



Kingsbury Center - 440 N. Orleans St., Chicago, IL

Rare Opportunity! Sought-after River North Retail Space Available



Up to 10,214 SF (Space is Divisible) - Highly visible signage available in 3 locations, including pylon sign on Orleans St.



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An Illinois Licensed Real Estate Broker

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Kingsbury Center

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SPACE AVAILABLE:

Up to 10,214 SF - Space is Divisible

Lower level space accessible from street level via escalator and elevator



TRAFFIC COUNTS:

Orleans St. - 21,405 VPD

Hubbard St. - 12,000 VPD

2023 | Illinois Department of Transportation



HIGHLIGHTS:

- ✓ **Location:** Situated at the NWC of Hubbard and Orleans directly opposite the Merchandise Mart and East Bank Club. Unparalleled access to a dense residential and office population.
- ✓ **Accessibility:** Features prime frontage and exposure on Orleans St., ensuring visibility.
- ✓ **Signage:** Highly visible signage available in 3 locations, including pylon sign on Orleans St.
- ✓ **Ideal Uses:** Perfectly suited for medical or retail establishments looking for a prime location.
- ✓ **Design Features:** The space boasts high ceilings, creating an open and inviting atmosphere.
- ✓ **Occupancy:** Situated beneath a 90,000 SF office space, adding to the location's foot traffic and potential customer base.
- ✓ **Parking:** Easy access to parking facilities, enhancing convenience for both employees and customers.



AREA RETAILERS:



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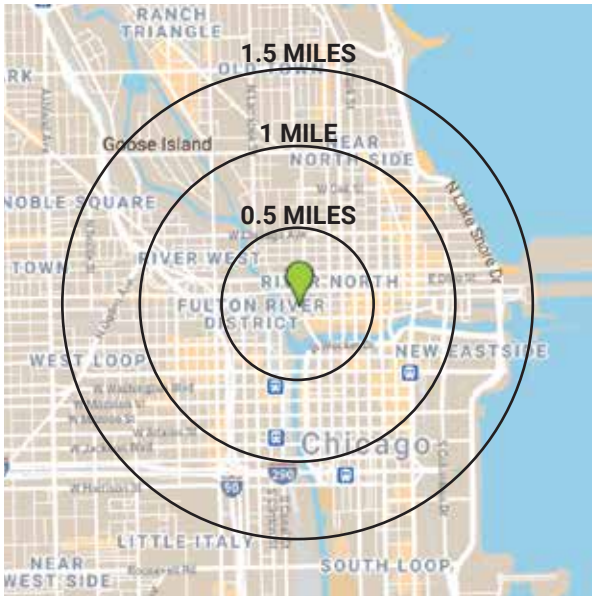


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DEMOGRAPHICS:



0.5 Miles

27,417
Est. Population

\$122,101
Est. Average Household Income

1 Mile

87,269
Est. Population

\$146,027
Est. Average Household Income

1.5 Miles

153,666
Est. Population

\$148,590
Est. Average Household Income

Demographics are 2023 Estimates | ©Buildout



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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