

LEASING **hip** AT THE harlem irving plaza



Harlem Irving Plaza, also known as “The HIP”, is a thriving regional shopping center located on Chicago’s bustling Northwest side, boasting 1.3 million residents within a seven-mile radius. The HIP is home to over 140 popular national, regional and local retailers and has a long-standing reputation for being the area’s dominant shopping center.



HIP'S IMPRESSIVE 168,000 SQ. FT. REDEVELOPMENT SECTION OPENED IN 2021, WHICH INCLUDES **DICK'S SPORTING GOODS, DSW, HOBBY LOBBY, CARTER'S/OSHKOSH AND FIVE BELOW.**



HARLEM IRVING
COMPANIES



FIRST U.S. STORE CONCEPT



THE HIP EXHIBITS STRONG SALES, BOASTING OVER \$550 IN AVERAGE SALES PER SQUARE FOOT

- HIPs trade area encompasses \$5.62B in spending potential and is growing more than 3% each year
- HIP shoppers cross shop 61% more than ICSC industry averages*
- According to August Partners Market Research, based on foot traffic data:
 - HIP dominates its 5 mile trade area
 - HIPs shopper frequency visits are more than double when compared with surrounding shopping centers

WITHIN 5 MILES**

- The HIP is located in one of the most densely populated neighborhoods in all of Chicagoland with over 670,867 people
- Average household income of nearly \$127,658
- Median age: 39; over 147,000 Millennials and 125,000 Generation Z
- Over 22,000 businesses and 249,000 employees
- 48% of households in HIPs 5 mile trade area have children under 18 years old living at home
- There are over 24 high schools with approximately 40,000 students. HIPs trade area also consists of 7 colleges, 10 other institutes of higher learning and over 100 PK-8th grade schools

*Date Source: August Partners Market Research

**Demo Date Source: 2025 Census Bureau

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AERIAL MAP



76,000 cars pass by
the mall per day

YELLOW DENOTES ALL OF HIP

THE HIP HAS PROUDLY MAINTAINED AN OCCUPANCY RATE ABOVE 98% FOR THE PAST SEVEN DECADES

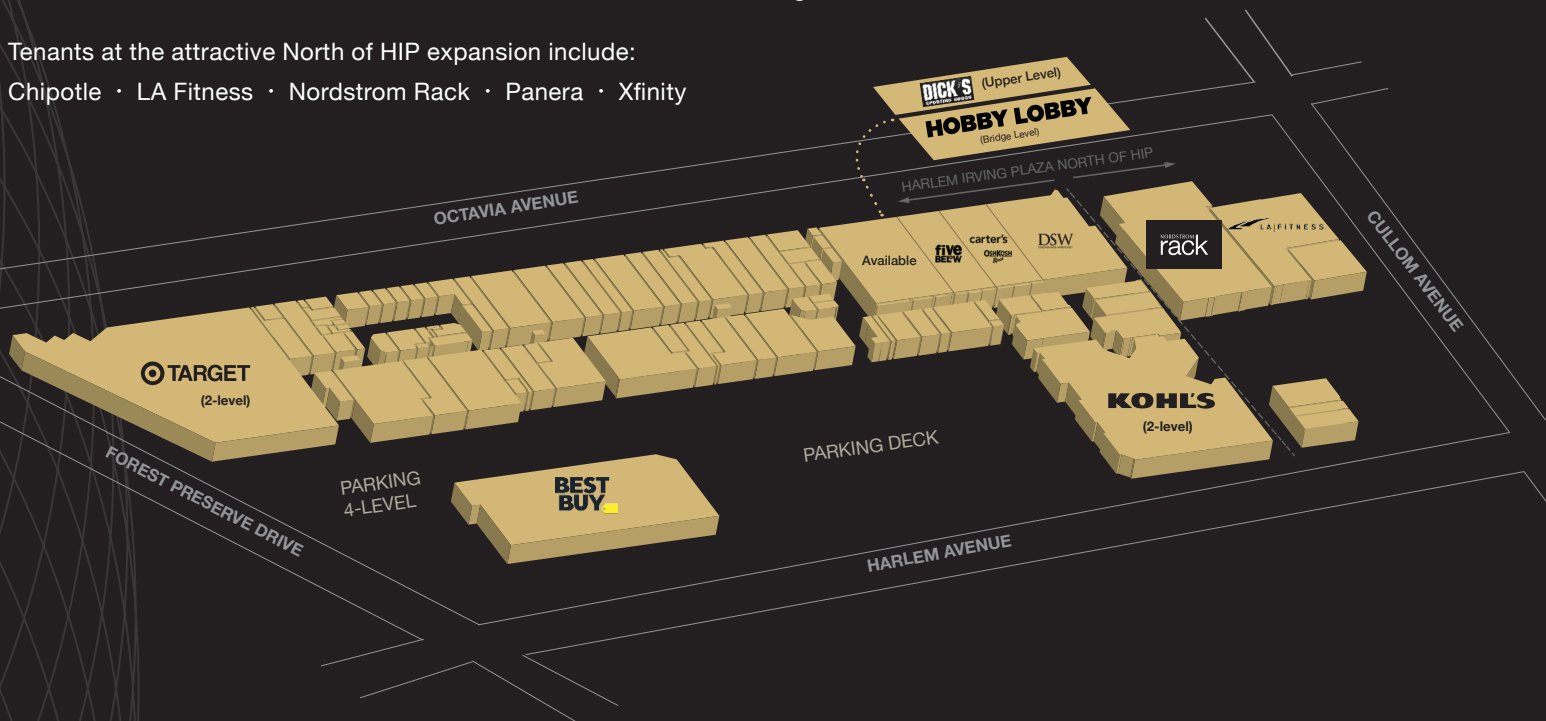
The thriving center is home to over 140 successful national, regional and local retailers, including: Target · Best Buy · Kohl's + Sephora · Dick's Sporting Goods · DSW · Hobby Lobby · Aeropostale · Bath & Body Works/White Barn · Carter's/OshKosh · Express Factory · Footlocker · Hollister · Hot Topic · JD Sports · KAY Jewelers · LOFT Outlet · Miniso · Pandora · The Children's Place · Toys "R" Us · Victoria's Secret/Pink · Windsor & more!

Newest Additions: Mrs. Fields/TCBY · Ahsan Jewelers

Coming Soon: U.S. Polo Assn.

Tenants at the attractive North of HIP expansion include:

Chipotle · LA Fitness · Nordstrom Rack · Panera · Xfinity



ANCHOR GLA	SQ.FT.
Target	141,540
Best Buy	45,547
Nordstrom Rack @ North of HIP	33,257

ANCHOR GLA	SQ.FT.
Hobby Lobby	48,222
Kohl's + Sephora	89,607
Dick's Sporting Goods	46,808

• 602,675 sq. ft.
HIP RETAIL SPACE

• 92,136 sq. ft.
NORTH OF HIP RETAIL SPACE

• 694,811 sq. ft.
TOTAL RETAIL SPACE OF COMBINED PROJECTS

• 1956
ESTABLISHED

• 2021
REDEVELOPMENT COMPLETION

• Regional
PROPERTY TYPE

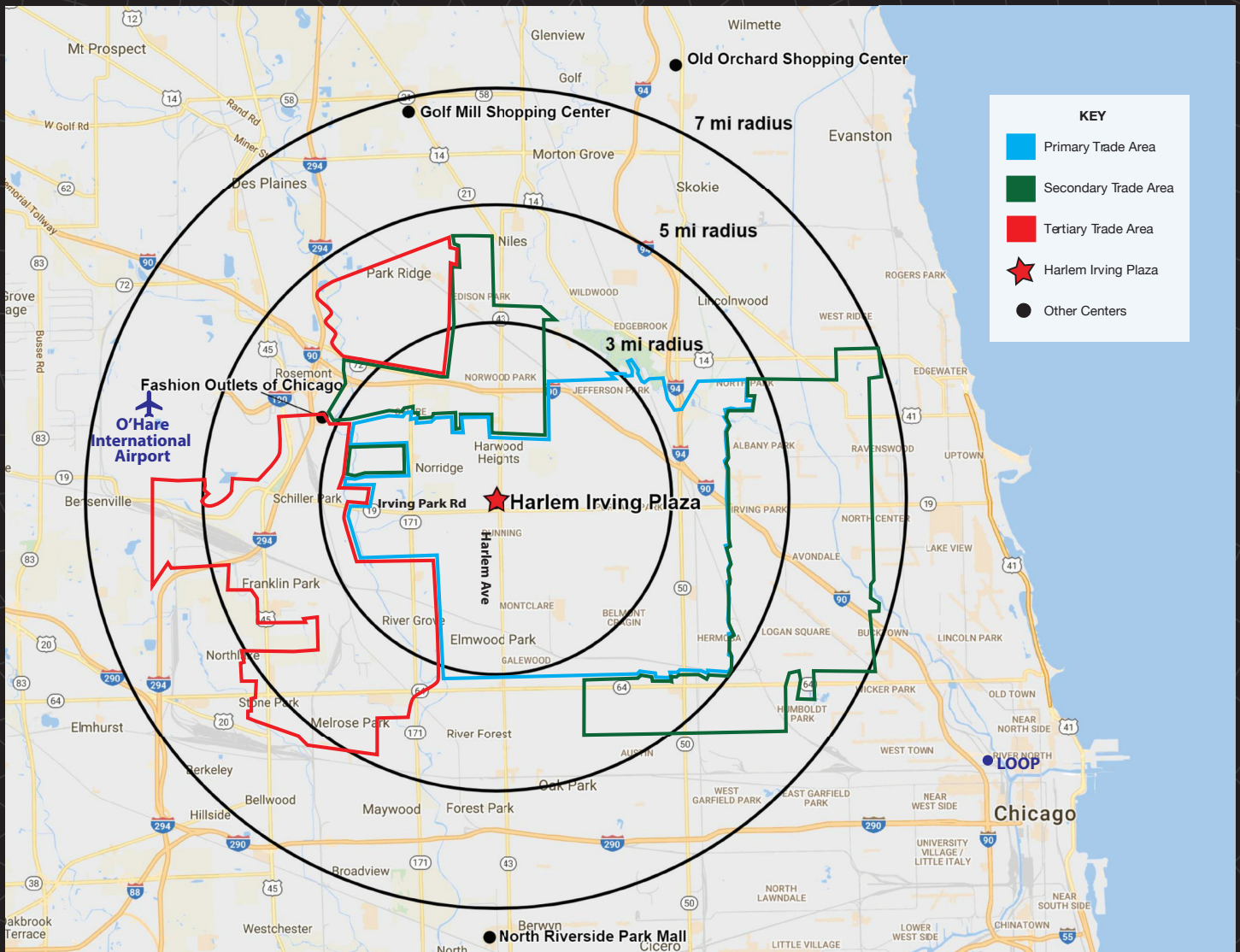
• Enclosed
SHOPPING CENTER

• 4-Level
PARKING DECK

• 140
STORES & EATERIES

• 11
FOOD COURT TENANTS

TRADE AREA MAP



The HIP is conveniently located 15 minutes away from O'Hare International Airport and a few miles from Chicago's Kennedy Expressway



MARKETING PROGRAMS



GIFT WITH PURCHASE PROMOTIONS

COMPLIMENTARY MARKETING OPPORTUNITIES FOR HIP TENANTS

- DIRECT MAIL BOOKLETS & E-COUPONS
- EBLASTS
- SOCIAL MEDIA
- WEBSITE
- IN-MALL COLLATERAL*
- GIFT WITH PURCHASE (GWP) PROMOTIONS*
- LOYALTY PROGRAM & CLOSED-LOOP HIP GIFT CARD (CAN ONLY BE USED AT HIP)

* Advertising fees may apply post grand opening.

COMMUNITY PROGRAMS

HIP COMMUNITY EVENTS

The HIP has a long-standing reputation as a true community center and successfully hosts the following programs on an annual basis:

Safety Town:

For over 63 years, the HIP is honored to collaborate with surrounding public safety partners to teach students from over 20 local grammar schools about the importance of safety.



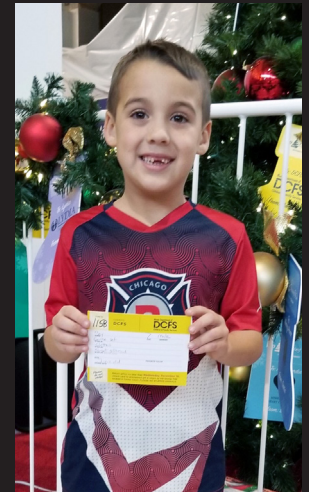
Safety Town has trained thousands of our area's young children to be prepared in case of an emergency. HIP is proud to be the only shopping center hosting a Safety Town program in the Midwest.

The Giving Tree Program:

For over 39 years, HIP organizes and executes a heart-warming holiday program, inviting customers to fulfill wishes every year for over 1,300 people in need from numerous local charities.

Holiday Ornament Program:

For over 29 years, HIP provides over 6,000 ornaments to local schools for their students to decorate. These festive ornaments are hung throughout HIP for customers to enjoy during the holiday season!



CHICAGOLAND COMPARISON MAP

2025 Demographics within
a 3 mile radius

HAWTHORN MALL

TOTAL POPULATION	60,753
TOTAL HOUSEHOLDS	23,255
TOTAL EMPLOYEES	57,957
HOUSEHOLD INCOME \$75K+	16,970
TOTAL RETAIL EXPENDITURE	\$1.47 B

WOODFIELD MALL

TOTAL POPULATION	79,602
TOTAL HOUSEHOLDS	32,716
TOTAL EMPLOYEES	115,004
HOUSEHOLD INCOME \$75K+	20,851
TOTAL RETAIL EXPENDITURE	\$1.84 B

FASHION OUTLETS

TOTAL POPULATION	93,698
TOTAL HOUSEHOLDS	36,558
TOTAL EMPLOYEES	99,982
HOUSEHOLD INCOME \$75K+	22,463
TOTAL RETAIL EXPENDITURE	\$2.07 B

YORKTOWN SHOPPING CENTER

TOTAL POPULATION	91,049
TOTAL HOUSEHOLDS	37,053
TOTAL EMPLOYEES	95,055
HOUSEHOLD INCOME \$75K+	24,663
TOTAL RETAIL EXPENDITURE	\$2.18 B

OAKBROOK CENTER

TOTAL POPULATION	81,000
TOTAL HOUSEHOLDS	33,035
TOTAL EMPLOYEES	103,669
HOUSEHOLD INCOME \$75K+	22,473
TOTAL RETAIL EXPENDITURE	\$2.01 B

OLD ORCHARD SHOPPING CENTER

TOTAL POPULATION	144,712
TOTAL HOUSEHOLDS	52,744
TOTAL EMPLOYEES	64,848
HOUSEHOLD INCOME \$75K+	36,310
TOTAL RETAIL EXPENDITURE	\$3.35 B

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TOTAL POPULATION	280,403
TOTAL HOUSEHOLDS	106,296
TOTAL EMPLOYEES	81,407
HOUSEHOLD INCOME \$75K+	62,146
TOTAL RETAIL EXPENDITURE	\$5.73 B

NORTH RIVERSIDE MALL

TOTAL POPULATION	230,784
TOTAL HOUSEHOLDS	86,144
TOTAL EMPLOYEES	71,547
HOUSEHOLD INCOME \$75K+	47,407
TOTAL RETAIL EXPENDITURE	\$4.53 B

CHICAGO RIDGE MALL

TOTAL POPULATION	148,858
TOTAL HOUSEHOLDS	55,748
TOTAL EMPLOYEES	51,328
HOUSEHOLD INCOME \$75K+	29,149
TOTAL RETAIL EXPENDITURE	\$2.91 B

Source: 2025 Census Bureau

The HIP.....Your Location for Success.
Be a part of an iconic destination with a thriving reputation.



HARLEM IRVING COMPANIES
4104 N. HARLEM AVE. | NORRIDGE, IL. 60706
773-625-3036 | WWW.HARLEMIRVING.COM | LEASING@HARLEMIRVING.COM

