



158 W. Grand Avenue

CHICAGO, ILLINOIS

Restaurant/Retail Space Available
North block of Grand between Wells and LaSalle

FOR MORE INFORMATION, PLEASE CONTACT

ANTHONY CAMPAGNI • 847.651.8669
ac@canvasrealestate.com

ELAN RASANSKY • 414.380.1555
elan@canvasrealestate.com

QUINN THOMAS • 847.651.5589
qthomas@canvasrealestate.com

DEMOGRAPHICS



123k+

Total Population
1 Mile

36.4k+ 9.09k+
0.5 Miles 0.25 Miles



\$184k+

Average HH Income
1 Mile

\$193k+ \$206k+
0.5 Miles 0.25 Miles



544k+

Daytime Population
1 Mile

133k+ 26.8k+
0.5 Miles 0.25 Miles



RIVER NORTH

River North is one of the premier neighborhoods that make up the north side community of downtown Chicago.

River North has established itself as one of the city's most sought after places to live, with multiple new residential high-rise developments commanding the highest rents in Chicago, mainly due to its proximity to The Loop and Chicago's Lakeshore.

With a surge of residential development over the past 10 years, the population has significantly increased, making River North a true seven-day-per-week market.

River North has gained popularity because of its high energy nightlife and entertainment scene, including a plethora of the city's top restaurants, boasting some of the highest sales volumes in the country.

NEIGHBORING RETAILERS

Moxy Hotel, Le Select, Tanta, Arbella, Hawksmoor Steakhouse

FLOOR PLAN

PROPERTY OVERVIEW

Former auto repair facility.



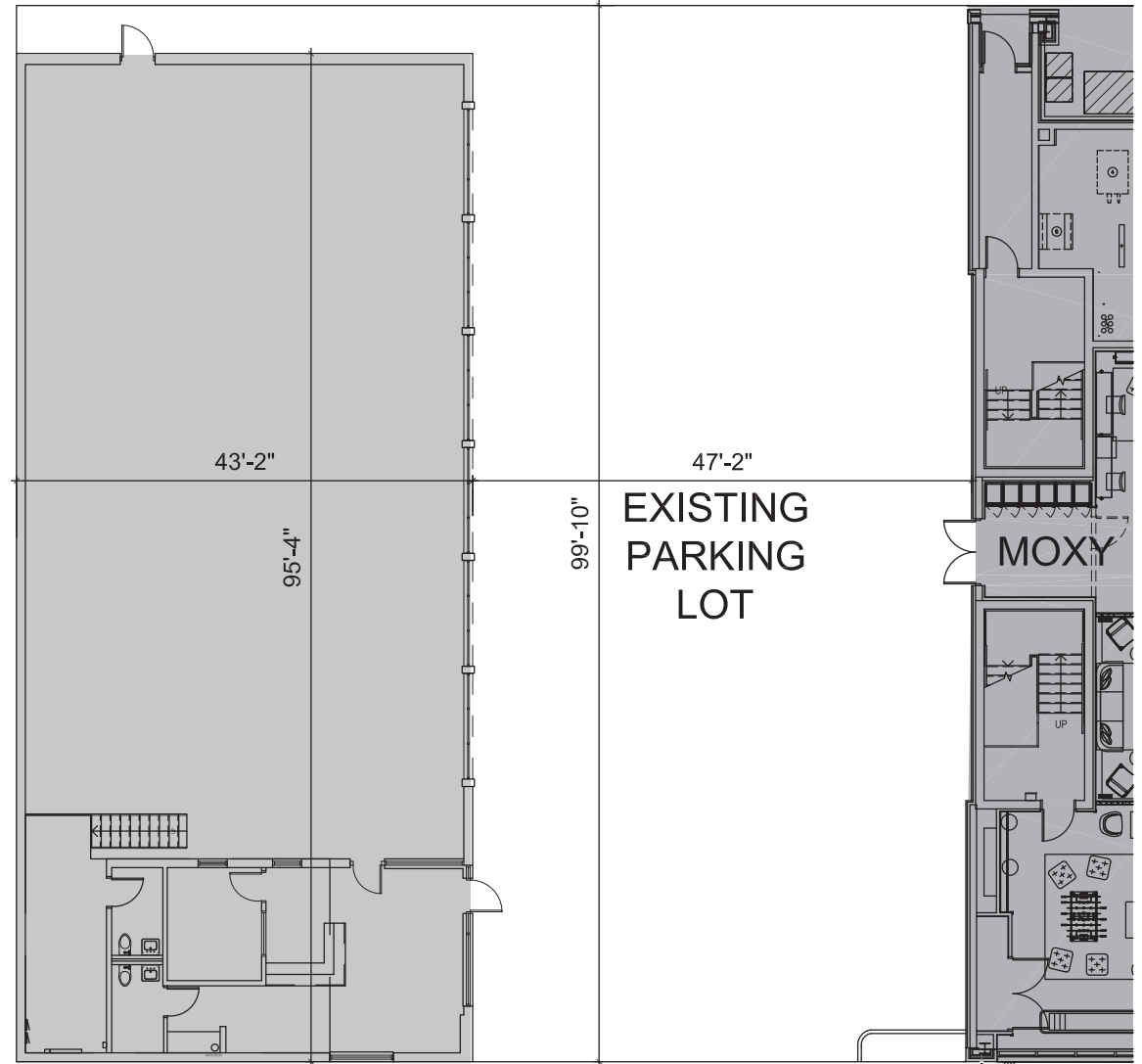
approx. **4,509** sf
Building

approx. **3,957** sf
Potential Outdoor Patio

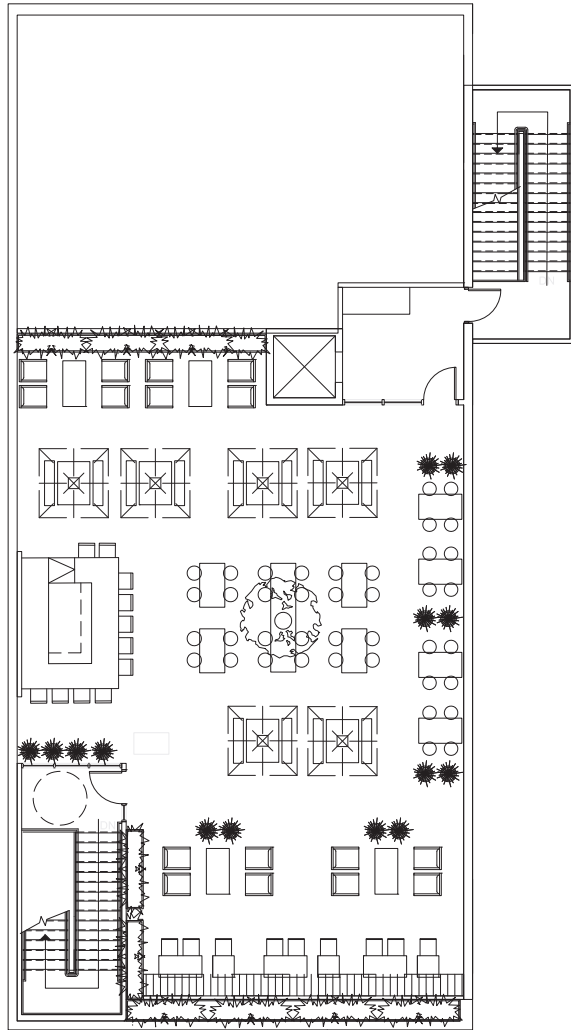
approx. **2,715** sf
Potential Roof Deck

11
Parking Spaces

approx. **8,638**
Lot Size



TEST FIT



Roof Deck: approx. 2,715 sf



Interior: approx. 4,509 sf

Patio: approx. 3,957 sf

Direct access to the #1 Moxy branded hotel in the country

STREET MAP

158 W. Grand Avenue
CHICAGO, ILLINOIS

SPACE AVAILABLE



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CANVAS
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PROPERTIES

