



Location Finders Brokerage, LLC  
9440 Enterprise Dr, Mokena, IL 60448  
(708) 390-1629

**870 N. Orleans St**  
Chicago, IL

**Commercial Space Available**

**1,200 SF 1<sup>st</sup> Floor Space**

### MARKET SUMMARY

- Located in Chicago's Near North Side with immediate access to River North, Old Town, and the Gold Coast
- Exceptional walkability and transit access with nearby CTA bus routes and Brown/Purple Line stations
- Surrounded by high-density multifamily developments that drive consistent pedestrian traffic
- Close to top-tier dining, shopping, and entertainment amenities

### DEMOGRAPHICS

POPULATION	1 Mile	122,265
	3 Mile	466,998
	5 Mile	878,992
# HOUSEHOLDS	1 Mile	76,163
	3 Mile	255,844
	5 Mile	436,293
AVG HH INCOME	1 Mile	\$151,324
	3 Mile	\$146,406
	5 Mile	\$127,071

### CONTACT

**ALAN ERICKSON**  
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### SITE SUMMARY

- **Building GLA:** 5,498 SF
- **Available:** Up to 2,400 SF
  - 1,200 SF First Floor; includes 1,200 SF Basement
- **Zoning:** C1-2
- **Signage:** Storefront signage available



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