1139 NORTH STATE
SEC OF STATE & ELM

PREMIER RESTAURANT OPPORTUNITY

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE
PROPERTY OVERVIEW:
- 6,439 SF over the 1st and 2nd floors plus 1,792 SF in the Lower Level
- Optional third floor can be incorporated to add another 5,434 SF to the space (Total 11,873 SF plus basement)
- Southeast corner of State & Elm
- Incredible branding opportunity

MARKET OVERVIEW:
- Located in the heart of the Gold Coast, Chicago's premier retail market, at the southeast corner of State & Elm
- The site benefits from the surrounding high street retail, boutique hotels and dense affluent population

NEIGHBORS INCLUDE:
Viceroy Hotel, Warby Parker, Blue Mercury, Urban Outfitters, Vans and many of Chicago's highest grossing restaurants.

DEMOGRAPHICS:
- DAYTIME POPULATION: 198,900
- EMPLOYEES: 171,730
- TOTAL POPULATION: 83,360
- AVERAGE HH INCOME: $134,430

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