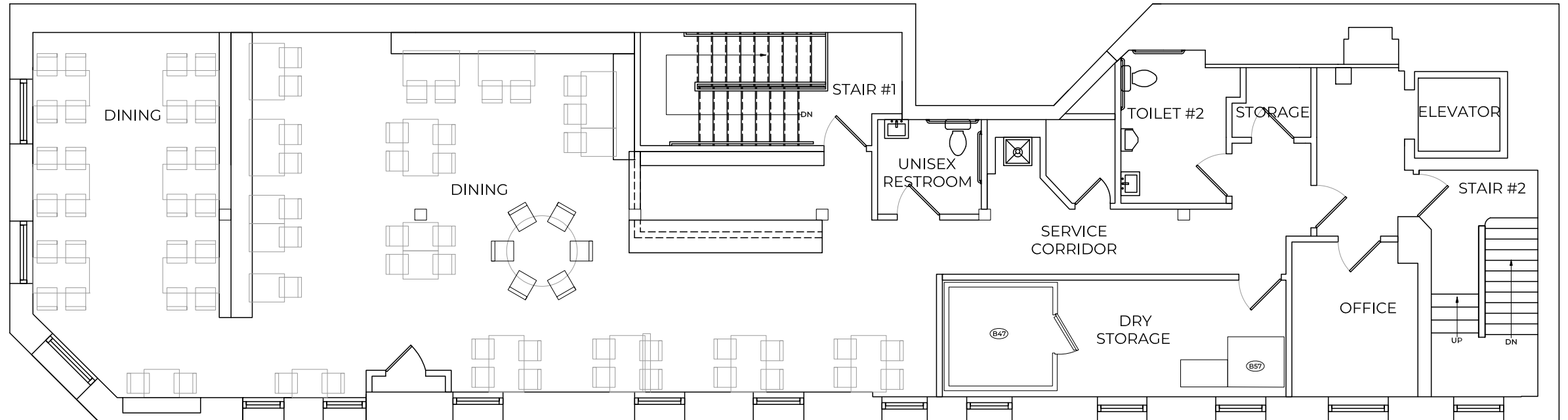
FIRST FLOOR - 3,190 SF

431 N WELLS | CHICAGO, IL 60654



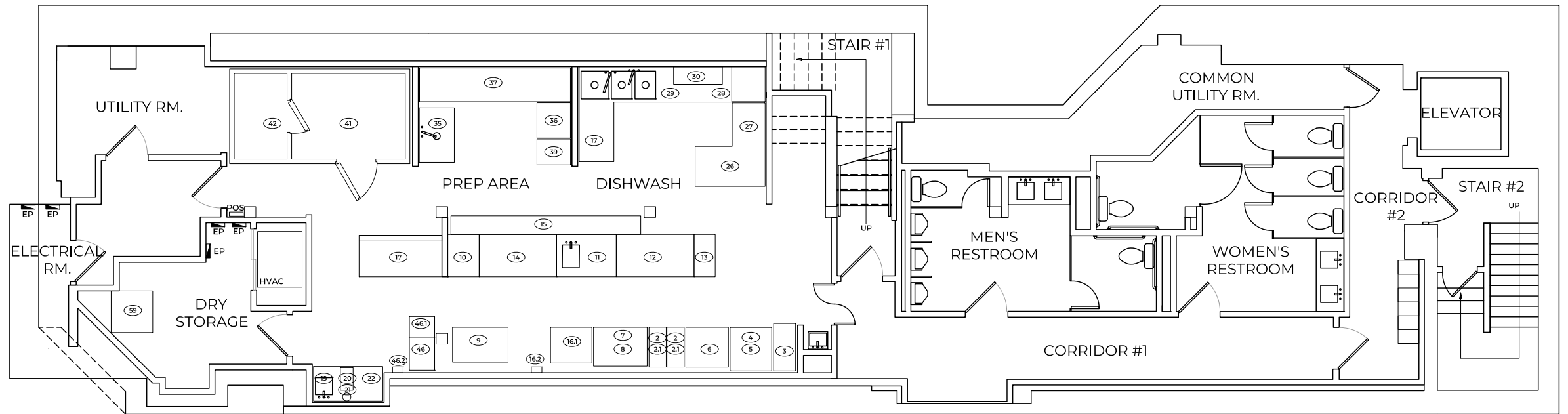
SECOND FLOOR - 3,190 SF

431 N WELLS | CHICAGO, IL 60654



LOWER LEVEL - 3,190 SF

431 N WELLS | CHICAGO, IL 60654



EXISTING CONDITIONS



RIVER NORTH OVERVIEW

River North, situated in the heart of Chicago, stands as a testament to urban sophistication and cultural vibrancy. Renowned for its art galleries, nightlife, and dining scene, this neighborhood has become a beacon for creativity and entrepreneurship. Historically a manufacturing and warehouse district, River North has transformed into a lively, upscale area with a dense concentration of luxury residential buildings, cutting-edge offices, and boutique hotels, marrying the old with the new in its architectural landscape.

The neighborhood has witnessed substantial growth, becoming a favored location for technology firms, creative agencies, and startups, alongside its established reputation as a hub for design and art, housing the highest concentration of galleries in the United States outside of Manhattan. This eclectic mix enhances the neighborhood's appeal as a place where innovation meets tradition.

River North's allure is augmented by its world-class dining and entertainment options, from Michelin-starred restaurants to trendy bars and clubs, making it a magnet for foodies and nightlife enthusiasts. The area also boasts architectural marvels and historic landmarks, alongside modern skyscrapers, adding to its visual appeal and drawing visitors and locals alike.

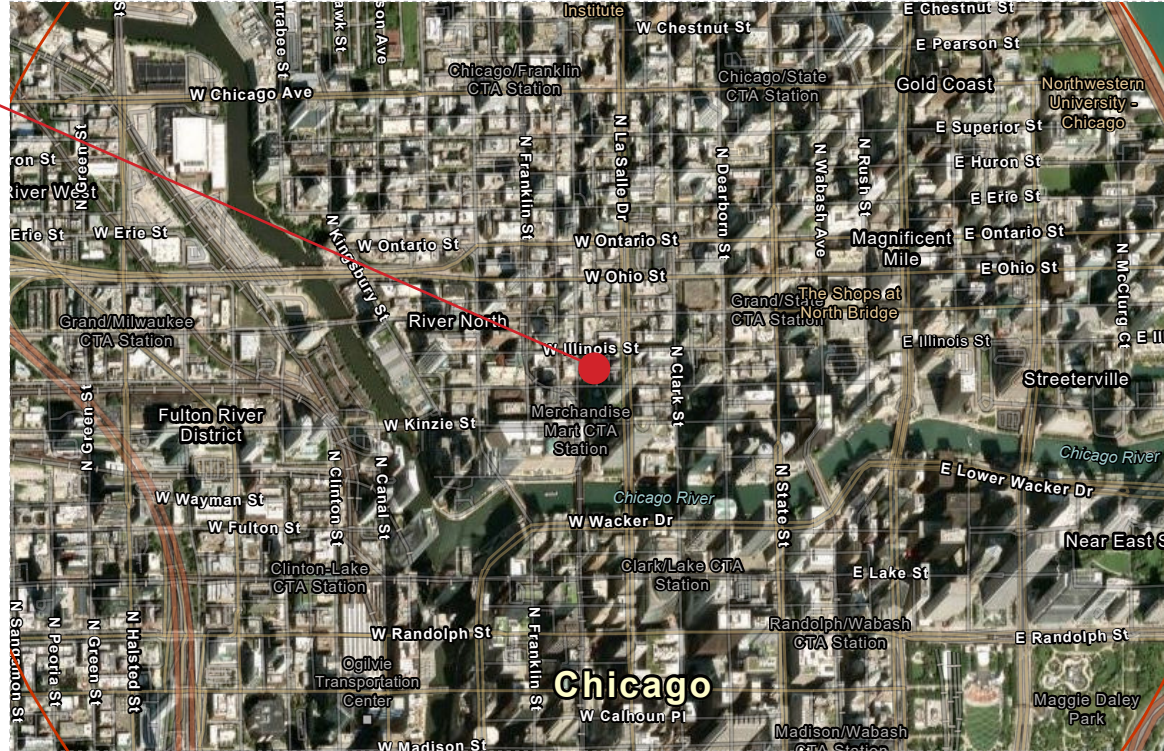
Residential developments in River North cater to a high demand for luxury urban living, offering amenities that include rooftop terraces, state-of-the-art fitness centers, and stunning city views. These developments reflect the area's ongoing evolution from its industrial roots to a coveted address for those seeking a dynamic urban lifestyle.

The neighborhood's strategic location, bordered by the Chicago River and Michigan Avenue, provides easy access to the rest of the city, making it an ideal spot for both living and working. With its blend of cultural depth, architectural innovation, and cosmopolitan energy, River North exemplifies the modern, vibrant spirit of Chicago, making it a key player in the city's ongoing narrative of growth and transformation.

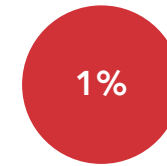


LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



EDUCATION



No High School Diploma



3%

High School Graduate



88%

Bachelors/Grad/Prof Degree

EMPLOYMENT



94%

White Collar



3%

Blue Collar



3%

Services



Unemployment Rate

KEY FACTS



122,988

Total Population



77,838

Total Households



\$123,582

Median Household Income



Median Age

BUSINESS



22,562

Total Businesses



540,838

Total Employees

INCOME



\$100,716

Median Disposable Income



\$115,929

Per Capita Income



\$118,857

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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March 9, 2024



GOLDSTREET

PARTNERS

FOR LEASING INFORMATION:

David Goldberg
david@goldstreetre.com
(847) 274-8504

Allan Perales
allan@goldstreetre.com
(312) 852-5526

431 N Wells, Chicago, IL 60654 | 9,570 SF former Restaurant Available For Lease in River North | info@goldstreetre.com