



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

High Profile Restaurant Space Available in River North



Amy Levin

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An Illinois Licensed Real Estate Broker

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Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077

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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, large hoods, existing black-iron, walk-in cooler and freezer.
- ✓ 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

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SPACE AVAILABLE:

6,920 SF



AREA RETAILERS:

Gordon's **ACE** Hardware



CVS
pharmacy

the**MART**
A VORNADO PROPERTY

petco



EST. 2015
THE HAMPTON
SOCIAL

STUDIO 41
HOME DESIGN SHOWROOM
KOHLER

daltile

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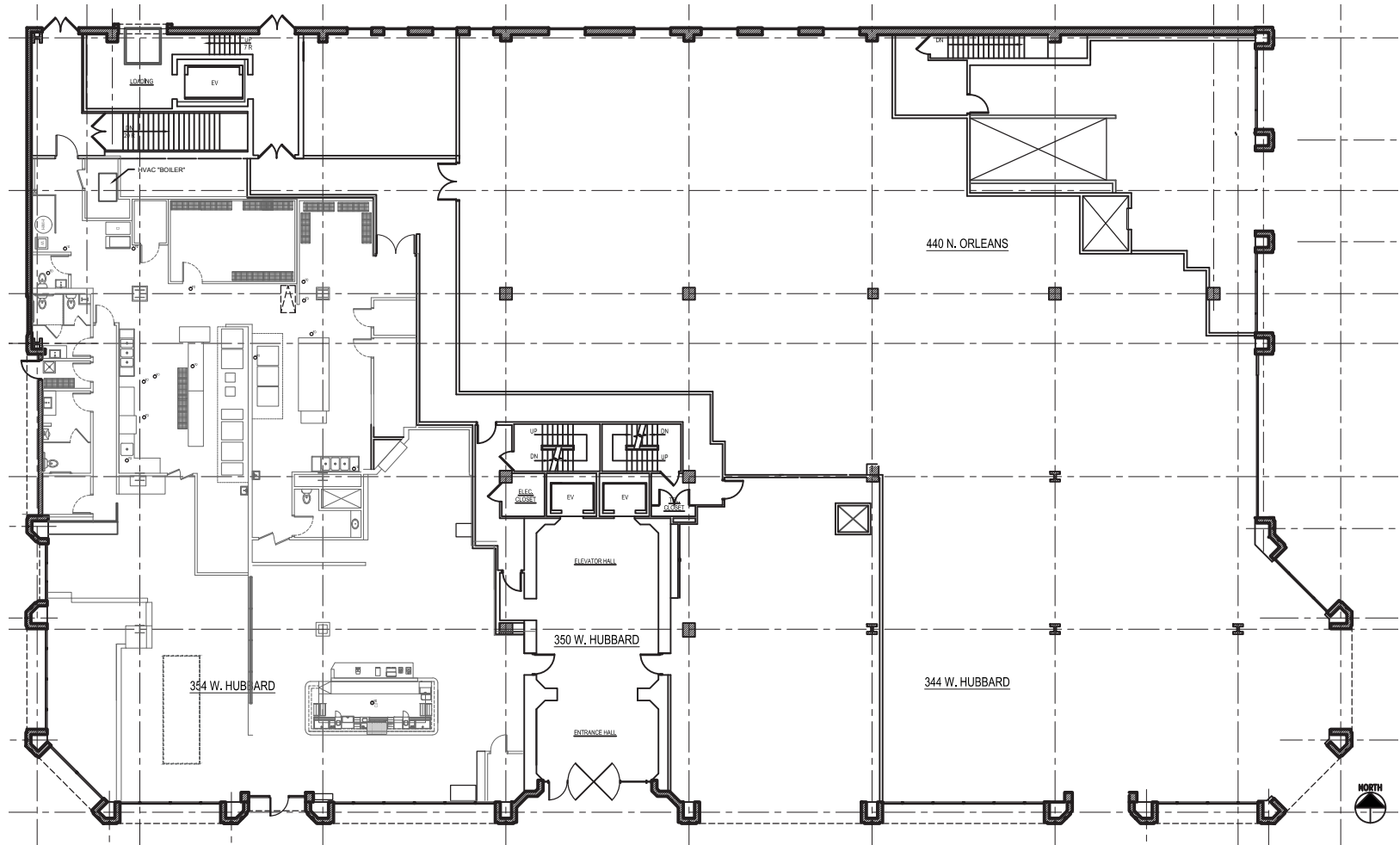
Ground Level Restaurant with Existing Black Iron and Outdoor Seating





SITE PLAN:

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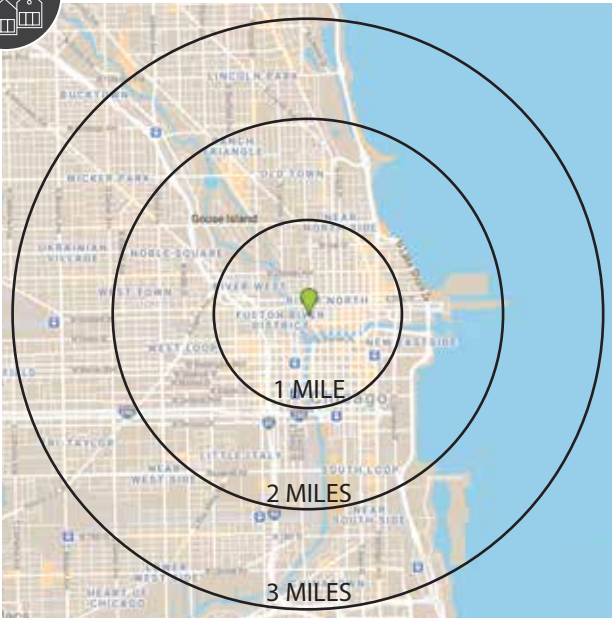


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DEMOGRAPHICS:



1 Mile

120,519

Est. Population



\$140,651

Est. Average Household Income

2 Miles

276,697

Est. Population

\$139,911

Est. Average Household Income

3 Miles

430,076

Est. Population

\$131,911

Est. Average Household Income

Demographics are 2020 Estimates | © 2020 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



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