City of Chicago

For the purposes of this retail market study, the City of Chicago has been divided into 18 submarkets that will allow for meaningful analyses of retail opportunities. These initial summary pages provide demographic, inventory, and demand information for the City as a whole.

Demographics

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2012*</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>2,196,016</td>
<td>2,695,508</td>
<td>2,730,657</td>
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<tr>
<td>Households</td>
<td>1,081,928</td>
<td>1,045,590</td>
<td>1,054,488</td>
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<tr>
<td>Median HH Income*</td>
<td>$41,404</td>
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Median Age
- 33.1
- 35.0%

Population
- 2,730,657
- 35.0%

All Households with Children
- 312,818
- 29.9%

All Households 65+
- 198,474
- 18.0%

Square Miles
- 234

Population Density per Square Mile
- 11,660

SF of Land in Parcels Zoned B, C, D & BPD
- 470,156

SF of Ground Floor Area Zoned B, C, D & BPD
- 195,246

Total Employment
- 1,054

Source: US Census Bureau, Esri, Tom & Associates

Inventory

Shopping Centers
- Community center with more than 125,000 SF: 65 centers totaling more than 10.1M SF
- Neighborhood center with 30,000 to 125,000 SF: 129 centers totaling more than 0.1M SF

Big Box Retailers
- 25 Discount Department Stores
- 14 Traditional Department Stores
- 10 Home Improvement Stores
- 2 Warehouse Clubs

Grocery and Pharmacy
- 154 Full-line Grocery Stores
- 215 National Chain Pharmacies

Business Licenses
Source: City of Chicago

Gap Analysis

Total Retail, Food & Drink

Retail
- Food & Beverage Stores
- Eating & Drinking
- Auto Sales & Services

Food & Beverage Store
- Demand: $17.1B
- Supply: $14.5B
- Gap: $2.6B

Eating & Drinking
- Demand: $28.0B
- Supply: $22.4B
- Gap: $5.6B

Auto Sales & Services
- Demand: $9.8B
- Supply: $9.6B
- Gap: $0.2B