# South Side

The retail concentration around 87th and the Dan Ryan in the Chatham community that includes Walmart, Lowe’s, and several grocery stores is one of the most significant on the South Side. The Ashland and Halsted corridors are among the important retail corridors in this submarket providing retail offerings to residents of the Englewood, West Englewood, and Auburn-Gresham communities.

### Demographics

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Median HH Income*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>239,461</td>
<td>$30,521</td>
</tr>
<tr>
<td>2010</td>
<td>260,520</td>
<td>$34,121</td>
</tr>
<tr>
<td>2012</td>
<td>271,542</td>
<td>$38,012</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Measure</th>
<th>2000</th>
<th>2010</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Age</td>
<td>34.5</td>
<td>34.5</td>
<td>34.5</td>
</tr>
<tr>
<td>1 Person Households</td>
<td>14,950</td>
<td>16,050</td>
<td>16,320</td>
</tr>
<tr>
<td>All Households with Children</td>
<td>25,275</td>
<td>26,350</td>
<td>27,500</td>
</tr>
<tr>
<td>All Households 65+</td>
<td>17,950</td>
<td>18,900</td>
<td>19,800</td>
</tr>
<tr>
<td>Square Miles</td>
<td>15.0</td>
<td>15.0</td>
<td>15.0</td>
</tr>
<tr>
<td>Population Density per Square Mile</td>
<td>10,641</td>
<td>10,641</td>
<td>10,641</td>
</tr>
<tr>
<td>SF of Land in Parcels Zoned B, C, D &amp; BPD</td>
<td>38.5M</td>
<td>38.5M</td>
<td>38.5M</td>
</tr>
<tr>
<td>SF of Ground Floor Area Zoned B, C, D &amp; BPD</td>
<td>9.5M</td>
<td>9.5M</td>
<td>9.5M</td>
</tr>
<tr>
<td>Total Employment</td>
<td>37,350</td>
<td>37,350</td>
<td>37,350</td>
</tr>
</tbody>
</table>

*Source: US Census Bureau, East, Evanston

### Submarket Inventory

**Shopping Centers**
- 4 community centers with more than 125,000 SF: Chatham Market, Westport Commons, Chatham Ridge, 57th Street Center
- 4 neighborhood centers with 30,000 to 125,000 SF: Englewood Plaza, West Chatham Plaza, Sherman Plaza, Eastwood Shopping Center

**Big Box Retailers**
- 1 Home Depot
- 1 Lowe’s
- 1 Walmart

**Grocery Stores**
- 4 ALDI
- 2 Food 4 Less
- 2 Jewel-Osco
- 1 Save-a-Lot
- 1 Ultra Foods

**Special Service Areas**
- Auburn Gresham - 75th Street #32

### Submarket Business Licenses

**Source: City of Chicago**

### Submarket Gap Analysis

**Total Retail, Food & Drink**
- **Demand:** $741,161
- **Supply:** $392,882
- **Gap:** $348,279

**Retail**
- **Demand:** $543,154
- **Supply:** $253,692
- **Gap:** $289,462

**Food & Beverage Stores**
- **Demand:** $241,530
- **Supply:** $144,444
- **Gap:** $97,086

**Eating & Drinking**
- **Demand:** $113,657
- **Supply:** $80,582
- **Gap:** $33,075

**Auto Sales and Services**
- **Demand:** $150,000
- **Supply:** $115,000
- **Gap:** $35,000

*Excludes Non-store Retailers and Auto Sales and Services

**Source:** East Business Analyst