#3 Stony Island

Bounded by the Lakefront and Dan Ryan Expressway, Stony Island submarket is bisected by the Chicago Skyway. Anchored by Target, Chatham Village Square at 87th and Cottage Grove is the most recent (2003) and largest (200,000 SF) center in the submarket. Other prominent retail corridors include 71st, 75th, 79th, and 59th Streets as well as Commercial Avenue.

Demographics

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2012*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>208,222</td>
<td>170,825</td>
<td>177,168</td>
</tr>
<tr>
<td>Households</td>
<td>80,556</td>
<td>72,942</td>
<td>72,709</td>
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<tr>
<td>Median HH Income</td>
<td>$31,519</td>
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<tr>
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<th>2000</th>
<th>2010</th>
<th>2012*</th>
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<tbody>
<tr>
<td>Median Age</td>
<td>38.8</td>
<td></td>
<td></td>
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<tr>
<td>1 Person Households</td>
<td>27,175</td>
<td>37.3%</td>
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<tr>
<td>All Households with Children</td>
<td>22,501</td>
<td>30.8%</td>
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<tr>
<td>All Households 65+</td>
<td>15,777</td>
<td>27.1%</td>
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<tr>
<td>Square Miles</td>
<td>17.5</td>
<td></td>
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<tr>
<td>Population Density per Square Mile</td>
<td>10,124</td>
<td></td>
</tr>
<tr>
<td>SF of Land in Parcels Zoned B, C, D &amp; BPD</td>
<td>34.4M</td>
<td></td>
</tr>
<tr>
<td>SF of Ground Floor Area Zoned B, C, D &amp; BPD</td>
<td>11.1M</td>
<td></td>
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<tr>
<td>Total Employment</td>
<td>33,796</td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census Bureau, IL, Div of Business

Submarket Inventory

Shopping Centers

2 community centers with more than 120,000 SF:
- Chatham Village Square, Stony Island Plaza

4 neighborhood centers with 30,000 to 125,000 SF:
- Joffrey Plaza, 70th & Stony Island, Joffrey Manor, 65th & Joffrey

Big Box Retailers

1 Sears
1 Target

Grocery Stores

4 RLDS
1 Dominick's
2 Jewel-Osco
3 Save-a-Lot

Special Service Areas

1 Commercial Avenue #5
71st - Stony Island #42
South Shore Exchange #49
Columbia Heights/Avalon #20
Chatham #51

Population Change

Source: US Census Bureau

Submarket Business Licenses

Source: City of Chicago

Submarket Gap Analysis

Total Retail, Food & Drink

Demand = $105M
Supply = $92M
GAP = $13M

Retail

Demand = $105M
Supply = $92M
GAP = $13M

Food & Beverage Stores

Demand = $105M
Supply = $92M
GAP = $13M

Eating & Drinking

Demand = $275M
Supply = $275M
GAP = $0M

Auto Sales and Services

Demand = $275M
Supply = $275M
GAP = $0M

*Excludes Non-store Retailers and Auto Sales and Services

Source: City of Chicago Business Analysis