



# Kingsbury Center - 354 W. Hubbard St., Chicago, IL

High Profile Restaurant Space Available in River North



**Amy Levin**

**847.881.2008 | [alevin@nextrealty.com](mailto:alevin@nextrealty.com)**

An Illinois Licensed Real Estate Broker

All information enclosed is thought to be accurate and factual, however, no liability is assumed for errors and omissions. This offer is subject to prior sale, lease, changes or withdrawal without prior notice



# Kingsbury Center

354 W. Hubbard St., Chicago, IL



## HIGHLIGHTS:

- ✓ River North is home to Chicago's best restaurants and nightlife. This premier location offers dense residential and office population with close proximity to the Loop.
- ✓ Expansive kitchen with large hoods and existing black-iron
- ✓ Located at the NWC of Hubbard and Orleans.
- ✓ Outdoor seating available.
- ✓ Customer parking available.



## TRAFFIC COUNTS:

Orleans St. - 21,405 VPD

Hubbard St. - 11,669 VPD

© 2021 CoStar



## SPACE AVAILABLE:

3,161 SF



## AREA RETAILERS:





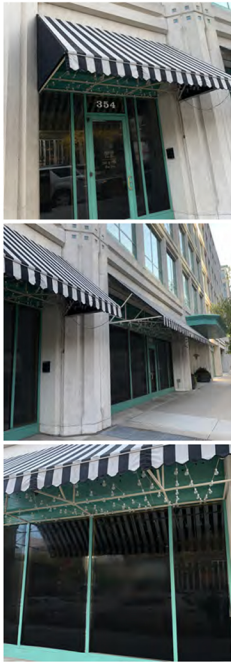
## Ground Level Restaurant with Existing Black Iron and Outdoor Seating





**SITE PLAN:**

**Kingsbury Center**  
354 W. Hubbard St., Chicago, IL



BOMA PLAN  
SEPTEMBER 8, 2021

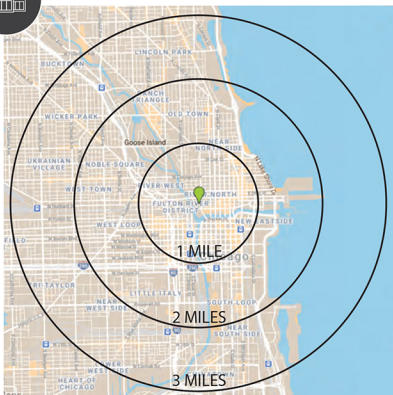


# Kingsbury Center

354 W. Hubbard St., Chicago, IL



## DEMOGRAPHICS:



1 Mile

**119,294**  
Est. Population

**\$149,375**

Est. Average Household Income

2 Miles

**280,990**  
Est. Population

**\$146,695**

Est. Average Household Income

3 Miles

**345,103**  
Est. Population

**\$139,491**

Est. Average Household Income

Demographics are 2021 Estimates | © 2021 CoStar



## CHICAGO TRANSIT AUTHORITY

Merchandise Mart Station	5 min walk	0.3 mi
Chicago Avenue Station	9 min walk	0.5 mi
Clinton Street Station	11 min walk	0.5 mi
Grand Avenue Station	11 min walk	0.6 mi
Clark/Lake Station (Downtown Loop)	12 min walk	0.6 mi



## COMMUTER RAIL

Chicago Ogilvie Transportation Center Commuter Rail (Union Pacific North, Union Pacific Northwest, Union Pacific West Lines) 	14 min walk	0.7 mi
Chicago Union Station Commuter Rail (North Central Service, Milwaukee District North Line, Milwaukee District West Line, Burlington Northern-Santa Fe Railway Line, Heritage Corridor Line, Southwest Service) 	19 min walk	1.0 mi





# Kingsbury Center

354 W. Hubbard St., Chicago, IL

