

## #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

|                   | 2000    | 2010    | 2012*    |
|-------------------|---------|---------|----------|
| Population        | 252,639 | 215,340 | 217,328  |
| Households        | 74,498  | 69,862  | 70,158   |
| Median HH Income* |         |         | \$27,207 |

|                              |              |
|------------------------------|--------------|
| Median Age                   | 31.7         |
| 1 Person Households          | 17,625 25.2% |
| All Households with Children | 30,200 43.2% |
| All Households 65+           | 14,399 20.6% |

|                                             |        |
|---------------------------------------------|--------|
| Square Miles                                | 16.6   |
| 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: US Census Bureau, Esri, Dun & Bradstreet \*2012 Estimate*

### Submarket Inventory

#### Shopping Centers

2 community centers with more than 125,000 SF:  
North & Kostner, Washington Square Retail Corner

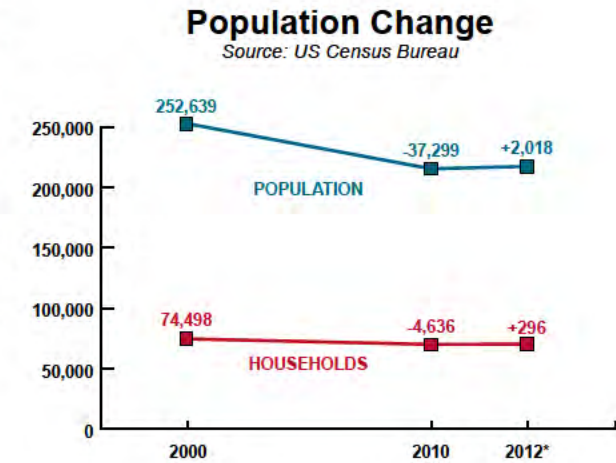
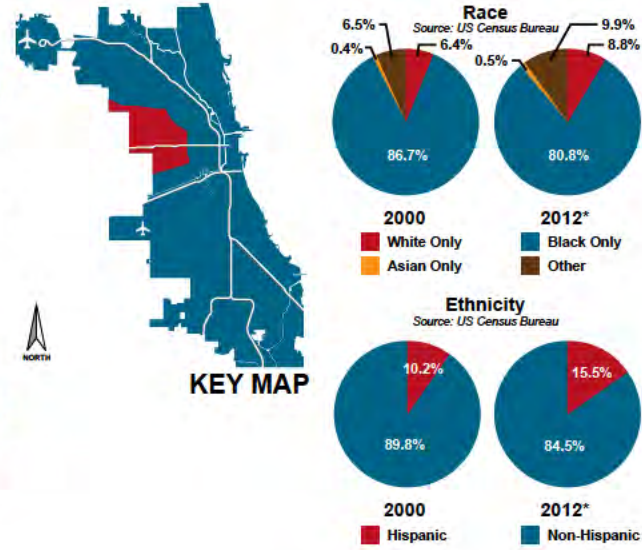
5 neighborhood centers with 30,000 to 125,000 SF:  
Chicago & Kedzie Shops, Lawndale Plaza,  
1710 North Kostner, MP Mall, Ogden & Pulaski Center

#### Big Box Retailers

- 1 Menards
- 1 Sears
- 1 Walmart

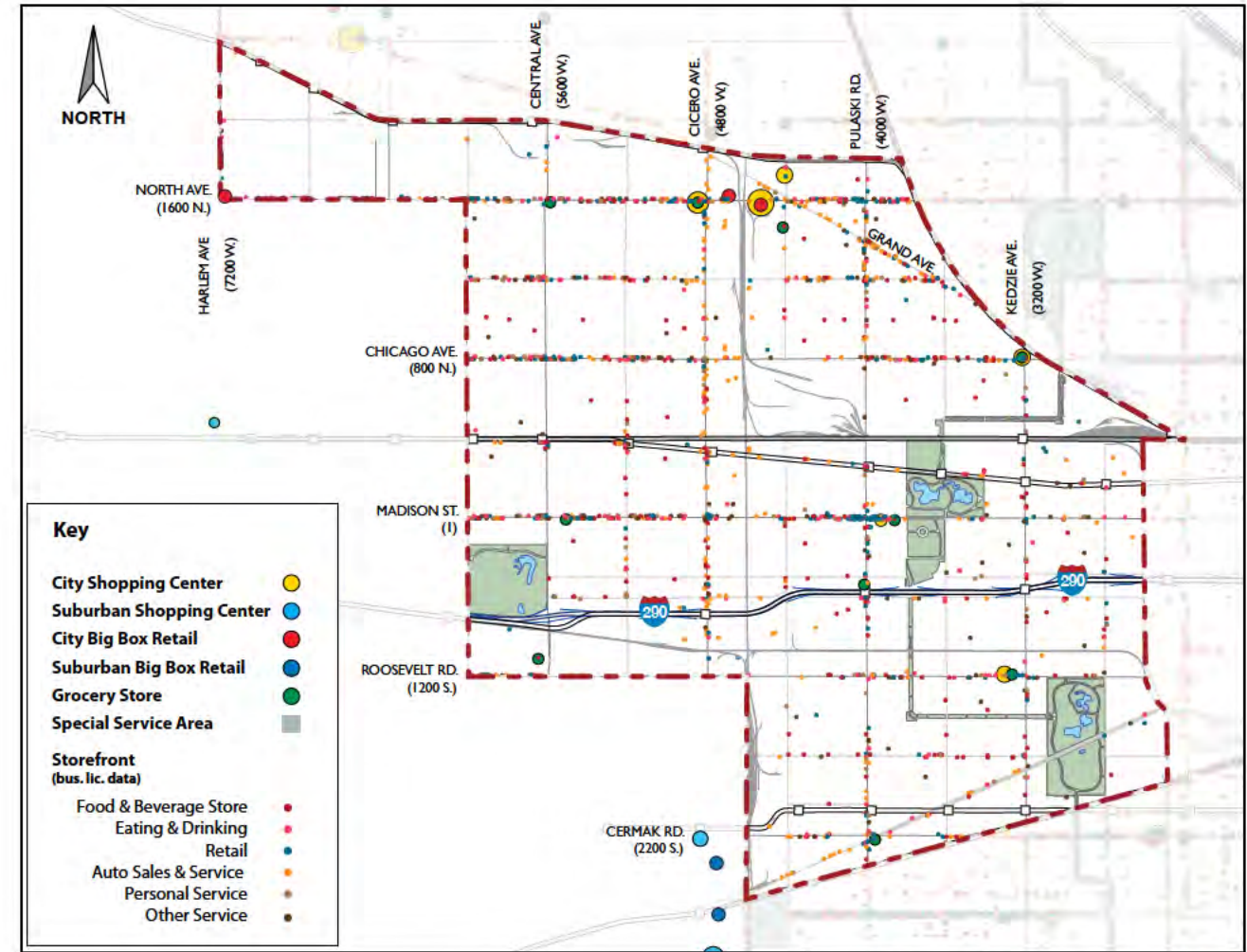
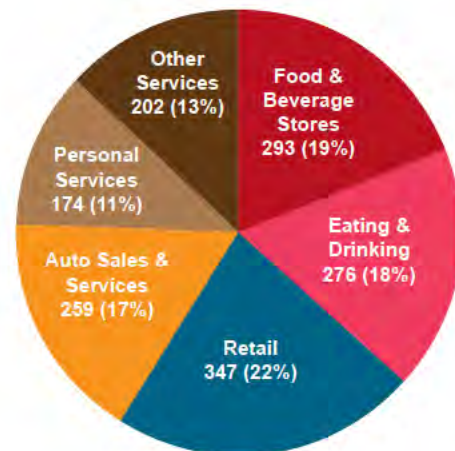
#### Grocery Stores

- 4 ALDI
- 1 Food 4 Less
- 2 Leamington Foods
- 3 Save-a-Lot



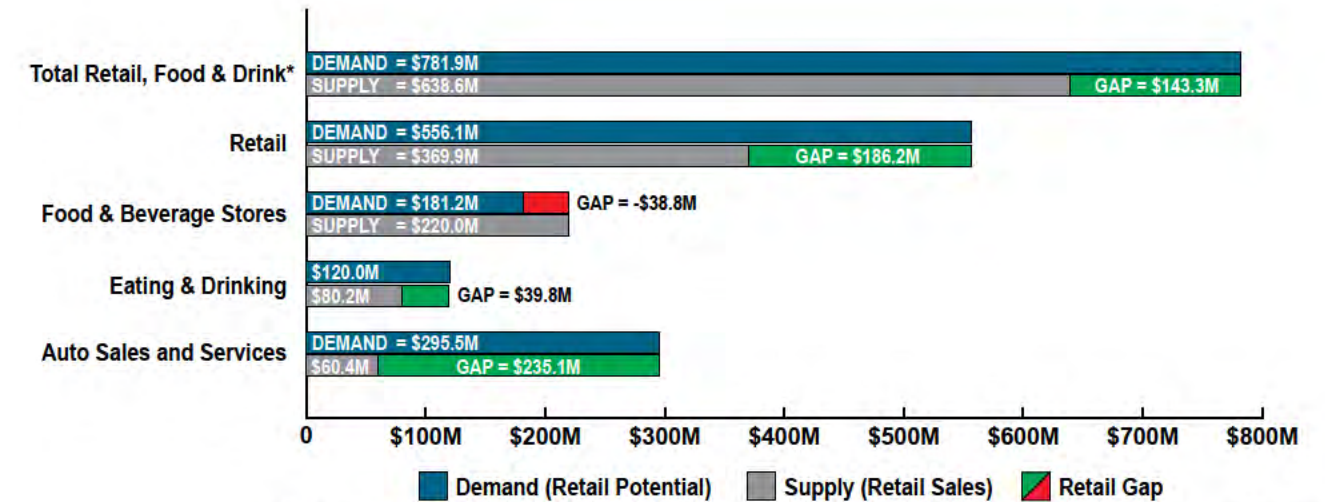
### Submarket Business Licenses

Source: City of Chicago



Submarket Inventory Map

### Submarket Gap Analysis



\*Excludes Non-store Retailers and Auto Sales and Services

Source: Esri Business Analyst