ROAM
REAL ESTATE INC



RETAIL SPACE FOR LEASE

GOLD COAST CHARM

802 to 804 N. Dearborn Street

CHICAGO, ILLINOIS 60610

1,000 to 2,000 SF AVAILABLE

THE PROPERTY

A Restored Gold Coast Brownstone. *Retail with Private Outdoor Seating.*

802 to 804 N. Dearborn Street offers 1,000 to 2,000 SF within a beautifully restored historic brownstone in Chicago's Gold Coast, three blocks from Michigan Avenue. The space pairs architectural character with a private outdoor seating area, and suits beauty, wellness, specialty retail, showroom, service or experiential concepts.

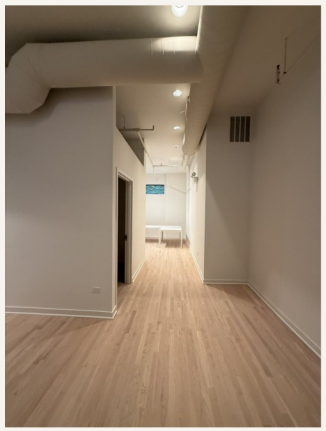
PROPERTY FEATURES

- PRIVATE OUTDOOR SEATING
- HISTORIC BROWNSTONE
- THREE BLOCKS FROM MICHIGAN AVENUE
- NEAR CTA RED LINE

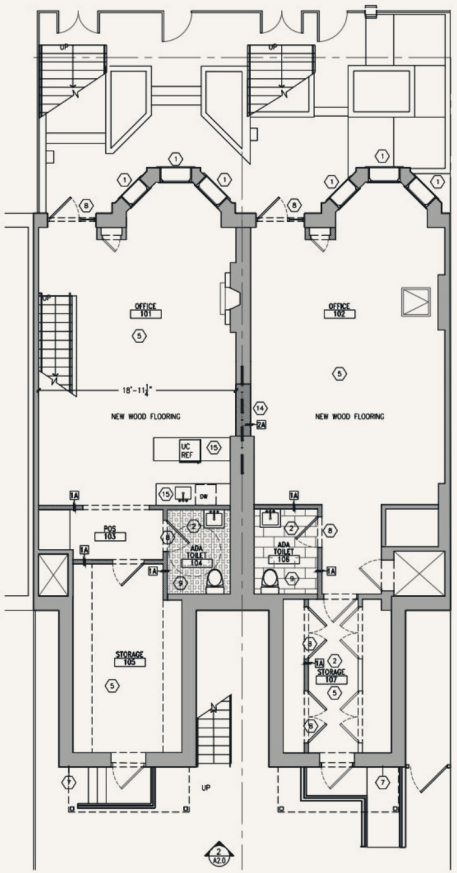
AVAILABLE SPACE

1,000 to 2,000 SF

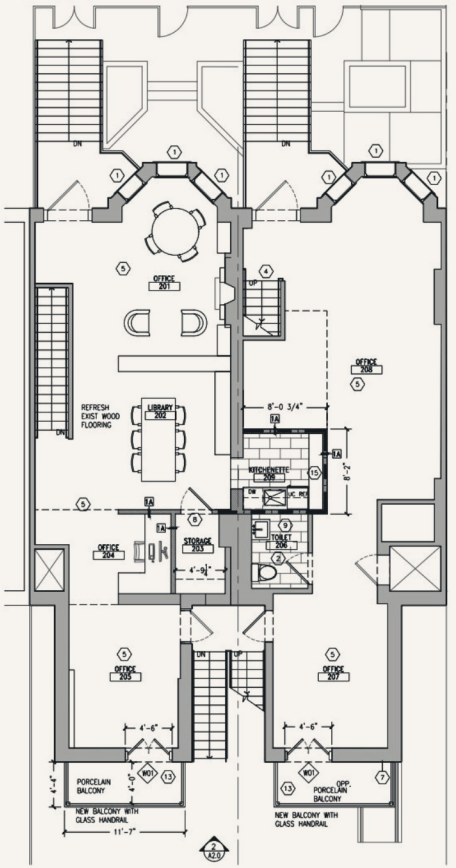




FLOOR PLANS

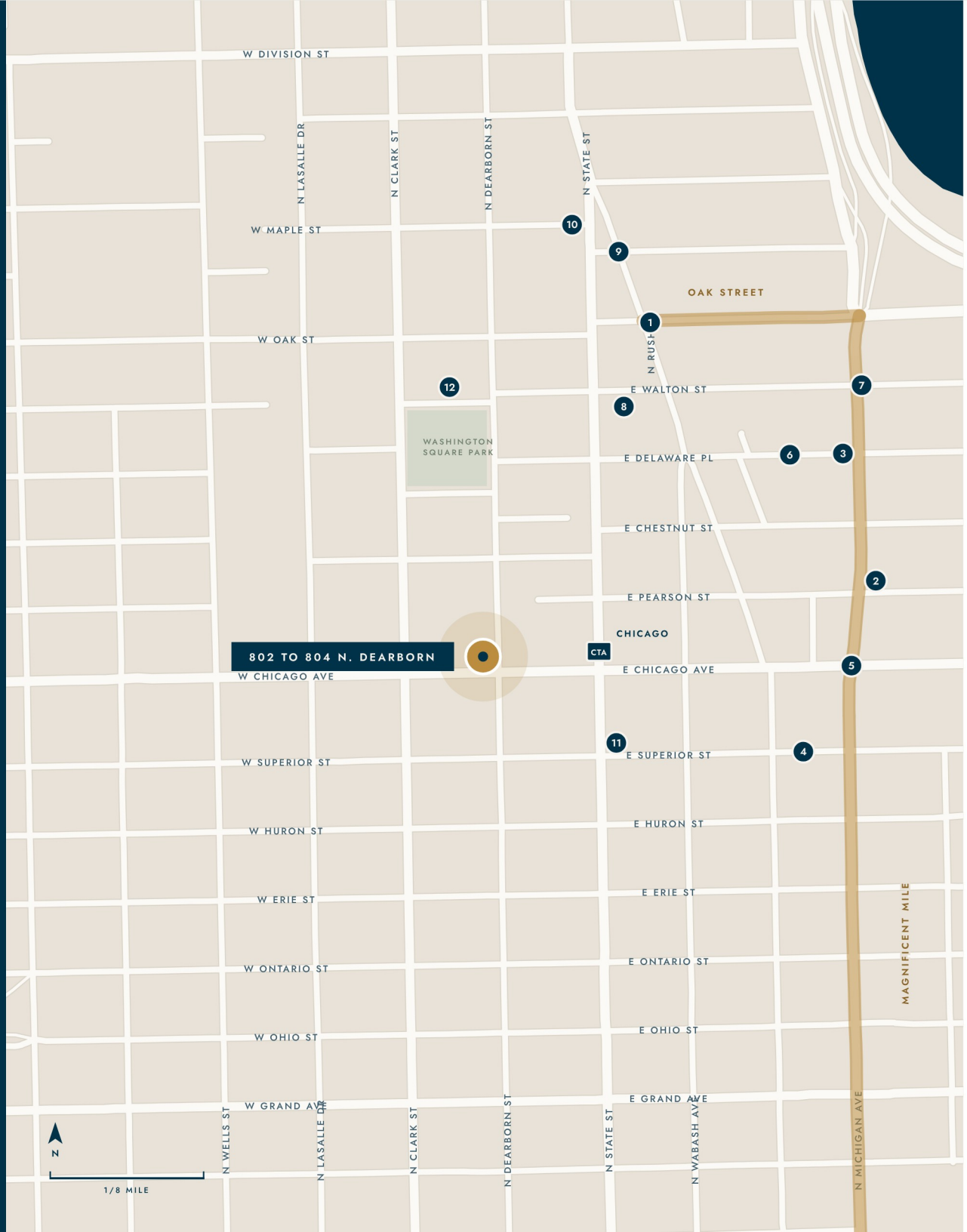


Ground Floor



Second Floor

Ground floor and second floor.



LOCATION

The Gold Coast

Three blocks from Michigan Avenue, where the Gold Coast meets River North.

- Oak Street retail
- Michigan Avenue luxury retail
- Chicago Red Line station
- Washington Square Park
- Restaurants and shopping
- Residential buildings

Luxury retail corridors: Oak Street and the Magnificent Mile

NEARBY

1. **Hermès**
   25 E Oak St
2. **Water Tower Place**
   835 N Michigan Ave
3. **900 North Michigan Shops**
   900 N Michigan Ave
4. **The Peninsula Chicago**
   108 E Superior St
5. **Park Hyatt Chicago**
   800 N Michigan Ave
6. **Four Seasons Chicago**
   120 E Delaware Pl
7. **The Drake**
   140 E Walton Pl
8. **Waldorf Astoria**
   11 E Walton St
9. **Gibsons Bar & Steakhouse**
   1028 N Rush St
10. **Maple & Ash**
    8 W Maple St
11. **Holy Name Cathedral**
    735 N State St
12. **Newberry Library**
    60 W Walton St

CTA **Chicago**
CTA Red Line, State St at Chicago Ave

Street data: City of Chicago street centerlines. Landmark addresses reviewed October 2026; confirm before distribution.

PROPERTY DETAILS

The Lease *at a Glance*

1,000 to 2,000 SF

ADDRESS
802 to 804 N. Dearborn Street

NEIGHBORHOOD
Gold Coast

CITY
Chicago, IL 60610

PROPERTY TYPE
Retail

AVAILABLE SPACE
1,000 to 2,000 SF

LEASE STRUCTURE
Modified Gross

PROPERTY FEATURES

- PRIVATE OUTDOOR SEATING
- HISTORIC BROWNSTONE
- THREE BLOCKS FROM MICHIGAN AVENUE
- NEAR CTA RED LINE

WELL SUITED FOR

Beauty	Wellness	Specialty Retail
Showroom	Service	Experiential

AREA DEMOGRAPHICS

The Market

SOURCE: COSTAR | 1, 3 AND 5 MILE RADII

137,949
Population within one mile, 2025

$122,708
Median household income, one mile

86,043
Households within one mile, 2025

$2.8B
Total specified consumer spending, one mile

	1 MI	3 MI	5 MI
Population, 2025	137,949	433,921	831,160
Households, 2025	86,043	238,933	416,721
Median household income	$122,708	$122,004	$105,919
Average household income	$155,451	$153,510	$136,904
Households earning $200,000+	25,166	68,559	98,430
Median age	37.3	36.0	36.0
Bachelor's degree or higher	82%	77%	64%

Source: CoStar. Population and household figures are 2025 estimates for 1, 3 and 5 mile radii from the property.

802 TO 804 N. DEARBORN STREET

Gold Coast, Chicago

For leasing *information*

LISTING BROKER

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