




FIFTY SIX

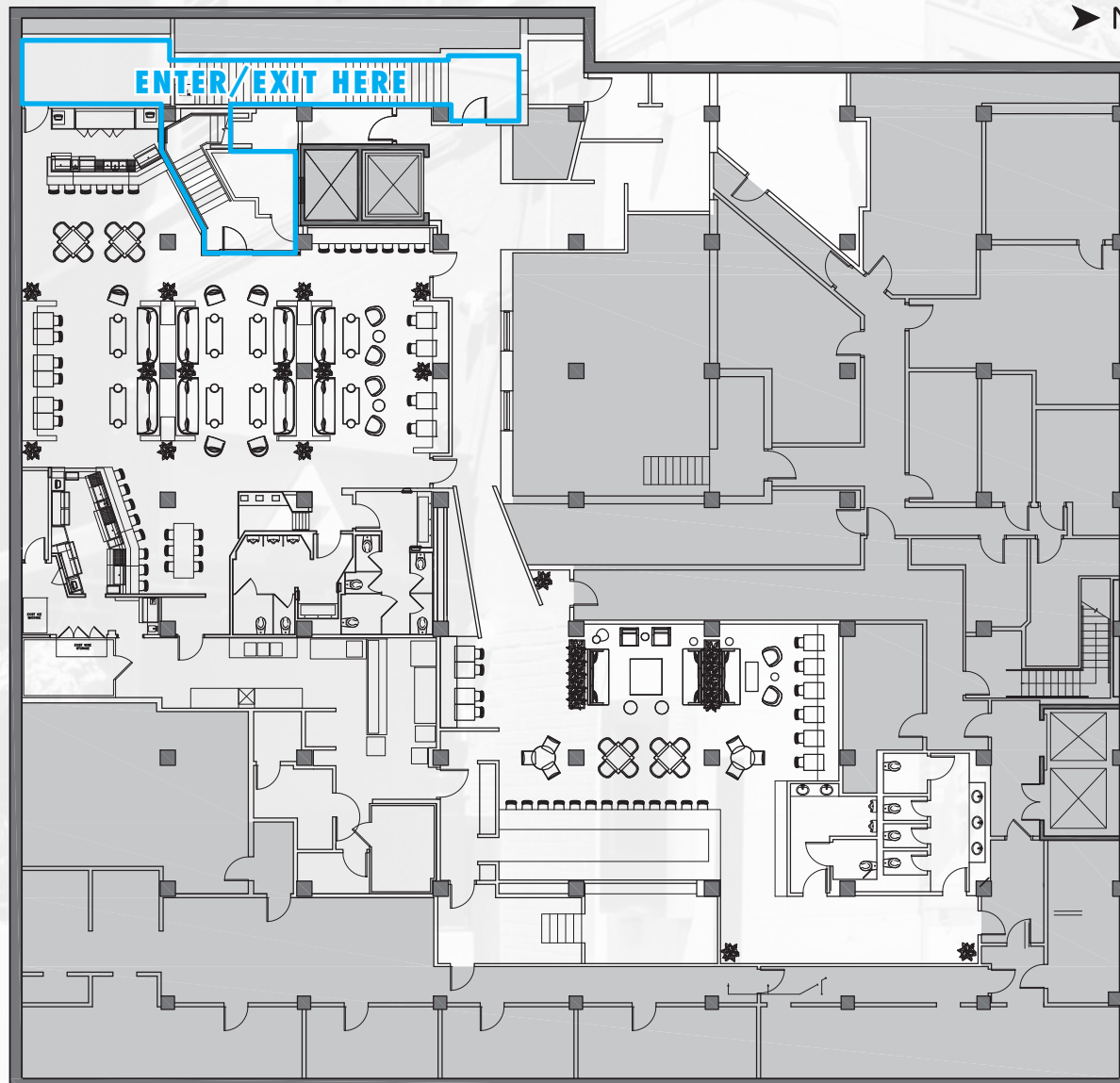
W. ILLINOIS

CHICAGO, IL

CANVAS ·  FRIEDMAN
PROPERTIES

FLOOR PLAN

FIFTY SIX
W. ILLINOIS
CHICAGO, IL



8,917 SF
LOWER-LEVEL

An exceptional opportunity is now available for lease in Chicago's River North neighborhood. Formerly the renowned 'Underground Nightclub,' this lower-level space spans 8,917 square feet, with a ground-floor entrance on Illinois Street, directly next to RPM Italian.

With more than 15 years of history as a top night life destination, this prime location is ideal for night time hospitality, or other creative ventures. Don't miss this rare chance to establish your business in one of Chicago's most vibrant neighborhoods!

*Above plan includes 150 seats



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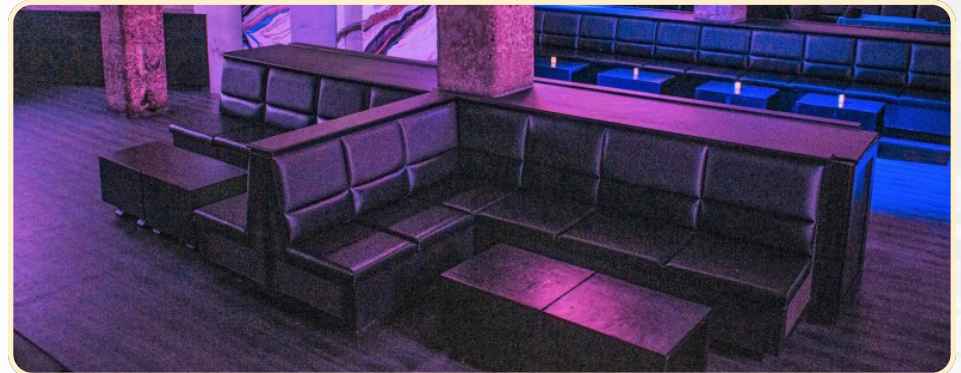
POTENTIAL PATIO SEATING/SIGNAGE/ ACTIVATION ILLUSTRATION



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EXISTING CONDITIONS

FIFTY SIX
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INSPIRATIONAL IMAGERY

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DEMOGRAPHICS & NEIGHBORS

FIFTY SIX
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CHICAGO, IL



123K+

Total Population



\$185K+

Average HHI



558K+

Daytime Population

Restaurants

BAVETTES
bar & bœuf

BEATRIX

BOUCHERIE

CICCIO
MIO
ESTABLISHED 2019

frontera

GILT BAR

HAWKSMOOR

JALEO
BY JOSÉ ANDRÉS

Joe's

Levain
BAKERY

OLIO E PIÙ

PLANTA

RPM
ITALIAN

RPM
SEAFOOD

RPM
STEAK

siena tavern
EST. 1993

Steak
48

SUSHI-SAN
寿司さん

TAO
CHICAGO

THE SMITH

Hotels

aloft
HOTELS

CONRAD
HOTELS

FAIRFIELD
INN & SUITES®

HYATT
PLACE

moxy

OMNI

THE GWEN HOTEL

THE GODFREY

THE LANGHAM

THE PENINSULA
HOTELS

WESTIN
HOTELS & RESORTS

Retail

BLAKE

bluemercury

EATALY

ikram

JONATHAN ADLER

Levain
BAKERY

NORDSTROM

rocheboboiss
PARIS

THE LUXURY
BED COLLECTION

STUDIO
LAGRÉE

STUDIO///

Wellness

BARRY'S LIFETIME

STREET MAP

FIFTY SIX W. ILLINOIS CHICAGO, IL



Just off North Michigan Avenue

The Magnificent Mile bustles with over 40,000 shoppers each weekday and over 55,000 on weekends. Many of the world's leading retailers and fashion boutiques have chosen to open a flagship here, catering to over 56 million annual visitors.

Between 2021 and 2024, Chicago's tourism industry saw a remarkable resurgence. Visitor numbers grew steadily, highlighted by an 86% increase in 2023 compared to 2021, setting new records. The city drew millions of tourists with its cultural events, architectural landmarks, and acclaimed restaurants. Chicago earned the distinction of Best Big City in the U.S. for seven consecutive years. This period marked a strong comeback in leisure and business travel, along with substantial growth in international visitors.

CANVAS



FRIEDMAN
PROPERTIES

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