#11 West Side

This submarket has its greatest concentration of retail businesses along North Avenue, with lesser concentrations located along the Roosevelt, Madison, and Chicago corridors. Menards, the City’s first Walmart, and several grocery stores are among the large format retailers located along North Avenue in the Austin and Humboldt Park communities.

### Demographics

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Households</th>
<th>Median HH Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>252,639</td>
<td>74,418</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>215,340</td>
<td>69,092</td>
<td>$47,407</td>
</tr>
<tr>
<td>2012</td>
<td>217,328</td>
<td>70,158</td>
<td>$47,207</td>
</tr>
</tbody>
</table>

- Median Age: 31.7
- 1 Person Households: 17,025 (25.2%)
- All Households with Children: 33,290 (43.2%)
- All Households 65+: 14,959 (20.6%)

- Square Miles: 15.6
- Population Density per Square Mile: 13,092
- SF of Land in Parcels Zoned B, C, D & BPD: 38.6M
- SF of Ground Floor Area Zoned B, C, D & BPD: 13.2M
- Total Employment: 47,452

Source: cta Census Bureau, Fast, than A. Reddix, 2012 Zillow

### Submarket Inventory

#### Shopping Centers
- 2 community centers with more than 126,000 SF: North & Kostner, Washington Square Retail Center
- 3 neighborhood centers with 30,000 to 126,000 SF: Chicago & Kenwood Shops, Lawrence Place, 1710 North Kostner, M & S Mall, O’Donnell & Pulaski Center

#### Big Box Retailers
- Monads
- Sears
- Walmart

#### Grocery Stores
- ALDI
- Food 4 Less
- 2 Louisaon Foods
- Save-a-Lot

### Submarket Business Licenses

Source: City of Chicago

### Submarket Gap Analysis

<table>
<thead>
<tr>
<th>Category</th>
<th>Demand (Retail Potential)</th>
<th>Supply (Retail Sales)</th>
<th>Retail Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Retail, Food &amp; Drink</td>
<td>$718.4M</td>
<td>$500.4M</td>
<td>$218.0M</td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>$161.3M</td>
<td>$100.4M</td>
<td>$60.9M</td>
</tr>
<tr>
<td>Eating &amp; Drinking</td>
<td>$129.4M</td>
<td>$100.4M</td>
<td>$29.0M</td>
</tr>
<tr>
<td>Auto Sales and Services</td>
<td>$129.4M</td>
<td>$100.4M</td>
<td>$29.0M</td>
</tr>
</tbody>
</table>

*Excludes Non-store Retailers and Auto Sales and Services

Source: City Business Analyst