

# THE EMERSON

—  
ONE REMAINING OPPORTUNITY



LAKE STREET, LOOKING SOUTHEAST

## THE PROJECT

SET TO OPEN FALL OF 2017, THE EMERSON IS A TRANSIT ORIENTED, MIXED-USE DEVELOPMENT ANCHORED BY TARGET AT THE BASE OF 271 NEW LUXURY RESIDENTIAL UNITS AND A FIVE-LEVEL, 418-SPACE PARKING GARAGE.

LOCATED IN THE HEART OF DOWNTOWN OAK PARK, RETAILERS WILL BE ABLE TO TAKE ADVANTAGE OF AN ALREADY THRIVING MARKET THAT INCLUDES NATIONALLY RECOGNIZED BRANDS SUCH AS WHOLE FOODS MARKET, GAP, OLD NAVY, LOU MALNATI'S PIZZERIA, TRADER JOE'S, CHIPOTLE, DSW, ANN TAYLOR AND PAPER SOURCE.

THE EMERSON IS ADJACENT TO THE OAK PARK TRANSIT CENTER WITH EASY ACCESS TO THE CTA GREEN LINE, METRA AND EIGHT PACE AND CTA BUSES.



## THE OPPORTUNITY

JOIN TARGET AND FIRECAKES DONUTS AT A  
NEW RETAIL AND RESTAURANT DEVELOPMENT

LOCATED IN THE HEART OF DOWNTOWN OAK

PARK WITH

# 2,183 SF

OF RETAIL AND RESTAURANT OPPORTUNITY

AT THE BASE OF

# 271

NEW LUXURY RESIDENTIAL UNITS AND

# 418

PUBLIC PARKING SPACES WITH A

DAYTIME POPULATION OF

# 50,000

AND EASY ACCESS TO THE CTA GREEN LINE,  
THE METRA TRAIN, PACE AND CTA BUSES



LAKE STREET, LOOKING WEST

# SITE PLAN



# THE AREA



## TRAVEL TIME TO DOWNTOWN

15

MINUTE DRIVE



25

MINUTES VIA CTA GREEN LINE



20

MINUTES VIA METRA



## OAK PARK

51,904

TOTAL POPULATION



39.7

MEDIAN AGE

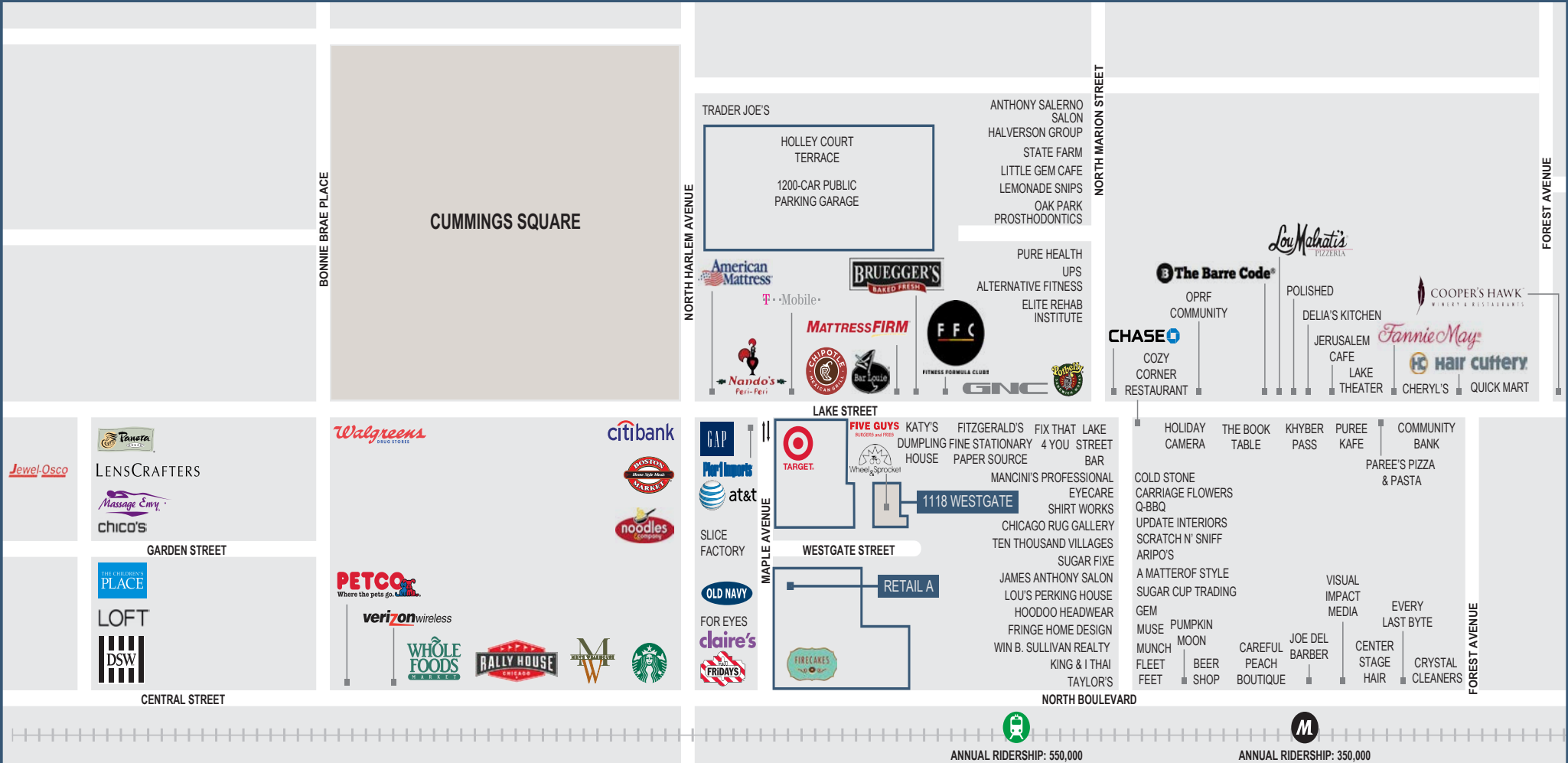


\$121,559

2019 ESTIMATED AVERAGE HOUSEHOLD INCOME



IN ADDITION TO THE EMERSON, THERE WILL BE THREE NEW RESIDENTIAL DEVELOPMENTS THAT WILL BRING 650 NEW RESIDENTIAL UNITS TO DOWNTOWN OAK PARK.



ANNUAL RIDERSHIP: 550,000

ANNUAL RIDERSHIP: 350,000



LEGEND	
1	7
2	8
3	9
4	10
5	11
6	12

DEVELOPED BY A VENTURE BETWEEN  
**CLARK STREET** REAL ESTATE AND **LENNAR** MULTIFAMILY COMMUNITIES

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE RETAIL AGENTS:  
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ALL RENDERINGS ARE CONCEPTUAL