



HYDE PARK

RETAIL PORTFOLIO

CHICAGO,
ILLINOIS





WELCOME TO HYDE PARK

Hyde Park is one of Chicago's most diverse and historic neighborhoods.

The University of Chicago and City of Chicago have collaborated to revitalize the Hyde Park neighborhood, with emphasis on the 53rd Street Business District.

53RD STREET PERFORMANCE

1,000

NEW MULTI-FAMILY UNITS
WITHIN WALKING DISTANCE

31

NEW RESTAURANTS & RETAILERS
HAVE OPENED SINCE 2013

88%

DAILY HOTEL OCCUPANCY

3 MILLION

TOURISTS ANNUALLY

RETAIL OPPORTUNITIES



HYDE PARK IS ONE OF
TIME OUT'S COOLEST
NEIGHBORHOODS IN
THE WORLD

TimeOut



HARPER COURT

DOWNTOWN CHICAGO

HARPER COURT

HYDE PARK BANK

WHOLE FOODS MARKET

LA|FITNESS

rōti AKIRA



THE PROMONTORY

THIS LIVE ENTERTAINMENT VENUE/EVENTS SPACE IS A NEIGHBORHOOD DESTINATION AND HONORS HYDE PARK'S MUSICAL LEGACY AND COMMUNITY SPIRIT.

RETAIL AVAILABILITIES

HARPER COURT

225,000 SF

MIXED-USE BUILDING
LOCATED AT HYDE PARK'S
MAIN INTERSECTION

455

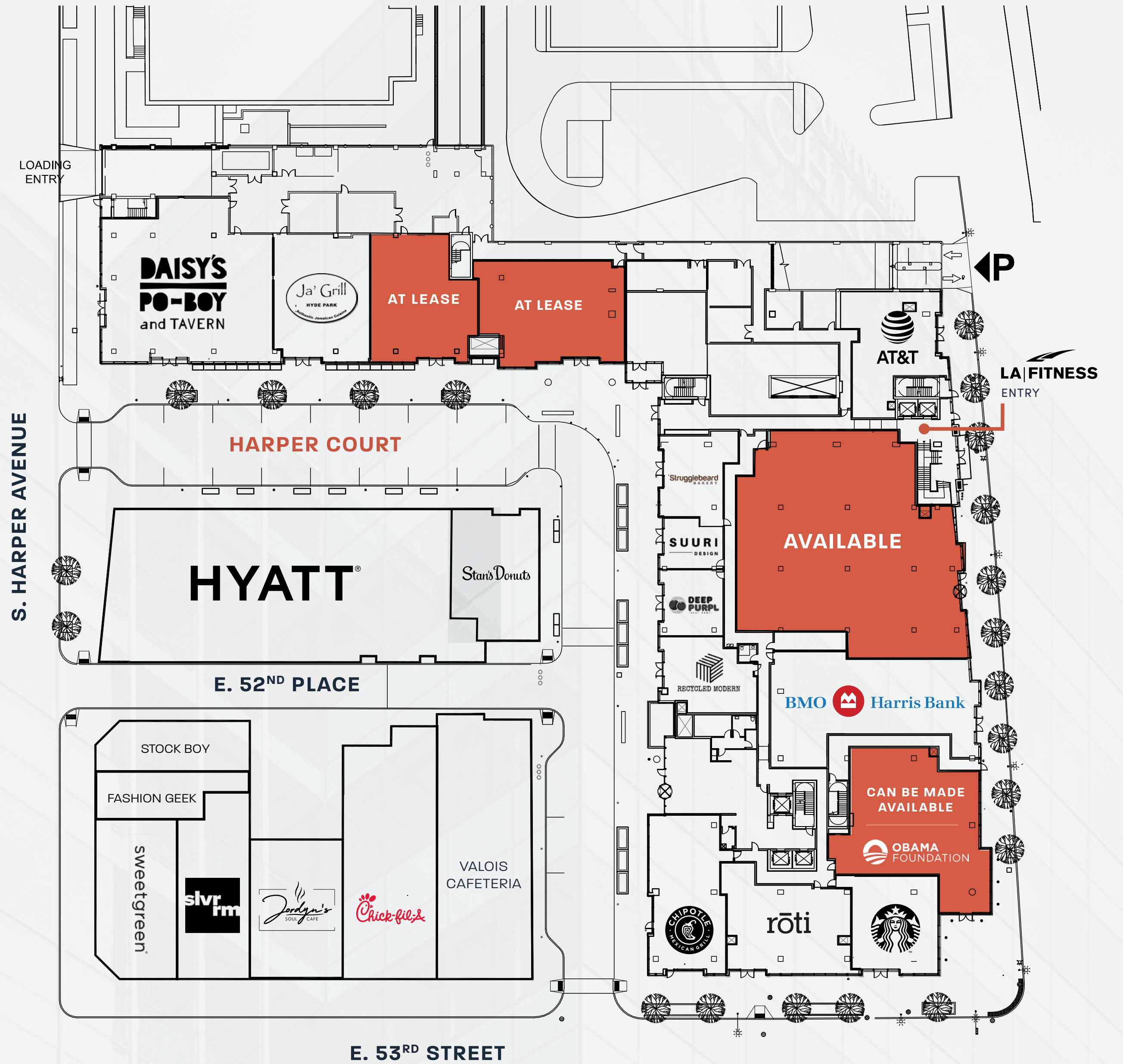
ON SITE
PARKING
SPACES

300,000 SF

LIFE SCIENCES LABORATORY
SPACE (DELIVERING 2024)

133

HYATT PLACE
HOTEL



GROUND FLOOR
RETAIL AVAILABILITIES

1447 E 53RD ST



4,052 SF available



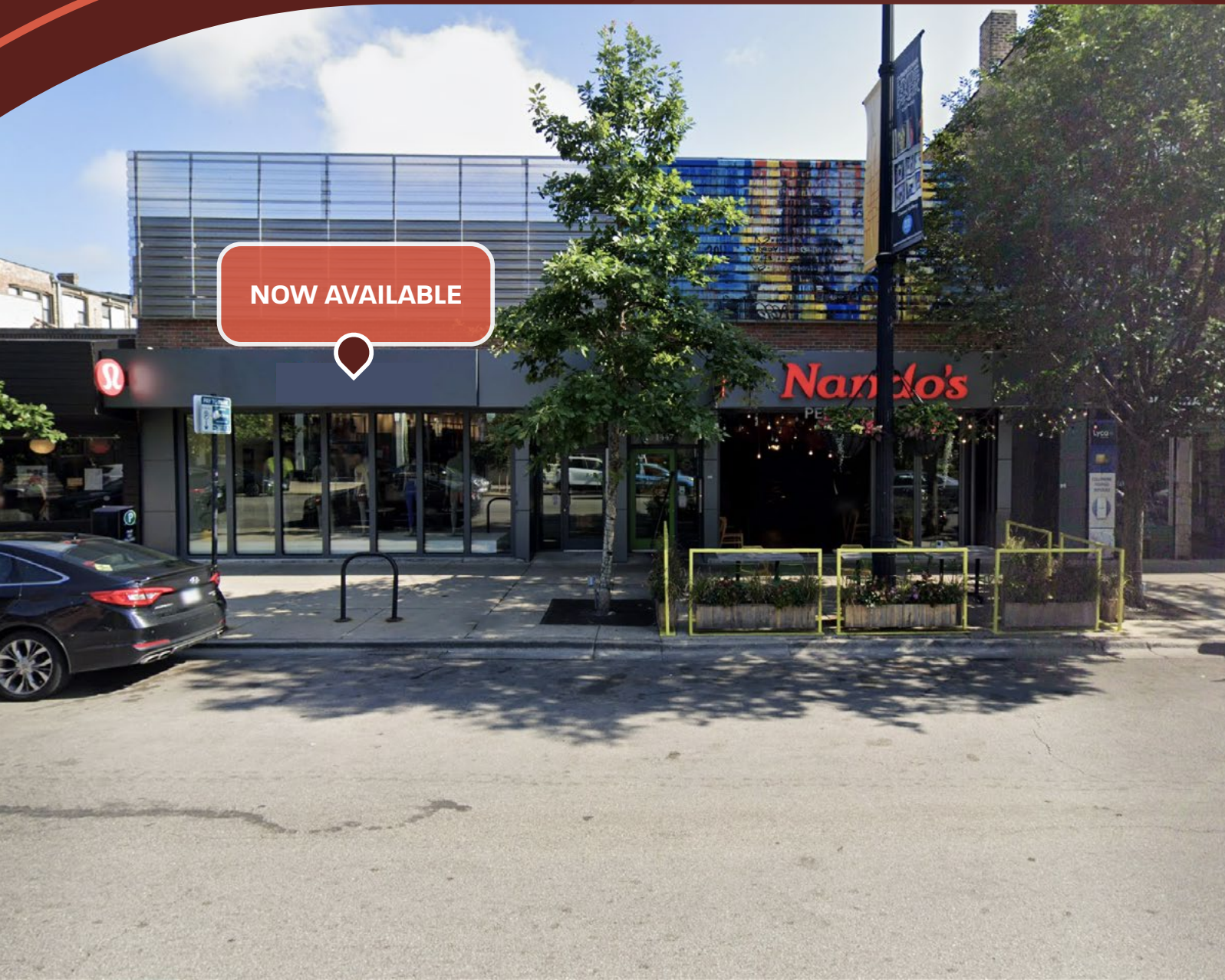
Black iron capable



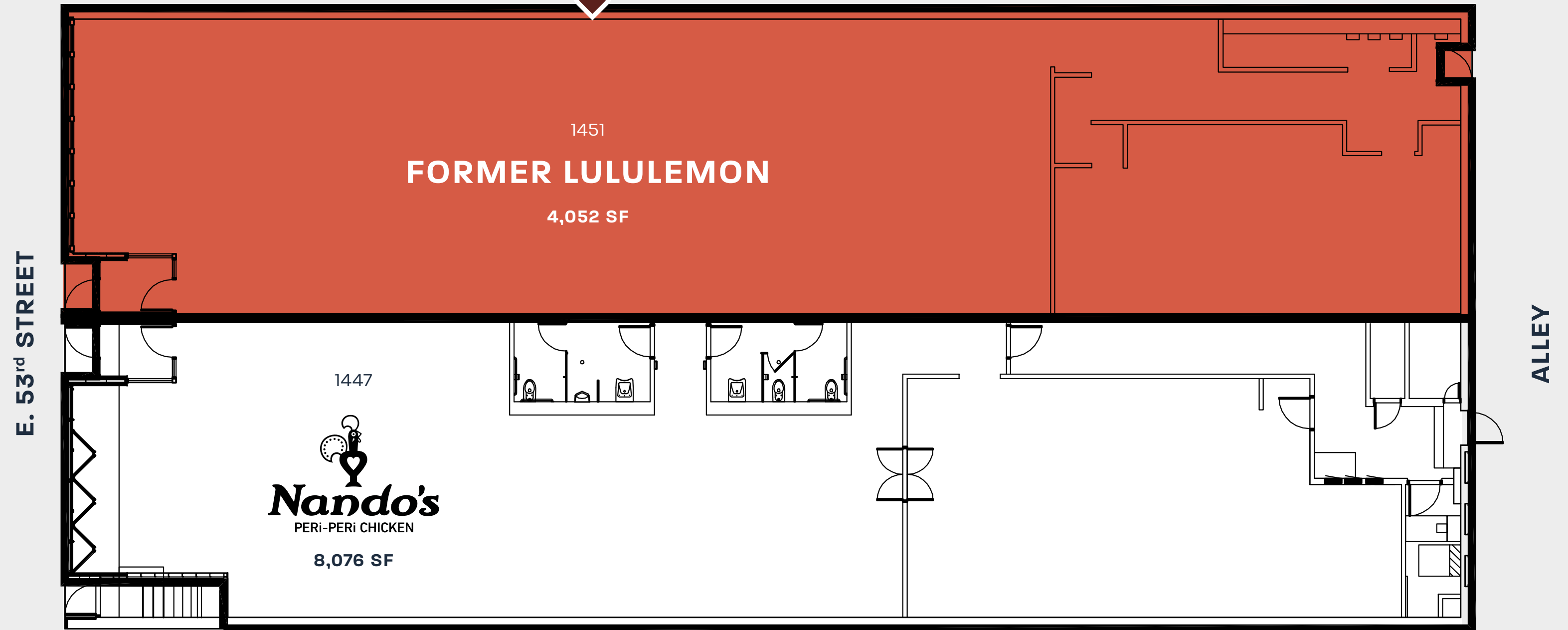
Potential rooftop
opportunity



Excellent frontage
along 53rd Street



AVAILABLE
4,052 SF



LAKE MICHIGAN

CITY HYDE PARK

HARPER COURT

PH THE PENTHOUSE HYDE PARK

HYATT PLACE

SOPHY HYDE PARK

VUE53

TARGET xfinity

CVS

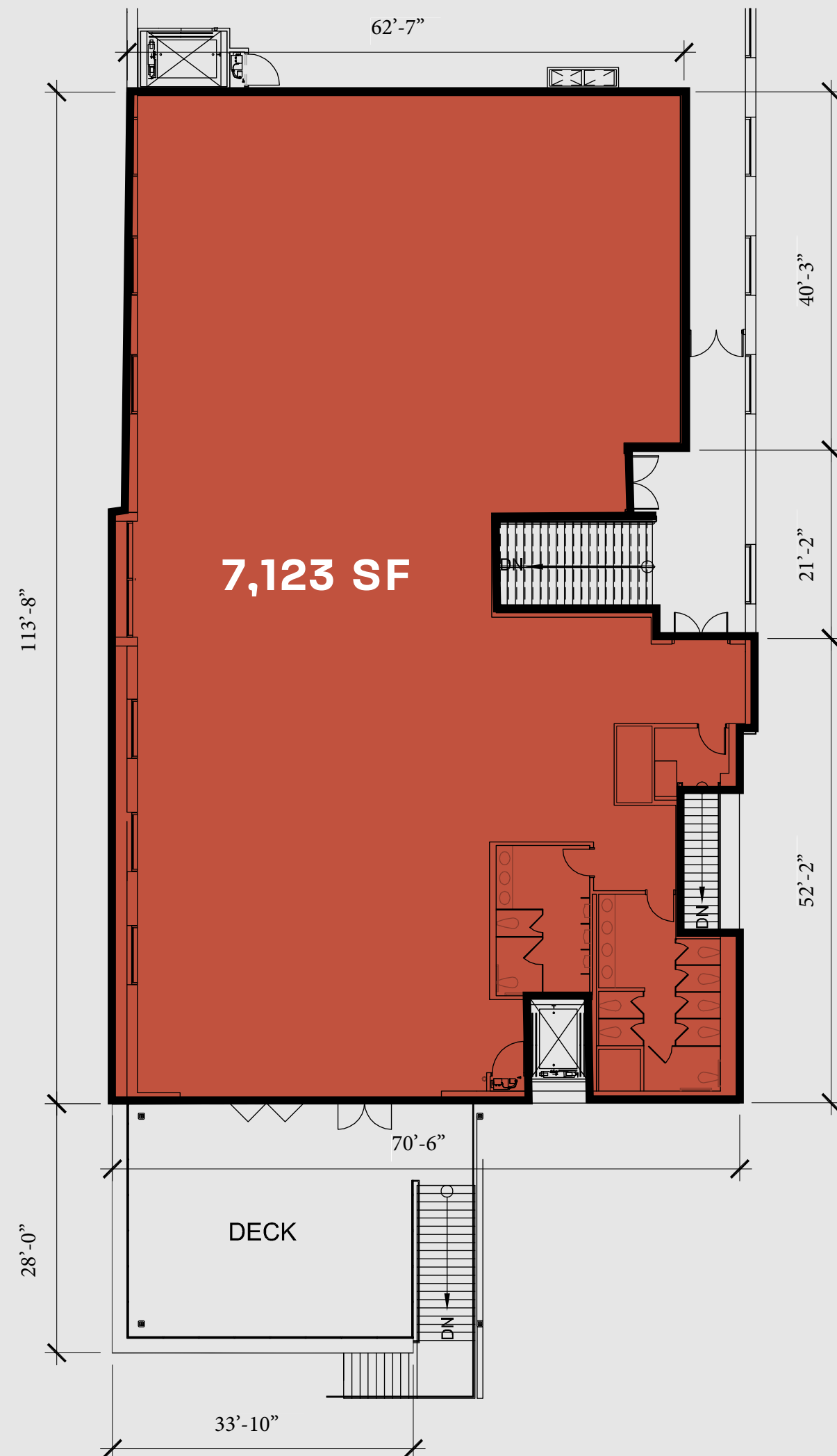
SMALL Cheval



SPACE FEATURES

5311 S LAKE PARK

OLD LAKE PARK AVE



S. LAKE PARK AVE



The Promontory's 2nd floor Event Space in Hyde Park is available immediately



The space consists of 7,123 SF plus an approximate 950 SF dedicated covered patio



Located along Lake Park Boulevard immediately south of 53rd Street – Hyde Park's Main on Main intersection



The 500 person music/event space is located on the 2nd floor directly above the newly leased restaurant space

SPACE FEATURES

5311 S LAKE PARK

The following are currently included with the space:



Fully built out stage



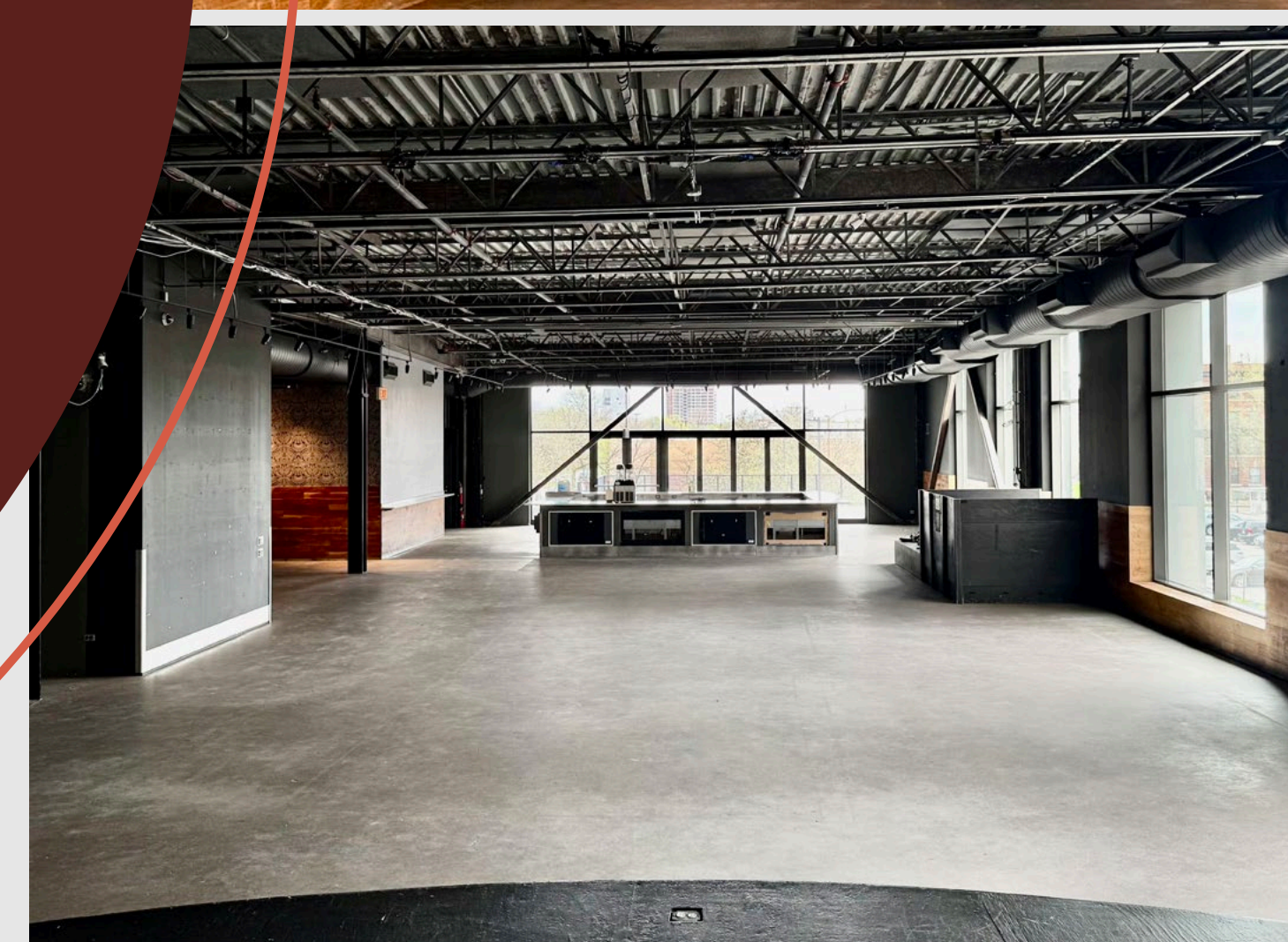
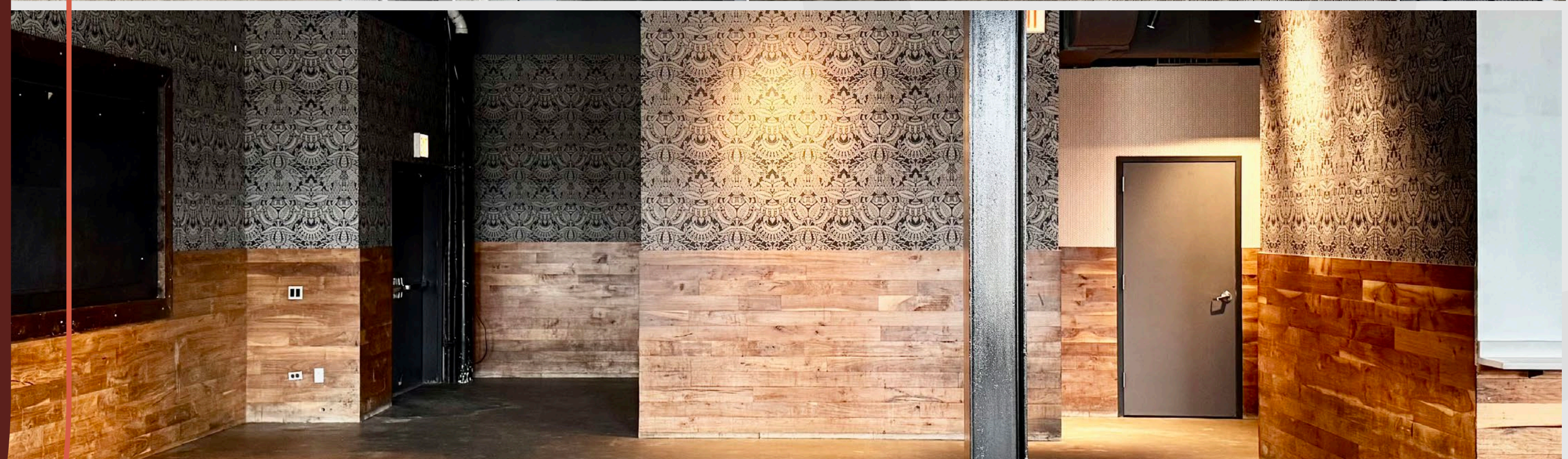
Walk-in coolers



Full wraparound bar



Two ADA compliant restrooms



HYDE PARK SHOPPING CENTER

HYDE PARK SHOPPING CENTER

Former
Office
DEPOT

ACE
The helpful place.

POTBELLY
SANDWICH SHOP

TRADER
JOE'S

BARNES
& NOBLE

W

GROUND FLOOR & BASEMENT
RETAIL AVAILABILITIES

HYDE PARK SHOPPING CENTER

The Hyde Park Shopping Center is truly irreplaceable real estate located at the hard NWC of 55th & Lake Park Avenue is one of the highest performing shopping centers anywhere in Chicago.



Major investments recently made to the Courtyard providing for great outdoor amenity area



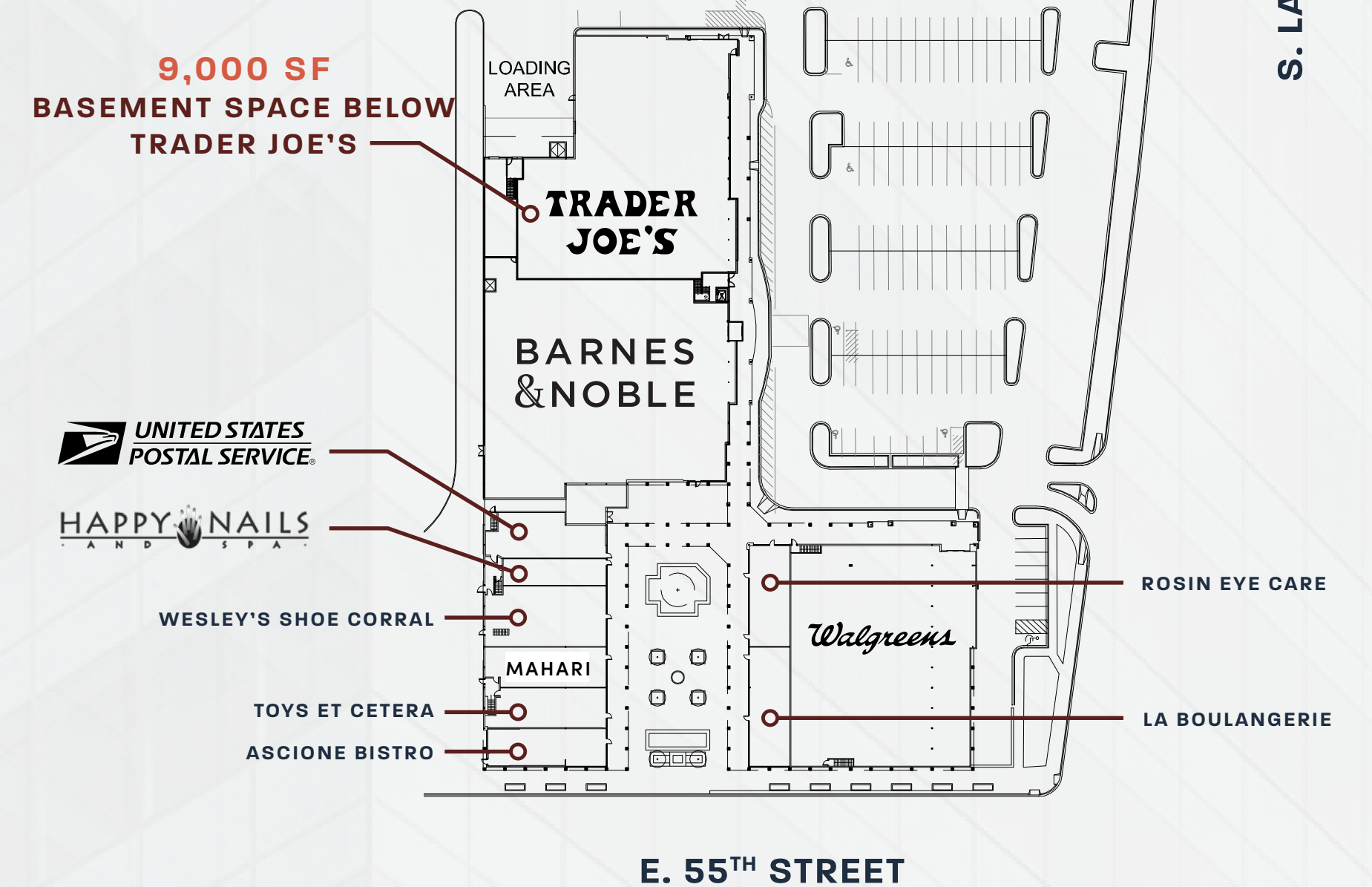
Join Trader Joe's & other successful national tenants: Potbelly, Walgreen's, & more



Rare on-site parking



9,000 SF
BASEMENT SPACE BELOW
TRADER JOE'S




HYDE PARK TOURISM DESTINATIONS

DOWNTOWN
CHICAGO

THE UNIVERSITY OF
CHICAGO

Hyde Park
**ART
CEN
TER**

LAKE
MICHIGAN

 museum of
science+industry
chicago

HYDE
PARK

PROMONTORY
POINT


BARACK OBAMA
PRESIDENTIAL
LIBRARY

NEIGHBORHOOD ACCESS



15 MINUTE DRIVE
FROM HYDE PARK TO THE LOOP

UNBEATABLE ACCESS

GREEN LINE CTA

METRA

I-94

I-90

US-41

 THE UNIVERSITY OF CHICAGO

MIDWAY PLAISANCE

THE LOOP


GRANT PARK

LAKE MICHIGAN

HARPER COURT

HYDE PARK SHOPPING CENTER

 museum of science+industry
chicago

 BARACK OBAMA
PRESIDENTIAL LIBRARY



Metra

S. LAKE SHORE DR

E. 51ST ST

E. 53RD ST

E. 55TH ST

S. COTTAGE GROVE AVE

S. WOODLAWN AVE

S. HARPER AVE

S. LAKE PARK AVE

Metra



HYDE PARK DEMOGRAPHICS

A LOOK AT THE NUMBERS



2023 POPULATION

43,693

WITHIN 1 MILE

187,902

WITHIN 3 MILES

477,539

WITHIN 5 MILES



2023 HOUSEHOLD
WITHIN 1 MILE

\$111,471

AVERAGE HH INCOME

\$68,052

MEDIAN HH INCOME

\$508,774

AVERAGE HOME VALUE



\$6.3 B

TOTAL CONSUMER
EXPENDITURES



36.4

MEDIAN AGE

DIVERSITY

41.9%

BLACK

33.2%

WHITE

13.9%

ASIAN

8.3%

2+ RACES

7.4%

HISPANIC

2.6%

OTHER

 CHICAGO, IL



HYDE PARK

RETAIL PORTFOLIO

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