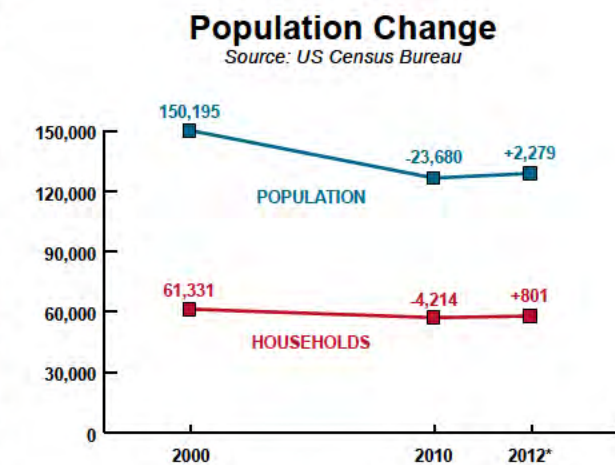
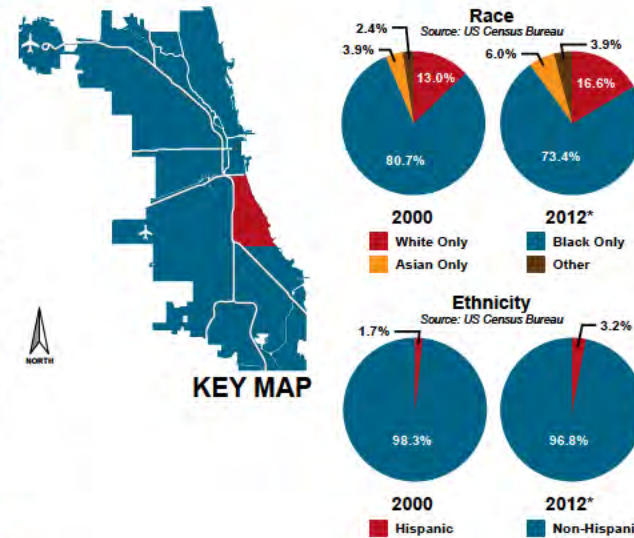


#2 Bronzeville/South Lakefront

This submarket is located east of the Dan Ryan Expressway from I-55 on the north to 67th Street on the south. It includes the Bronzeville neighborhood, which served as the historic gateway for African-Americans migrating to Chicago from the South, as well as Hyde Park, home of the University of Chicago. Washington Park occupies 372 acres. Much of the existing retail inventory is located in Hyde Park and in the Lake Meadows Shopping Center at 33rd Street and King Drive. A new center anchored by Walmart Neighborhood Market is under construction as part of a mixed-use development at 47th and Cottage Grove.



Demographics

	2000	2010	2012*
Population	150,195	126,515	128,794
Households	61,331	57,117	57,918
Median HH Income*			\$26,155

Median Age	33.2
1 Person Households	26,638 46.6%
All Households with Children	15,001 26.3%
All Households 65+	11,878 20.8%

Square Miles	11.0
Population Density per Square Mile	11,709
SF of Land in Parcels Zoned B, C, D & BPD	20.3M
SF of Ground Floor Area Zoned B, C, D & BPD	5.6M
Total Employment	45,543

Source: US Census Bureau, Esri, Dun & Bradstreet *2012 Estimate

Submarket Inventory

Shopping Centers

3 community centers with more than 125,000 SF:
Lake Meadows, Grand Boulevard Plaza, Hyde Park

3 neighborhood centers with 30,000 to 125,000 SF:
Lake Park Point, Harper Court, 1519 East 55th

Big Box Retailers

1 Walmart

Grocery Stores

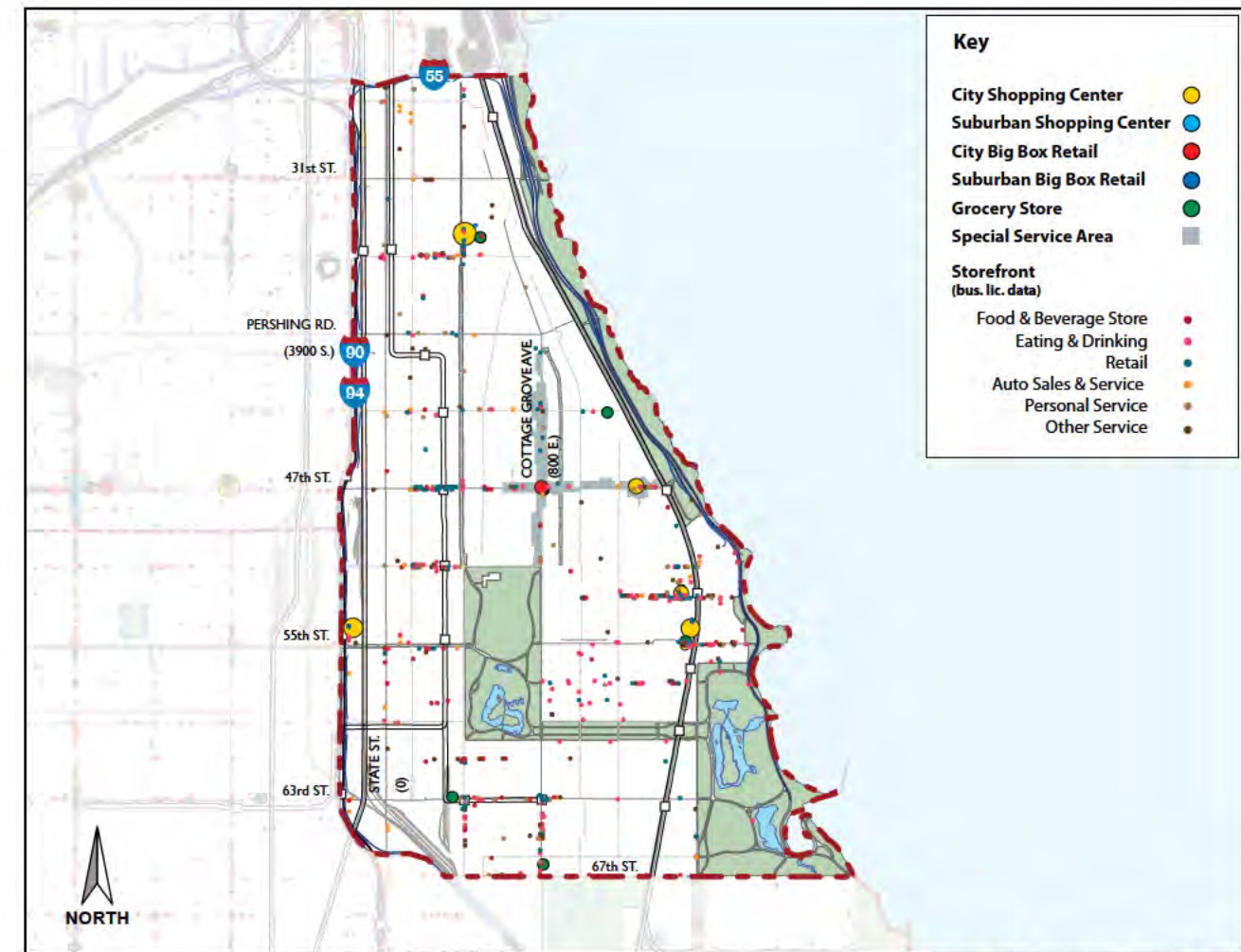
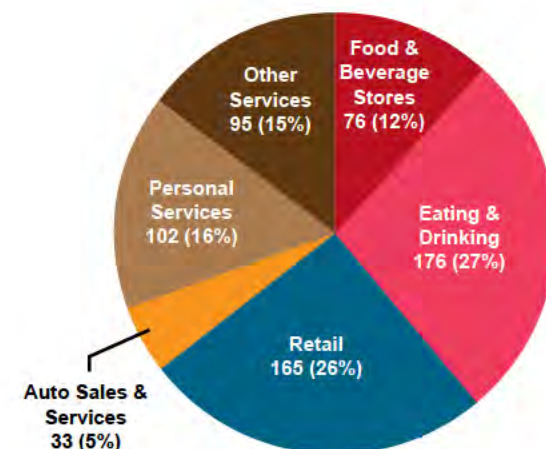
1 ALDI
1 Jewel-Osco
2 Save-a-Lot
1 One Stop
1 Treasure Island

Special Service Areas

Cottage Grove & 47th Street #47

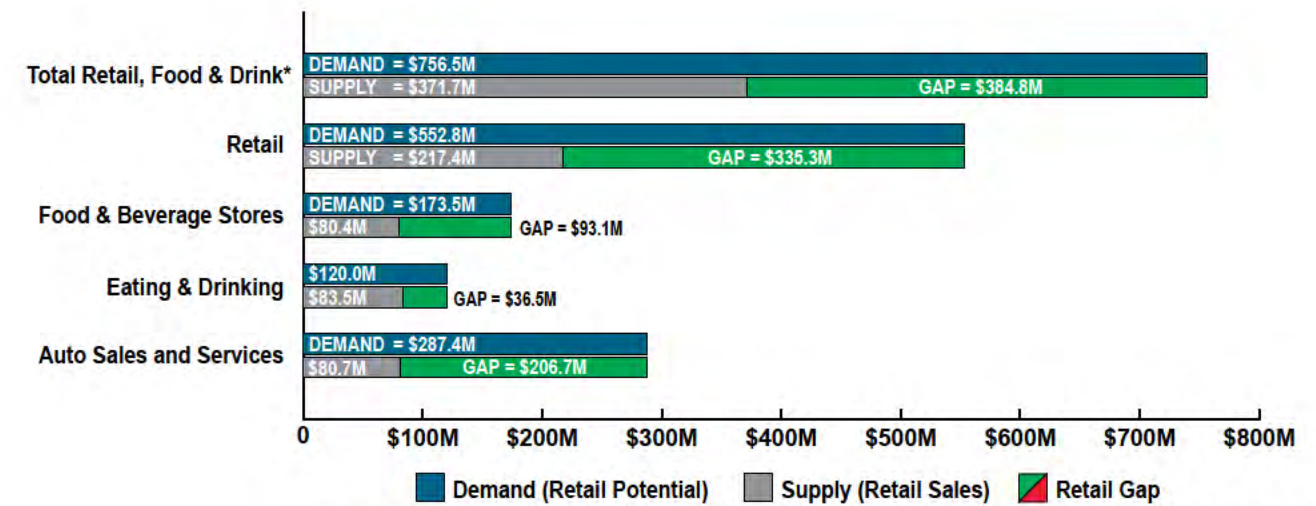
Submarket Business Licenses

Source: City of Chicago



Submarket Inventory Map

Submarket Gap Analysis



*Excludes Non-store Retailers and Auto Sales and Services

Source: Esri Business Analyst