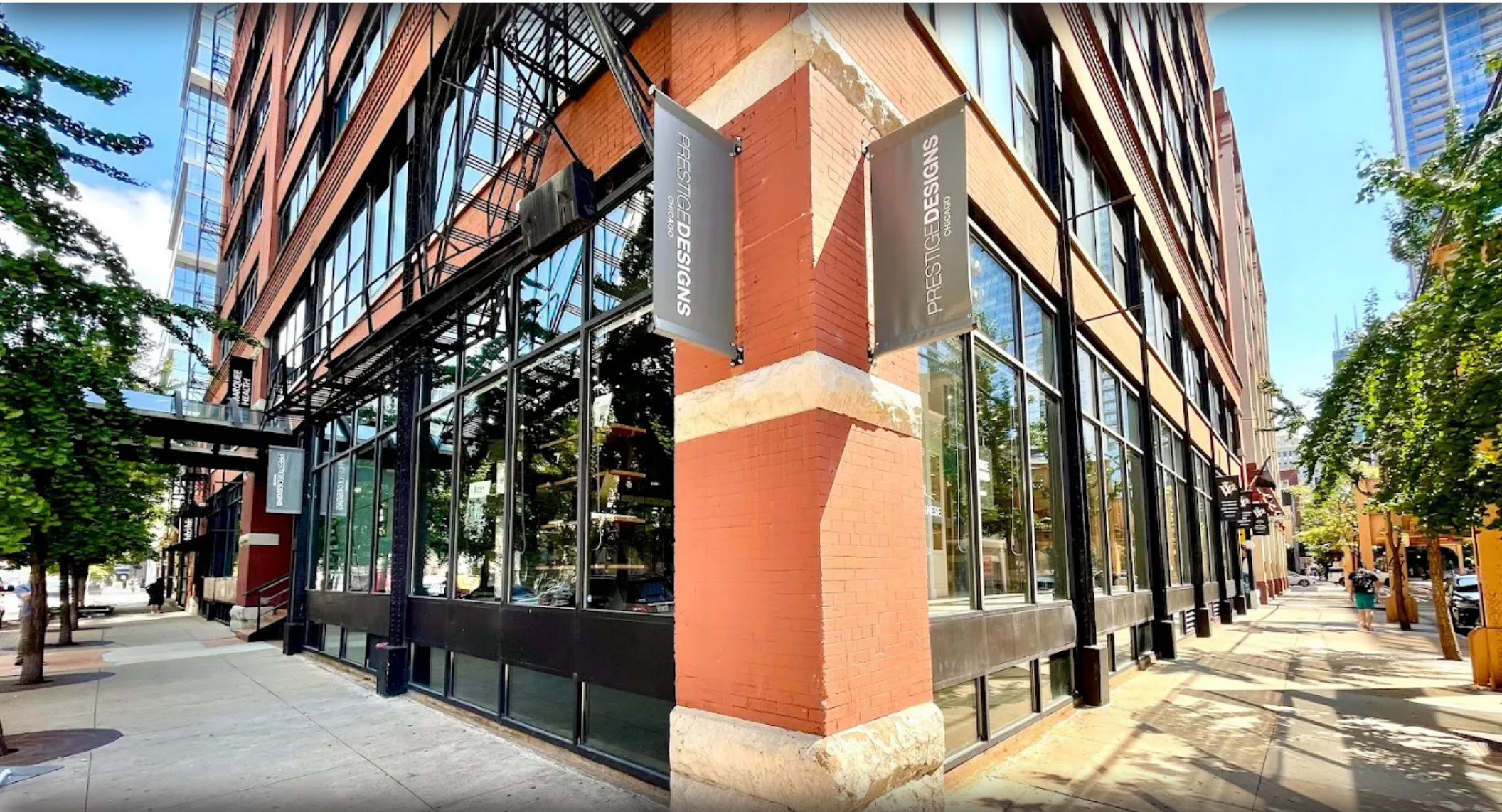


AVAILABLE FOR LEASE

223 W. Erie St.  
RIVER NORTH - CHICAGO



CANVAS

# RIVER NORTH

Located at the Southeast corner of Erie and Franklin

## HIGHLIGHTS

- Ground and lower level retail opportunities available in prime River North loft building
- Located at the southeast corner of Erie and Franklin in the heart of the gallery district and surrounded by a dense residential population
- Spaces can be leased separately or combined for a dramatic two level space
- Ideal for a variety of retail, service or showroom uses

## NEIGHBORHOOD RETAILERS

3RD COAST  
SALON

Asador  
BASTIAN

avec

EUROPEAN  
WAX  
CENTER®

FAIRGROUNDS  
CRAFT COFFEE AND TEA

illy  
CAFFÈ

LaserAway

Lizzano  
*farfalleria & spritzeria*

mixed  
GREENS  
*a salad joint*

Orangetheory  
FITNESS

THE  
FRANKLIN ROOM  
- FINE SPIRITS AND FARE -

UNION  
SUSHI + BAR + QUE BAR

WS  
KING

WILDFIRE  
STEAKS, CHOPS & SEAFOOD

# DEMOGRAPHICS



**119k+**  
Total Population  
1 Mile



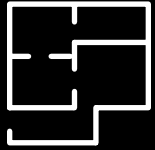
**\$190k+**  
Average HH Income  
1 Mile



**479k+**  
Daytime Population  
1 Mile

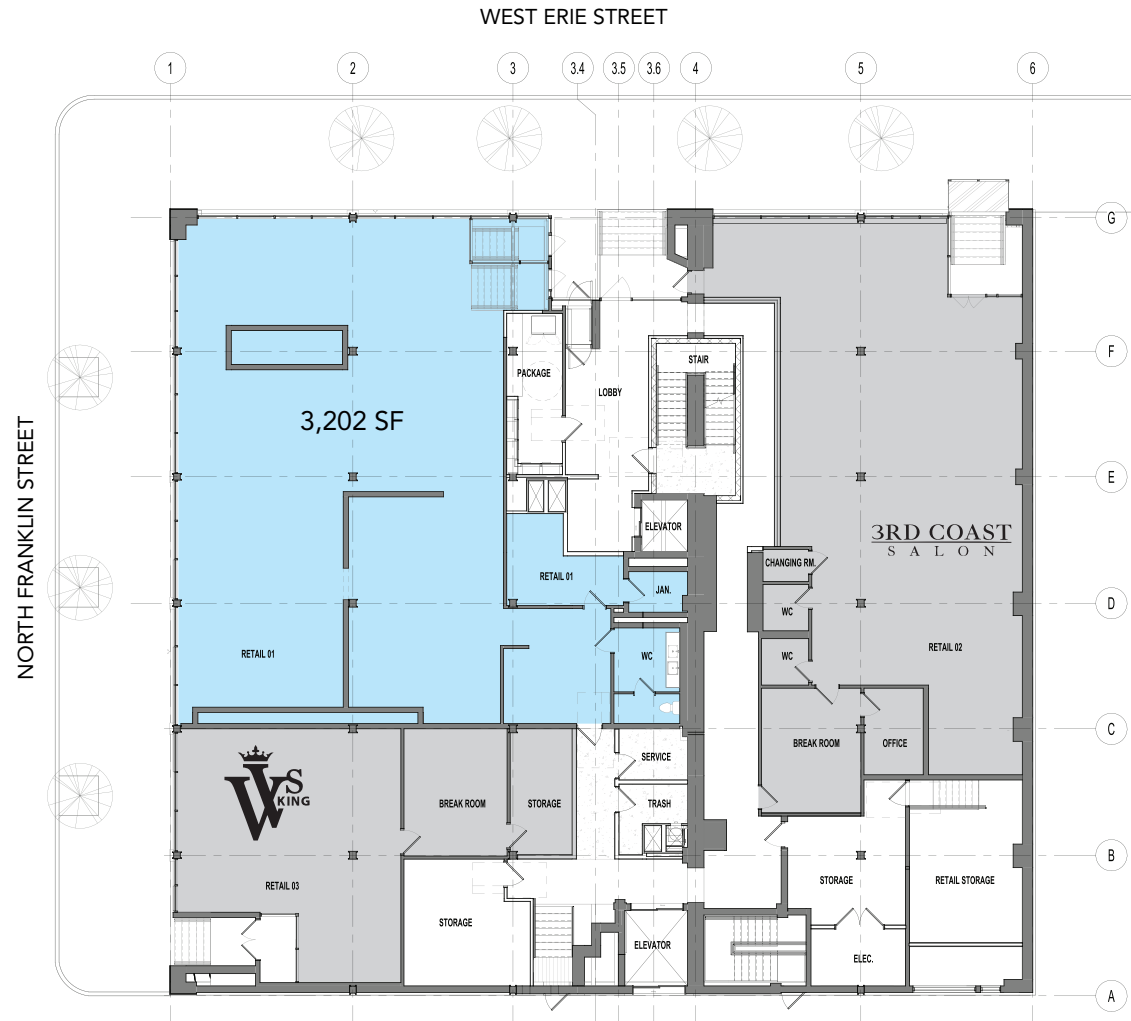


# SPACE AVAILABLE

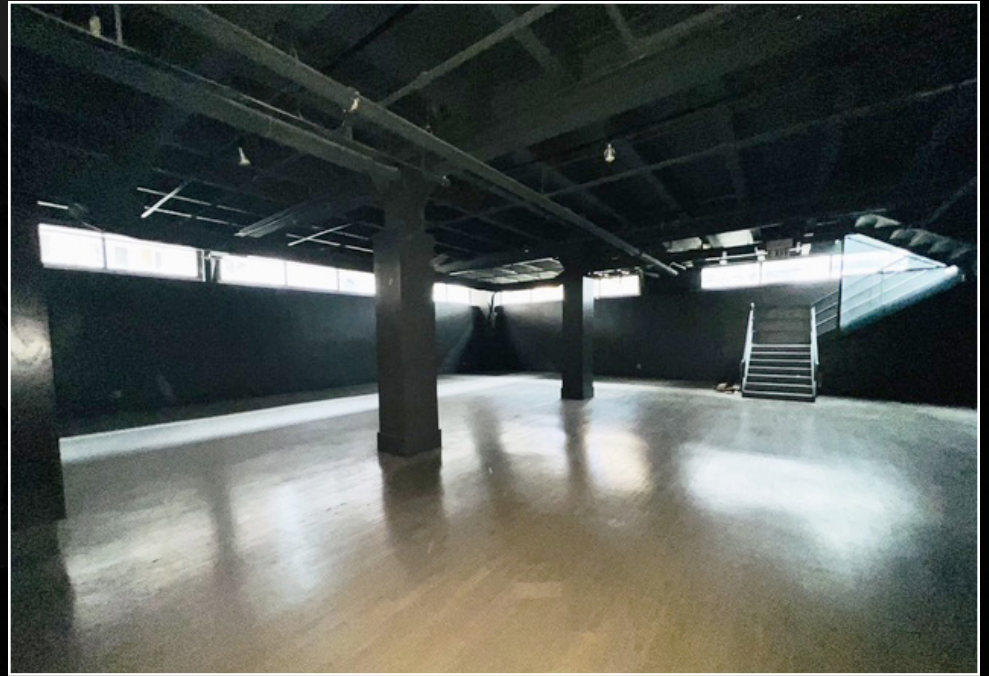
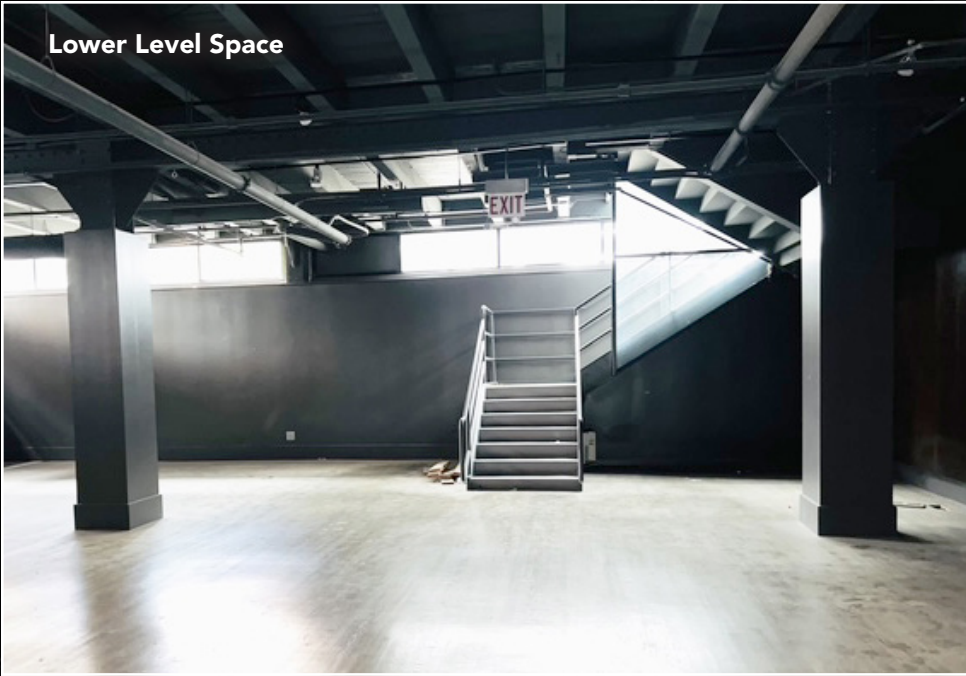


**3,202 sf**  
Ground Floor

## GROUND FLOOR PLAN



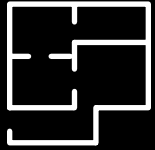
Lower Level Space



Dedicated entrance to lower level



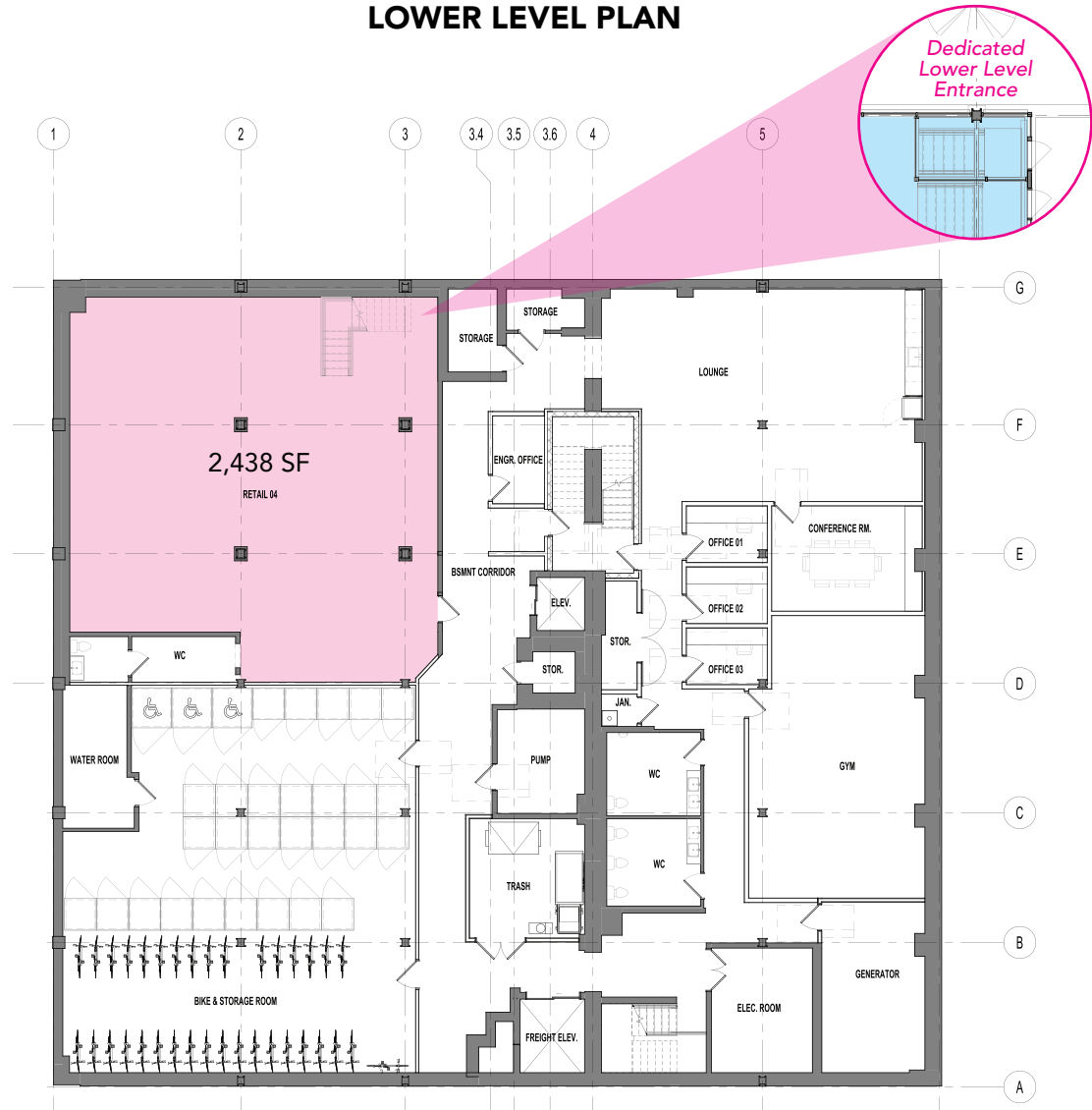
# SPACE AVAILABLE



## 2,438 sf

Lower Level + Entrance

### LOWER LEVEL PLAN



**Map Grid:**

- Vertical Streets (Left to Right):** NORTH SEDGWICK STREET, NORTH ORLEANS STREET, NORTH FRANKLIN STREET, NORTH WELLS STREET, NORTH LASALLE DRIVE, NORTH CLARK STREET, NORTH DEARBORN STREET, NORTH STATE STREET
- Horizontal Streets (Top to Bottom):** WEST SUPERIOR STREET, WEST HURON STREET, WEST ERIE STREET, WEST ONTARIO STREET, WEST OHIO STREET, WEST GRAND AVENUE

**Businesses and Landmarks:**

- Top Row (North Sedgwick to North Orleans):** MICHAEL & MICHAEL, LANG OCEAN SPA, THAI BODYWORK, BUTT PERFORMANCE, RIVER NORTH CLEANERS, GALERIA, DUNKIN', STARBUCKS, RITUAL, CALIFORNIA CLOSETS, TCL, Zg, ICG, VITALIA, corepower, YOGA, VICTOR
- Second Row (North Orleans to North Franklin):** WEAR EYEWEAR, TORCHIO, CLEAR, GENERATIONS RUG GALLERY, CAROUSEL FINE ART, drybar, PERSPIRE, 741 N. WELLS (168 UNITS), H&R BLOCK, Centennial, SEUL TAGO, CHICAGO WINERY
- Third Row (North Franklin to North Wells):** Jenny Yoo Molteni & C, BEING CHANGE, REGENCY, bulthaup, LUMINAIRE, Dotted Kitchen, Daligned, GINGER, PROSECCO, GODDESS AND THE GRACE, TRAIN MOMENT, LaPerior, GINGIE, POKÉ SPIN, HOME2 ambar, BODYROK, STORYVILLE, STARBUCKS, MASALA, ora, MOTI, COPPERFIELD'S MARKET
- Fourth Row (North Wells to North Lasalle):** THE GODFREY, yasemi, Felix, FOGO DE CHÃO, THE GODFREY, yasemi, Felix, FOGO DE CHÃO, raw, KERRYMAN IRISH BAR & RESTAURANT, SUPERCUTS, SPA O CLUB NAILS & MORE, FIFTH THIRD BANK, STARBUCKS, RIVER NORTH BISTRO, FedExOffice, EUROSTARS HOTEL
- Fifth Row (North Lasalle to North Clark):** LARICY, LIFT, ORLEANS CLEANERS, nuture life, SPROUTS ACADEMY PRESCHOOL, Pepper Construction, RNCF, pure barre, Glenniew HAUS, SPYBAR, W, Lizzano, EUROPEAN WAX CENTER, Cofangtheory, SOUND BAR, WILDFIRE, avec, STARBUCKS, bp, TARGET, MATCHA, STUDIO, RINO BAR, Portillo's, Walgreens, MOM'S PLACE, CHICAGO CHOP HOUSE, TAO, BARRY'S, TRUE FOOD, SALON LOFTS, Northwestern Medicine, The Orchard Club Bar, QUARTINO
- Sixth Row (North Clark to North Dearborn):** SOVRAN, THE ADLAKE, YOGA 2.0, GREEN ROSE DISPENSARY, CLUB MARIPOSA, ASCENDING DISPENSARY, VP LOGISTICS, FIREPLACE PLUS, YOUR TRULY OYSTER BAR, OHIO HOUSE, Schneider Deli, McDonald's, Hard Rock, OSTERIA VIA STATO, 5i, CIRCLE K, TACO TIGER, CUP-N-RUN, SUBWAY, STARBUCKS
- Seventh Row (North Dearborn to North State):** ALTALIA FURNITURE, ExtraSpace Storage, STRIVE VILLAGE, NICHOLAS JOSEPH CUSTOM SUITS, REVERIE SALON, FAST FRAME, ALSAHADA, ALSAHADA, AKIRO, MELI CAFE, CHASE, GRAND FOOD MART, CASPIAN RUGS, ANICHINI BROTHERS, INC., O'Leary's Public House, MATILDA, ZOMBIE TACO, moxy, TANTA, ARBELL, Arellano, BLUE CHICAGO, FADO IRISH PUB, JEWEL-OSCO, RUSH, CTA

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