

Retail at The Fields

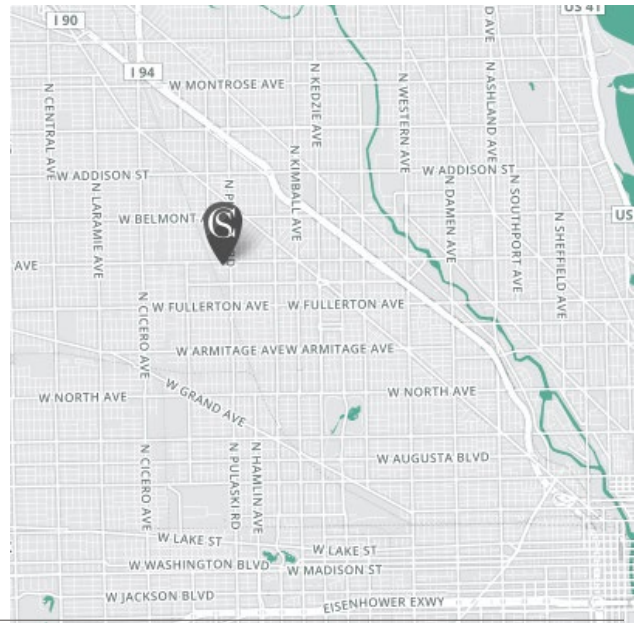
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URBAN RETAIL DEVELOPMENT

- Join Petco, Ross Dress for Less, ATI Physical Therapy, Hoots, Supercuts, American Nail Spa, and Cermak Fresh Market.
- Rare small shop availability within this exciting 2.51 acre development at the edge of the rapidly expanding Logan Square and Avondale neighborhoods.
- Convenient surface parking.
- Existing area retail includes Walmart, Planet Fitness, Binny's, Big Lots and Aldi, among others.
- 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

PHYSICAL ADDRESS:

4000 W. Diversey, Chicago, IL
60639

TOTAL POPULATION:

1 Mile – 74,465
2 Mile – 255,279
3 Mile – 527,515

AVERAGE HHI:

1 Mile - \$57,506
2 Mile - \$64,490
3 Mile - \$76,232

TOTAL RETAIL BUILDING

SIZE/GLA:

125,000 SF

Retail at The Fields ► RETAIL A

Chicago, IL



Retail at The Fields ► RETAIL B

Chicago, IL



Retail at The Fields ► AERIAL VIEW

Chicago, IL



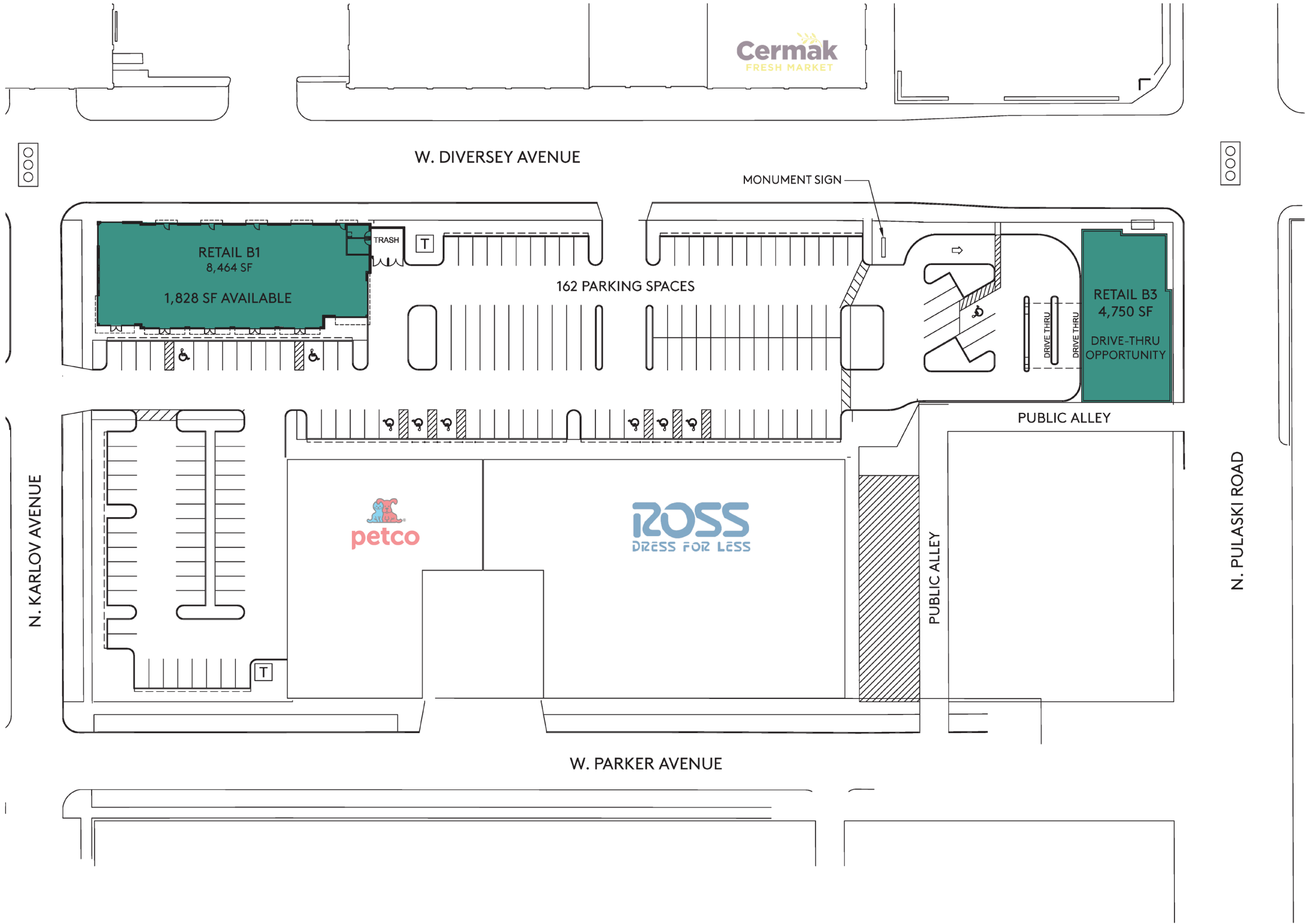
Retail at The Fields ► AERIAL VIEW

Chicago, IL



Retail at The Fields ► SITE PLAN

Chicago, IL



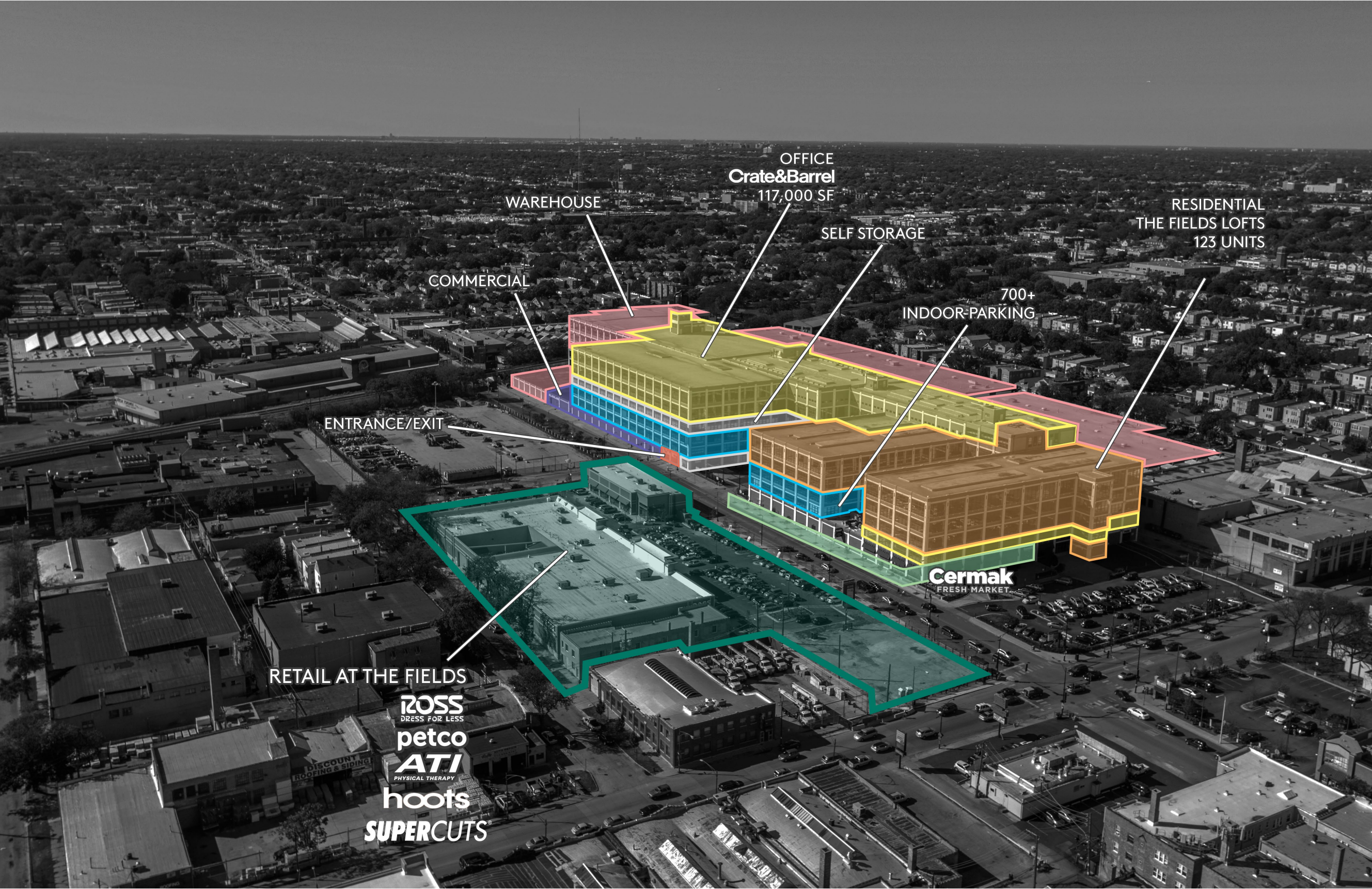
Retail at The Fields ► SITE PLAN

Chicago, IL



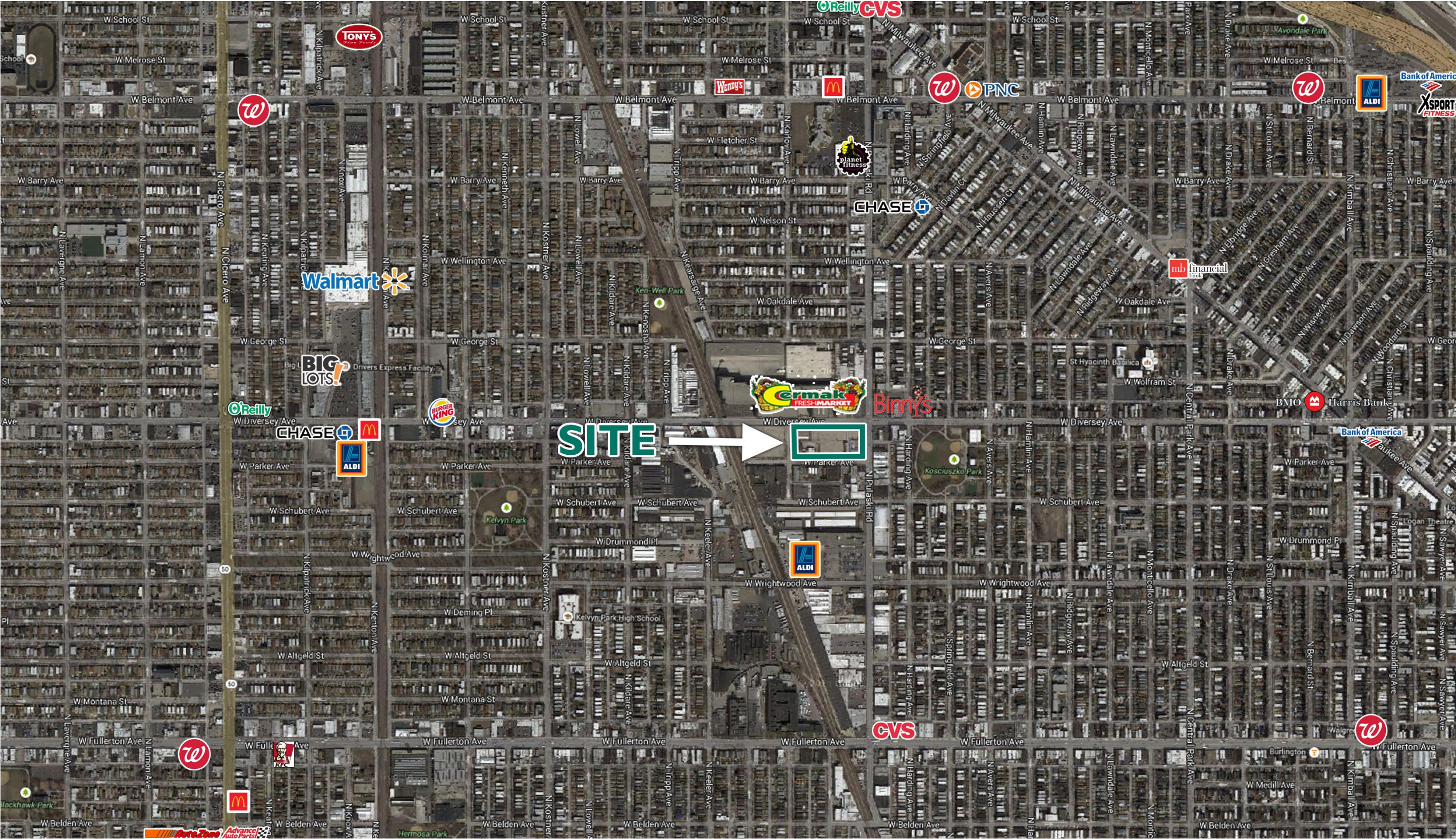
Retail at The Fields ► PROJECT OVERVIEW

Chicago, IL



Retail at The Fields ► TRADE AERIAL

Chicago, IL



LOCATED AT DIVERSEY
& PULASKI AVENUES
AT THE EDGE OF THE
RAPIDLY EXPANDING
NEIGHBORHOODS
OF LOGAN SQUARE
AND AVONDALE IN
CHICAGO.

[\[click\]](#)

SITE TOUR

SUMMARY DEMOGRAPHIC PROFILE

Project: Retail at The Fields

Location: Chicago, IL



JULY 2019

	1 Mile Radius		2 Mile Radius		3 Mile Radius	
Population						
2022 Projection	74,170		254,846		527,450	
2017 Estimate	74,465		255,279		527,515	
2010 Census	75,370		256,712		528,454	
Households						
2022 Projection	24,850		87,604		187,853	
2017 Estimate	24,752		86,995		186,362	
2010 Census	24,624		85,857		183,469	
	Number	Percent	Number	Percent	Number	Percent
Population by Race	74,465	100.00%	255,279	100.00%	527,515	100.00%
White Alone	40,652	54.59%	137,572	53.89%	281,915	53.44%
Black or African American Alone	3,434	4.61%	16,501	6.46%	68,165	12.92%
American Indian and Alaska Native Alone	668	0.90%	2,351	0.92%	4,030	0.76%
Asian Alone	2,040	2.74%	8,035	3.15%	24,506	4.65%
Native Hawaiian and Other Pacific Islander	44	0.06%	174	0.07%	336	0.06%
Some Other Race Alone	24,607	33.05%	79,639	31.20%	127,260	24.12%
Two or More Races	3,019	4.05%	11,006	4.31%	21,303	4.04%
Population Hispanic or Latino	74,465	100.00%	255,279	100.00%	527,515	100.00%
Hispanic or Latino	54,406	73.06%	169,284	66.31%	271,618	51.49%
Not Hispanic or Latino	20,059	26.94%	85,995	33.69%	255,897	48.51%
Households by Income	24,752	100.00%	86,995	100.00%	186,362	100.00%
< \$15,000	3,443	13.91%	11,210	12.89%	23,644	12.69%
\$15,000 - \$24,999	3,005	12.14%	10,344	11.89%	20,167	10.82%
\$25,000 - \$34,999	3,466	14.00%	11,022	12.67%	20,119	10.80%
\$35,000 - \$49,999	4,096	16.55%	13,753	15.81%	25,675	13.78%
\$50,000 - \$74,999	4,671	18.87%	15,658	18.00%	32,635	17.51%
\$75,000 - \$99,999	2,589	10.46%	9,455	10.87%	20,870	11.20%
\$100,000 - \$124,999	1,388	5.61%	5,754	6.61%	14,247	7.64%
\$125,000 - \$149,999	862	3.48%	3,642	4.19%	8,852	4.75%
\$150,000 - \$199,999	766	3.09%	3,386	3.89%	9,399	5.04%
\$200,000 - \$249,999	270	1.09%	1,331	1.53%	4,224	2.27%
\$250,000 - \$499,999	170	0.69%	1,127	1.30%	4,629	2.48%
\$500,000+	27	0.11%	312	0.36%	1,901	1.02%
Households by Tenure	24,752	100.00%	86,995	100.00%	186,362	100.00%
Owner Occupied	8,696	35.13%	33,711	38.75%	78,360	42.05%
Renter Occupied	16,056	64.87%	523,284	601.51%	108,002	57.95%
Income						
Average Household Income	\$57,506		\$64,490		\$76,232	
Median Household Income	\$44,019		\$46,911		\$52,739	

Source: Claritas, Inc.