

Retail at The Fields



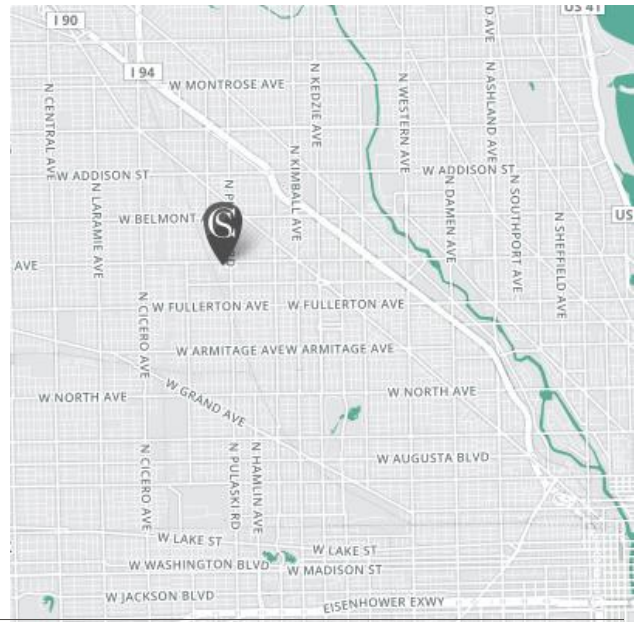
FOR MORE INFORMATION:

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URBAN RETAIL DEVELOPMENT

- > Join a new 70,000 SF Cermak Fresh Market (opened May 2016).
- > Rare urban anchor and junior anchor availability within this exciting +/- 6 acre development at the edge of the rapidly expanding Logan Square and Avondale neighborhoods.
- > Convenient surface parking.
- > Existing area retail includes Walmart, Planet Fitness, Tony's Finer Foods, Binny's, Big Lots and Aldi, among others.
- > Tenant delivery is slated for Summer 2017.
- > Property is .75 miles west of Milwaukee and 1.5 miles west of the Kennedy Expressway (I-90).
- > Site is served by two bus lines (53 – Pulaski & 76 – Diversey) and features four stops along Diversey and two along Pulaski.
- > Traffic on Diversey totals 17,900 VPD and Pulaski totals 22,100 VPD.



PROPERTY NAME:

Retail at The Fields

TOTAL POPULATION:

1 Mile – 75,203

2 Mile – 256,541

3 Mile – 529,995

AVERAGE HHI:

1 Mile – \$51,221

2 Mile – \$54,711

3 Mile – \$63,333

PHYSICAL ADDRESS:

4000 W. Diversey, Chicago, IL
60639

TOTAL RETAIL BUILDING SIZE/GLA:

Up to 125,000 SF

Retail at The Fields ► BUILDING B

Chicago, IL



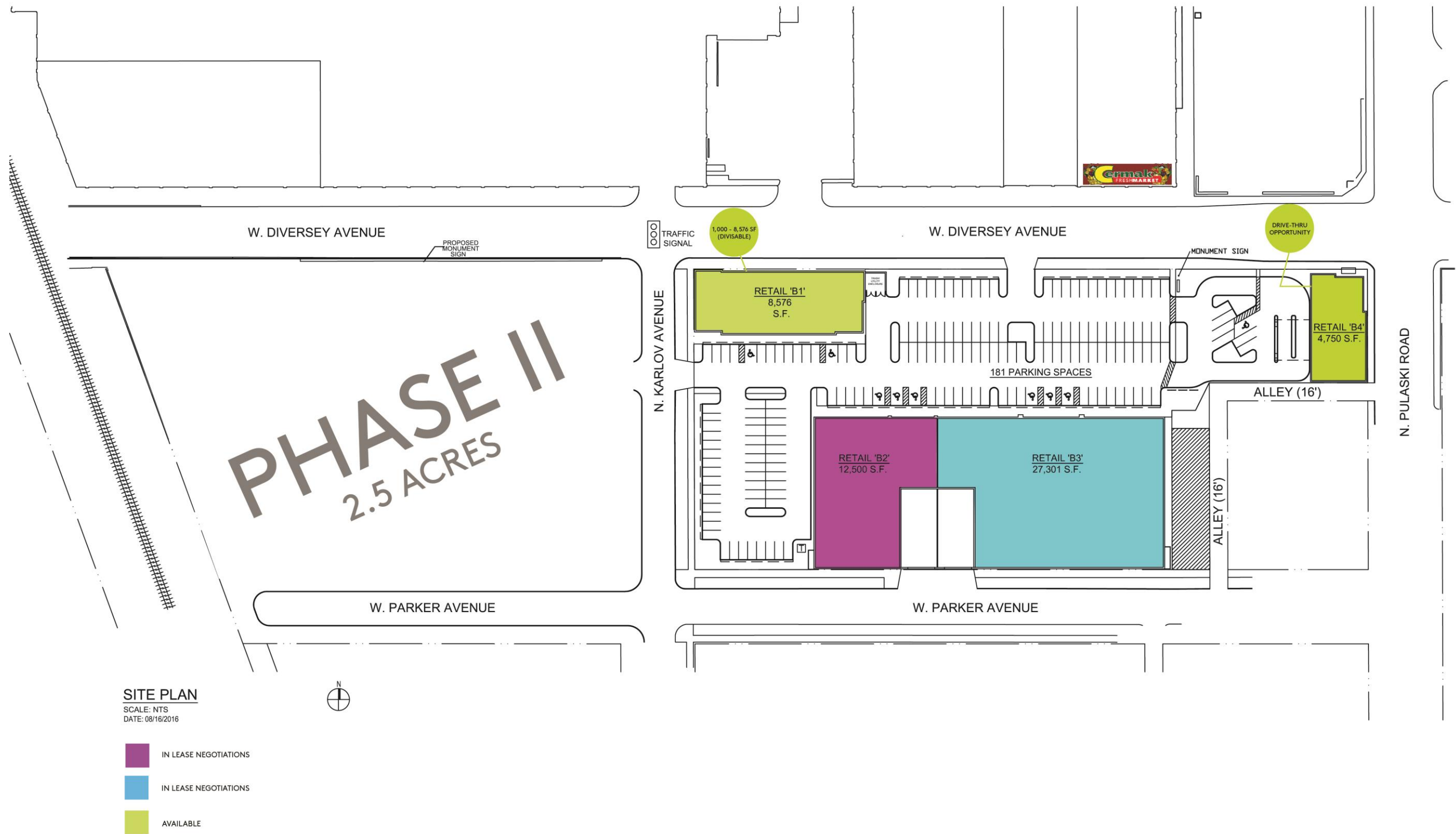
Retail at The Fields ► RENDERING 02

Chicago, IL



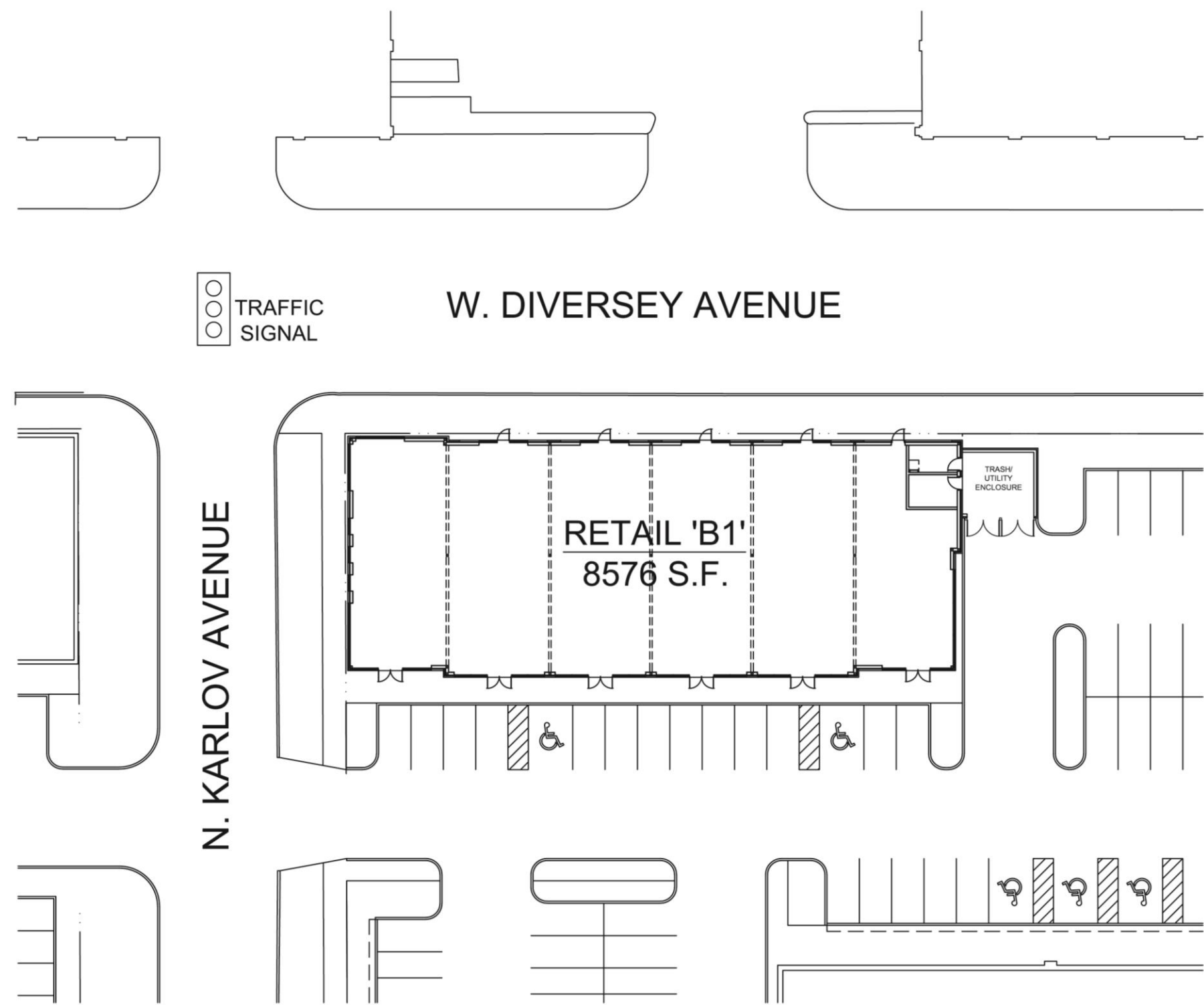
Retail at The Fields ► SITE PLAN

Chicago, IL



Retail at The Fields ► RETAIL B-1

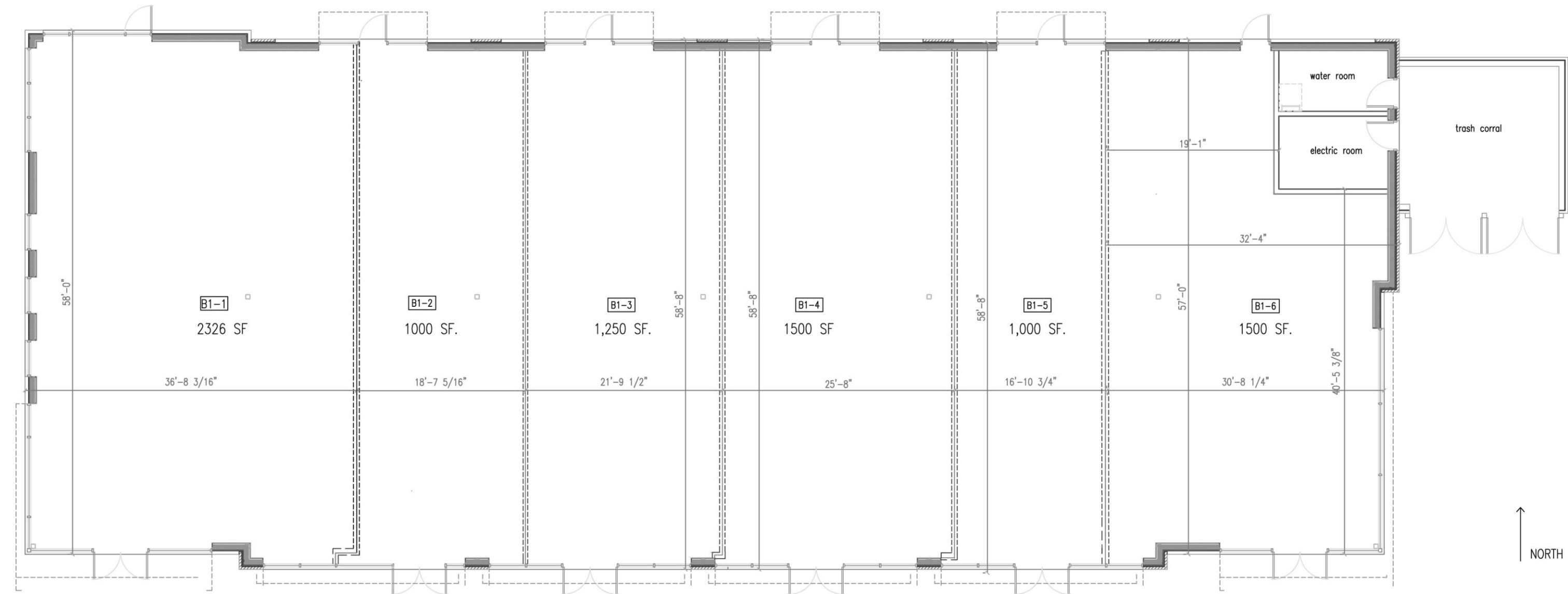
Chicago, IL



B1 MARKETING PLAN
SCALE: 1" = 30'-0"
DATE: 08/16/2016

Retail at The Fields ► RETAIL B-1

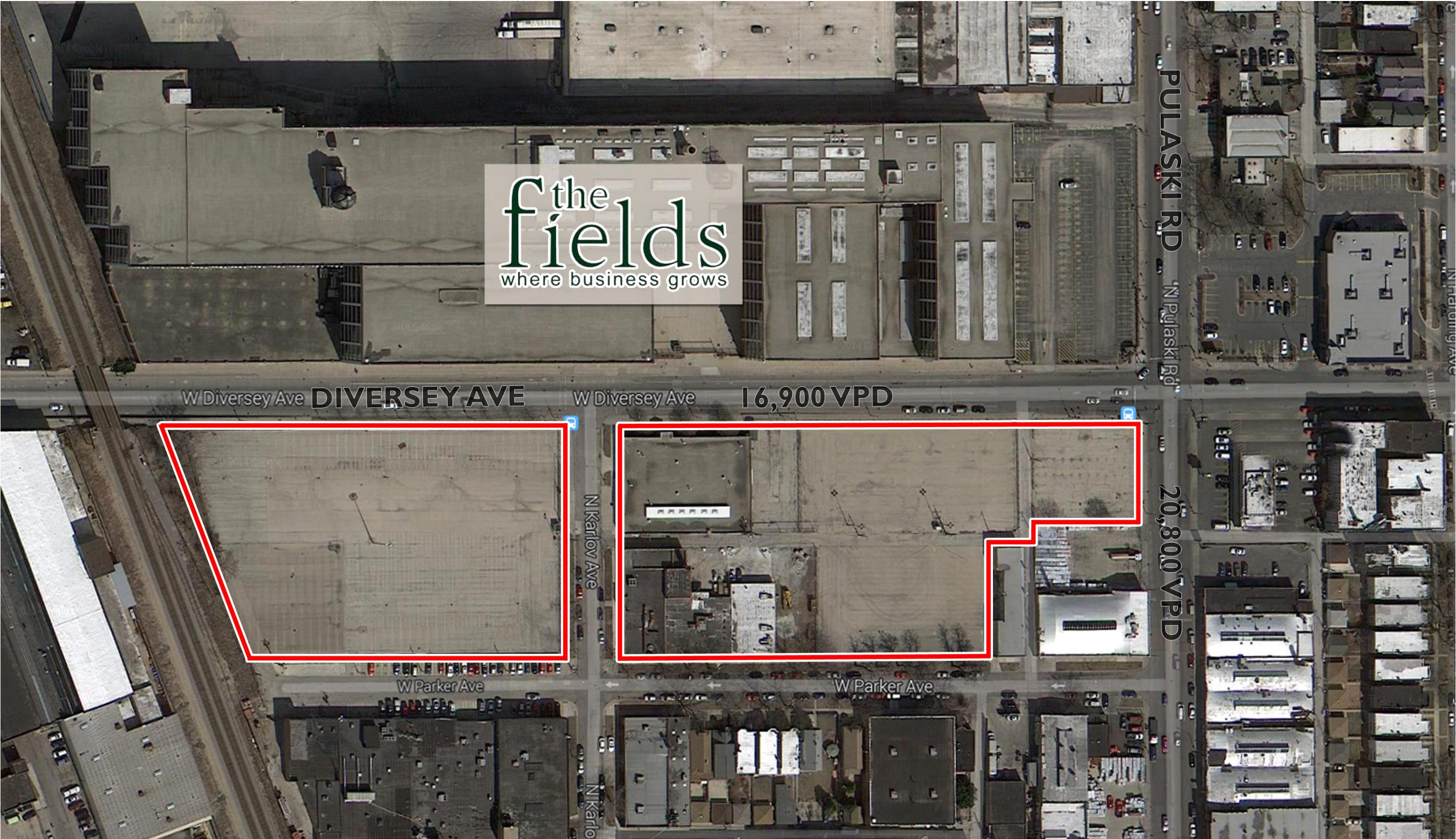
Chicago, IL



RETAIL B1-1	2,326 SF
RETAIL B1-2	1,000 SF
RETAIL B1-3	1,250 SF
RETAIL B1-4	1,500 SF
RETAIL B1-5	1,000 SF
RETAIL B1-6	1,500 SF
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TOTAL	8,576 SF

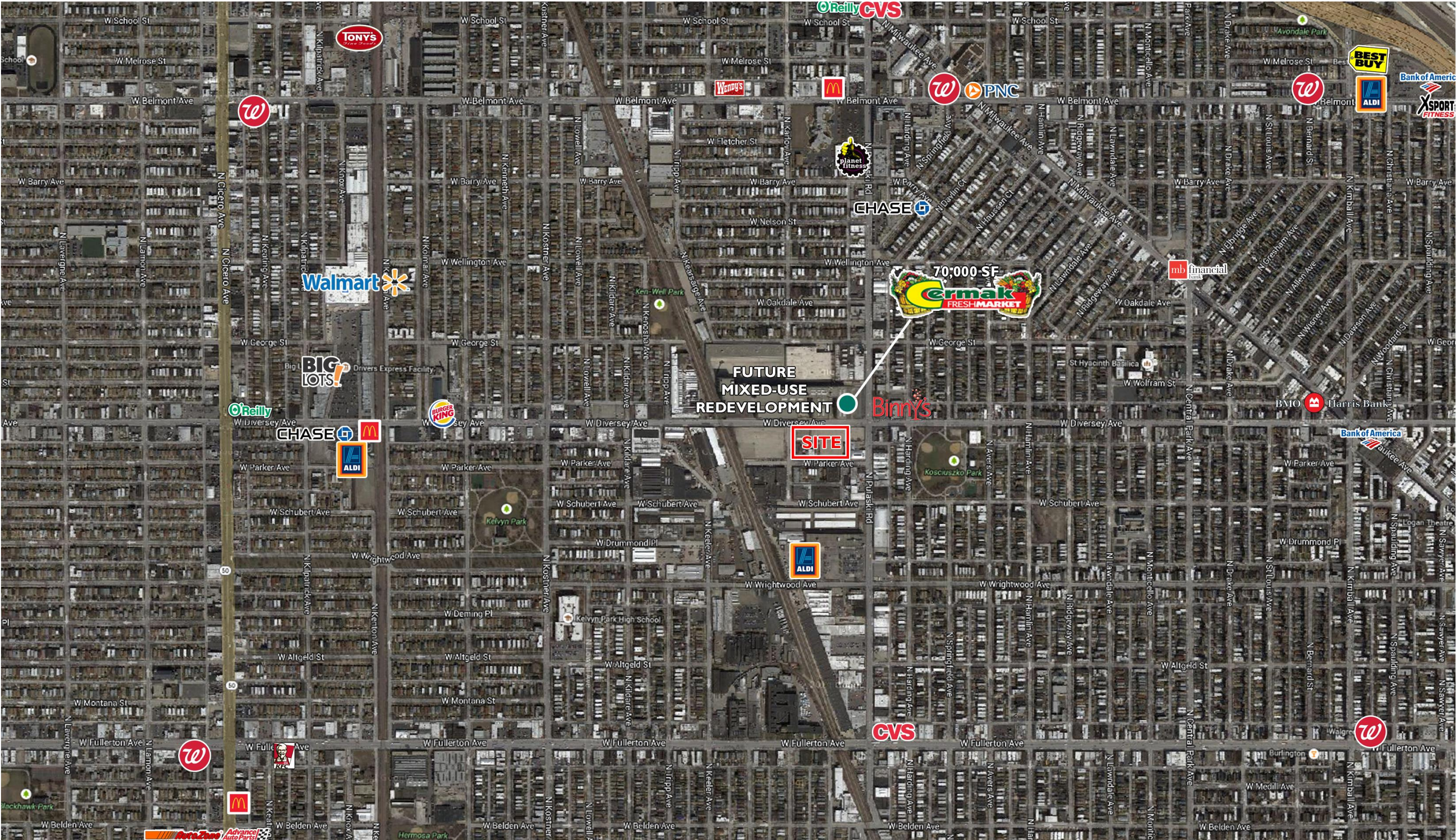
Retail at The Fields ► SITE AERIAL

Chicago, IL



Retail at The Fields ► TRADE AERIAL

Chicago, IL



SUMMARY DEMOGRAPHIC PROFILE

Project: Retail at The Fields

Location: Chicago, IL



September 2014

	1 Mile Radius		2 Mile Radius		3 Mile Radius	
Population						
2020 Projection	75,046		256,560		531,479	
2015 Estimate	75,203		256,541		529,995	
2010 Census	75,430		256,728		529,046	
Households						
2020 Projection	25,199		87,884		188,587	
2015 Estimate	24,974		87,013		186,372	
2010 Census	24,693		85,922		183,844	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Population by Race	75,203	100.00%	256,541	100.00%	529,995	100.00%
White Alone	40,757	54.20%	137,967	53.78%	284,749	53.73%
Black or African American Alone	3,390	4.51%	16,691	6.51%	69,616	13.14%
American Indian and Alaska Native Alone	670	0.89%	2,364	0.92%	4,069	0.77%
Asian Alone	1,743	2.32%	6,980	2.72%	21,588	4.07%
Native Hawaiian and Other Pacific Islander /	41	0.05%	163	0.06%	318	0.06%
Some Other Race Alone	25,510	33.92%	81,332	31.70%	128,382	24.22%
Two or More Races	3,091	4.11%	11,043	4.30%	21,273	4.01%
Population Hispanic or Latino	75,203	100.00%	256,541	100.00%	529,995	100.00%
Hispanic or Latino	55,255	73.47%	171,401	66.81%	273,965	51.69%
Not Hispanic or Latino	19,948	26.53%	85,140	33.19%	256,030	48.31%
Households by Income	24,974	100.00%	87,013	100.00%	186,372	100.00%
< \$15,000	3,726	14.92%	12,910	14.84%	28,248	15.16%
\$15,000 - \$24,999	3,383	13.55%	11,628	13.36%	24,437	13.11%
\$25,000 - \$34,999	3,859	15.45%	12,497	14.36%	22,536	12.09%
\$35,000 - \$49,999	4,133	16.55%	14,564	16.74%	27,721	14.87%
\$50,000 - \$74,999	5,046	20.21%	15,898	18.27%	32,919	17.66%
\$75,000 - \$99,999	1,982	7.94%	8,343	9.59%	18,778	10.08%
\$100,000 - \$124,999	1,361	5.45%	4,641	5.33%	11,190	6.00%
\$125,000 - \$149,999	735	2.94%	2,878	3.31%	6,926	3.72%
\$150,000 - \$199,999	564	2.26%	2,282	2.62%	6,927	3.72%
\$200,000 - \$249,999	105	0.42%	598	0.69%	2,335	1.25%
\$250,000 - \$499,999	71	0.28%	663	0.76%	3,337	1.79%
\$500,000+	9	0.04%	111	0.13%	1,018	0.55%
Households by Tenure	24,974	100.00%	87,013	100.00%	186,372	100.00%
Owner Occupied	8,763	35.09%	33,725	38.76%	78,449	42.09%
Renter Occupied	16,211	64.91%	53,288	61.24%	107,923	57.91%
Income						
Average Household Income	\$51,221		\$54,711		\$63,333	
Median Household Income	\$40,512		\$41,664		\$44,721	

Source: Claritas, Inc.