

RESTAURANT SPACE
FOR LEASE

868 N. Franklin St.
RIVER NORTH - CHICAGO



CANVAS

RIVER NORTH

Located at the West block of Franklin
between Locust and Chestnut

HIGHLIGHTS

- Premier bi-level restaurant opportunity totaling 11,559 SF, delivered in pristine condition with an efficient ground floor and lower-level configuration ideal for full-service dining, bar, and private events
- Immediately adjacent to JDL Development's North Union, a ~3.5 million SF master-planned mixed-use redevelopment of the former Moody Bible campus delivering thousands of new residential units, ground-floor retail, and public open space
- Situated within a rapidly densifying River North / Near North corridor, benefiting from sustained residential growth and long-term neighborhood transformation
- Strong surrounding fundamentals supported by dense residential, nearby office, and walkable lifestyle amenities
- Second-generation restaurant infrastructure in place, allowing an experienced operator to materially reduce build-out cost and accelerate time to opening

NEIGHBORHOOD RETAILERS



DUNKIN'



LAYLA & RINGO'S
GROCER • COFFEE • EATERY

LIQR

MACHINE
COCKTAIL BAR



**THE CHICAGO HOTEL
COLLECTION**

DEMOGRAPHICS



111k+

Total Population
1 Mile



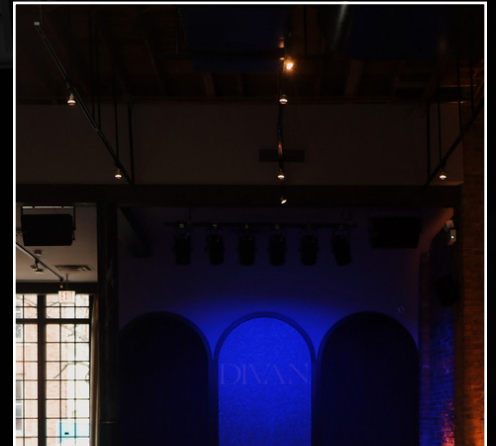
\$186k+

Average HH Income
1 Mile



272k+

Daytime Population
1 Mile



SPACE AVAILABLE



5,715 sf

Ground Floor

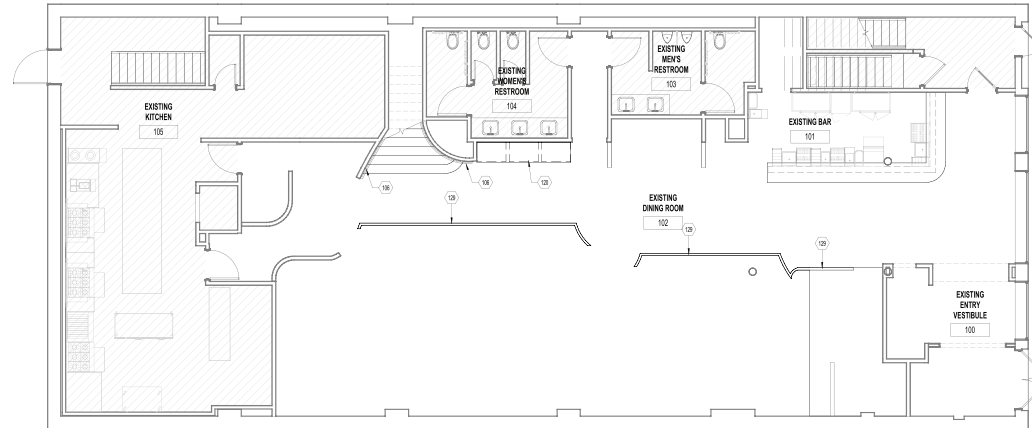


870 sf

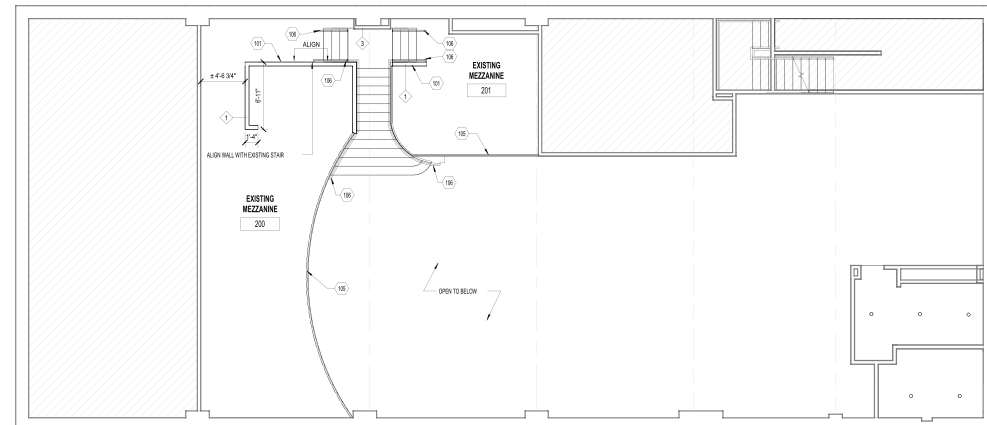
Mezzanine

FLOOR PLAN

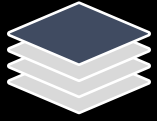
GROUND FLOOR



MEZZANINE

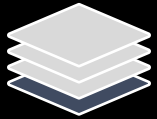


SPACE AVAILABLE



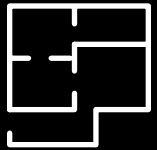
1,100 sf

Second Floor



3,874 sf

Lower Level

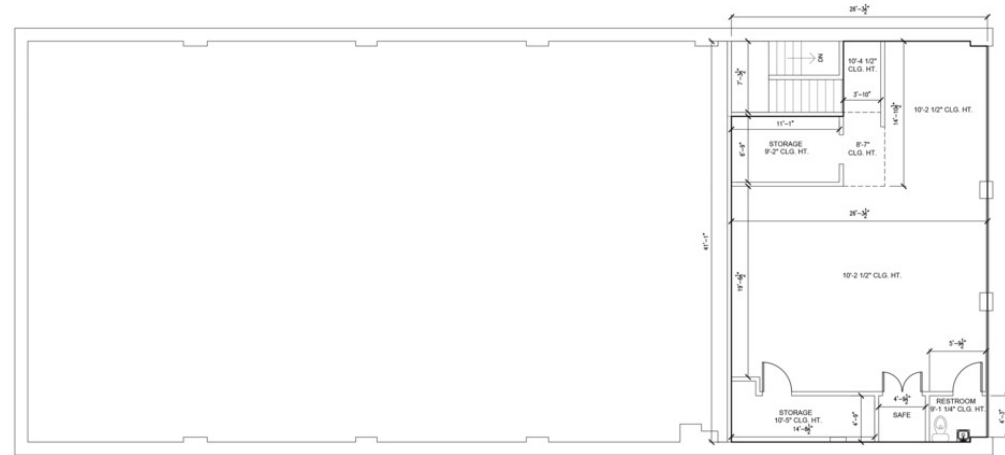


11,559 sf

Total

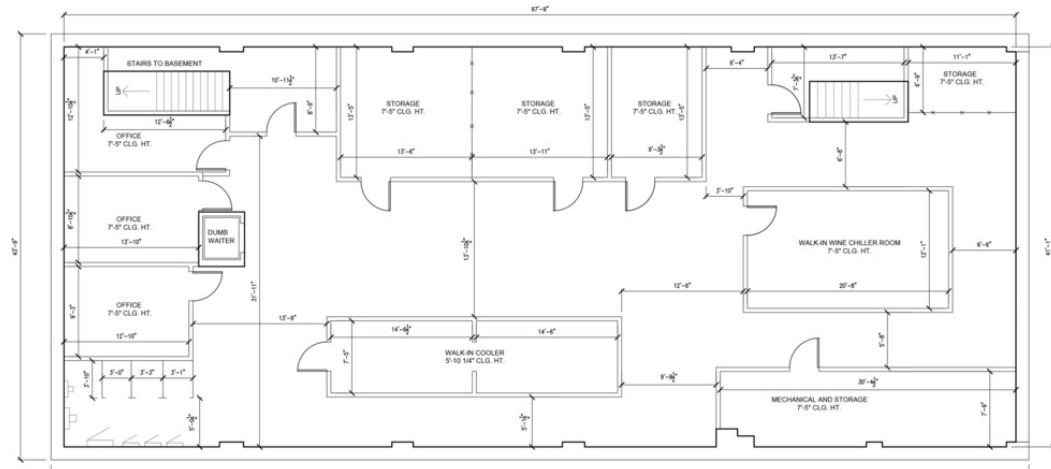
FLOOR PLAN

SECOND FLOOR

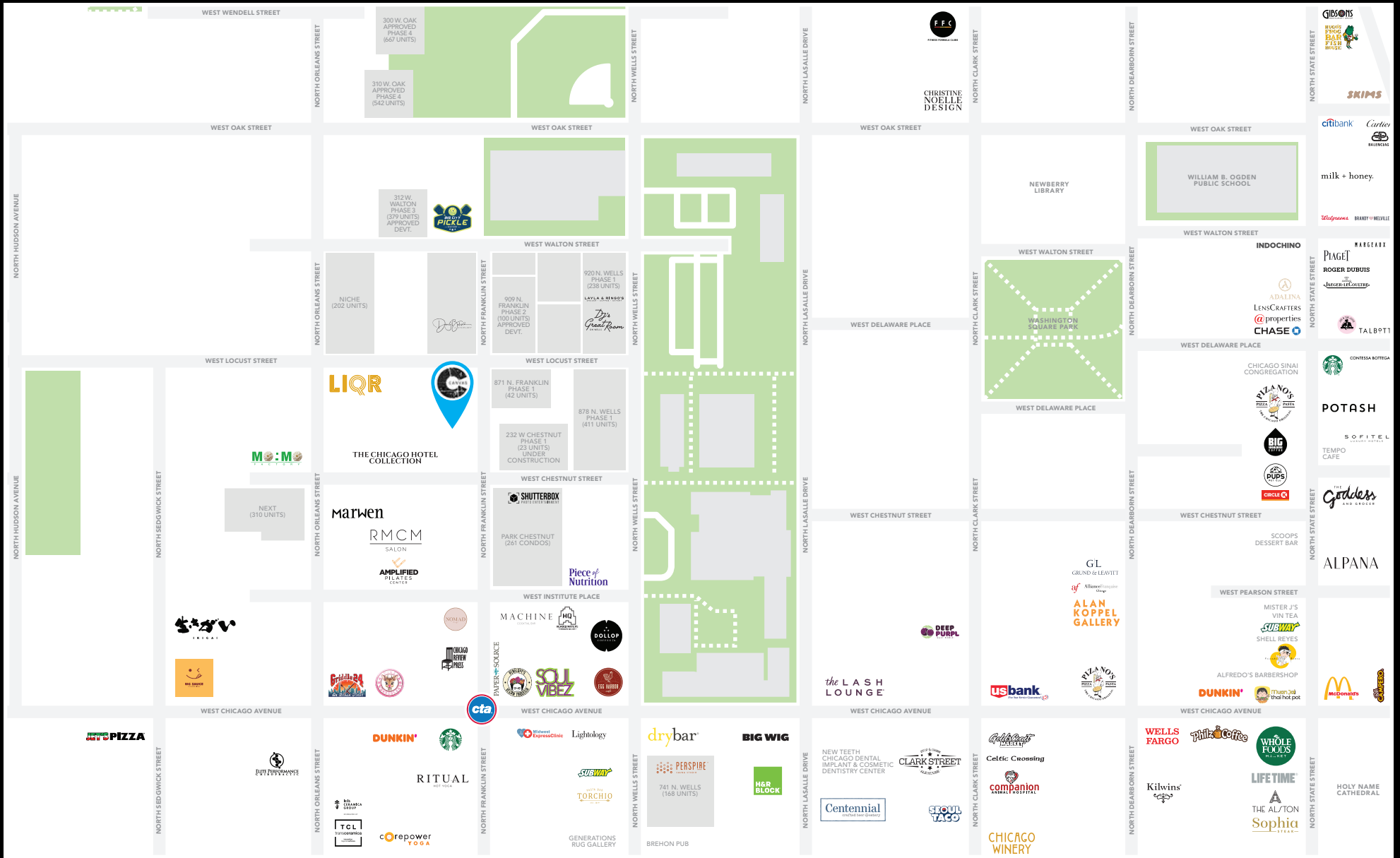


Franklin Street

LOWER LEVEL



Franklin Street



FOR MORE INFORMATION, PLEASE CONTACT

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