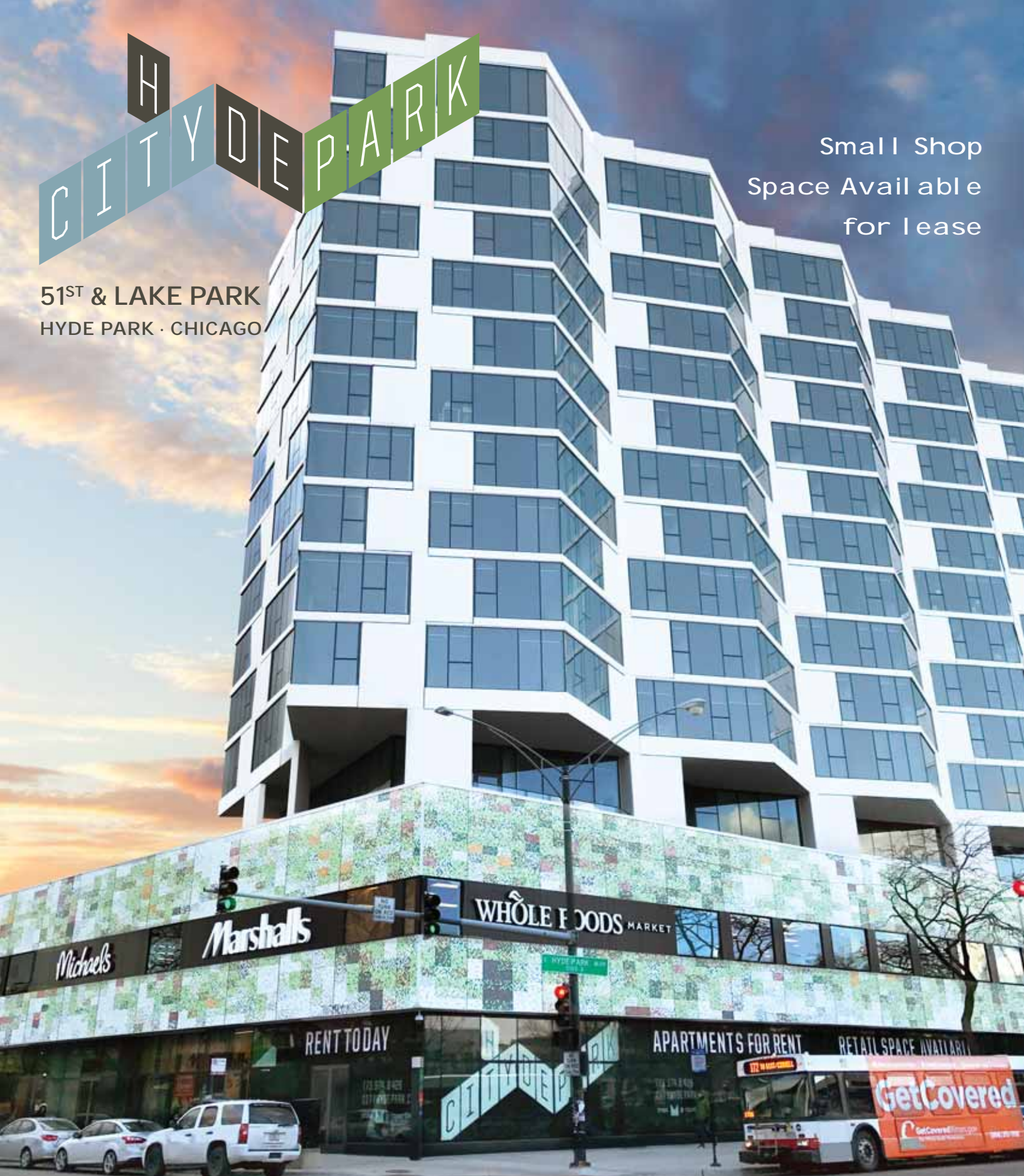


# H CITY DE PARK

51<sup>ST</sup> & LAKE PARK  
HYDE PARK · CHICAGO

Small Shop  
Space Available  
for Lease



For Leasing Information Contact:

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# CITY HYDE PARK



## City Hyde Park

- ▶ Small shop space available along E. Hyde Park Boulevard and S. Harper Avenue
- ▶ Only one space remaining - 2,936 SF available
- ▶ City Hyde Park is open and vibrant, spaces can be delivered immediately
- ▶ Located at the base of 14-story City Hyde Park residential tower with 180 luxury units
- ▶ Development designed by the nationally renowned Studio Gang Architects and includes 2 levels of garage parking, street front retail and connects to the 53rd Street Corridor through the newly redeveloped Harper Court Corridor
- ▶ Located across the street from the Metra Electric Line and multiple bus stops
- ▶ Close proximity to the University of Chicago and the top rated University of Chicago Medical Center as well as the recently announced Obama Presidential Library
- ▶ Area co-tenants include LA Fitness, Chipotle, Starbucks, Ulta and Hyatt Place Hotel
- ▶ Area restaurants include A10, Yusho Hyde Park, Promontory and Giordano's

Be part of the vibrant tenant mix:



Marshalls®

Regus™



Orangetheory®  
FITNESS

ATHLETICO  
PHYSICAL THERAPY

PNC BANK

3,000 SF restaurant (coming soon)



Shoppers lined up around the block for Whole Foods opening day at City Hyde Park - June 2016.

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E. HYDE PARK BOULEVARD

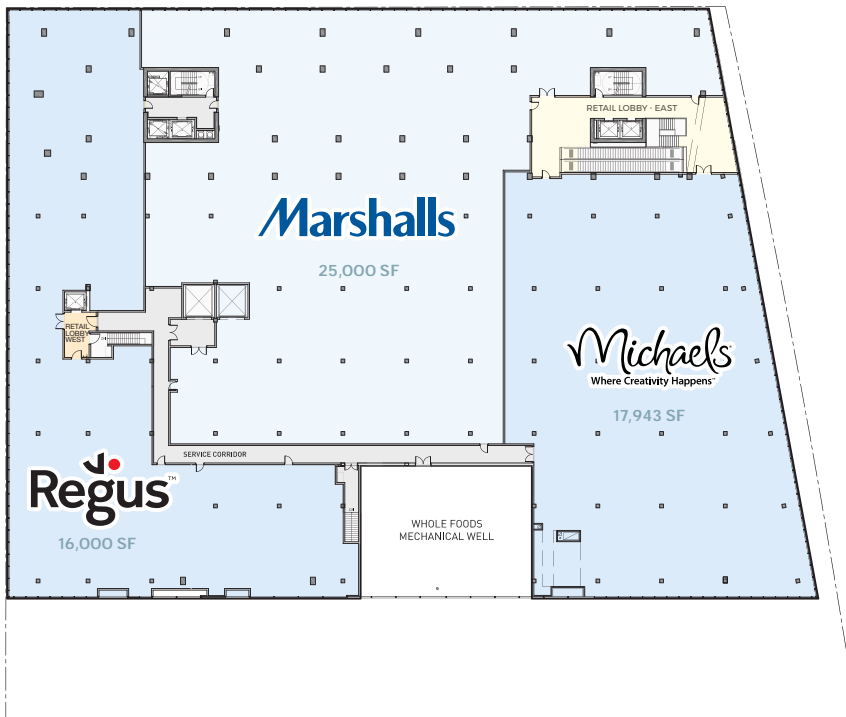
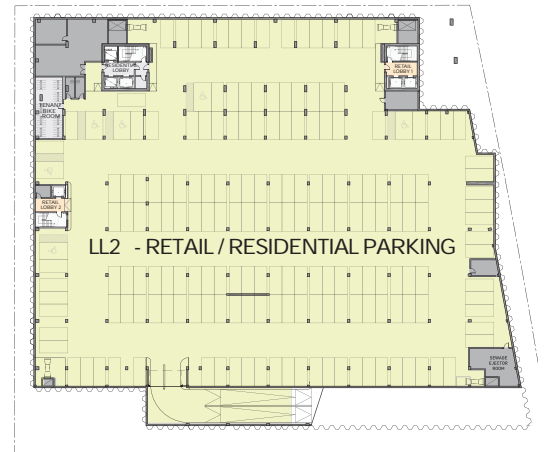
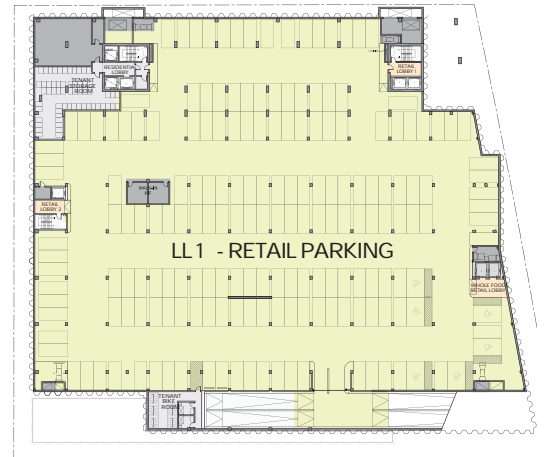


GROUND FLOOR

Available Retail:

1515	2,936 SF	Available
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TWO LEVELS OF GARAGE PARKING



SECOND FLOOR





# Hyde Park

## Dynamic Retail Market

Over the past seven years, Hyde Park has evolved into a thriving retail market. Many national retailers, most notably Chipotle, Starbucks, LA Fitness, Whole Foods and Akira have opened their doors. Their success has heightened recognition that Hyde Park is a dynamic and diverse market.

In addition, Hyde Park has become a focus for full service restaurateurs. A10, Promontory, and Yusho have opened to revenues levels well above those anticipated and 57<sup>th</sup> Street has developed into a strong restaurant row with popular eateries like Medici, Z&H Marketcafe and Cemitas Pueblas, serving both longtime Hyde Park residents and University of Chicago students. Harper Court, a mixed-use project anchored by retail will soon be home to the area's first brewpub, Jolly Pumpkin Artisan Ales. On the horizon, more businesses will be joining Target at the Vue53 development as well as possible retailers for the boutique hotel development planned for the corner of Dorchester Avenue and 53<sup>rd</sup> Street.

## The University of Chicago

The University of Chicago (UChicago) is the catalyst for most of the real estate activity in Hyde Park. When UChicago isn't selling its multi-family and retail assets, it's buying parcels and buildings for future development. According to the director of communications

for civic engagement at UChicago, as of late 2016 the university has had approximately 40 new retail tenants open in Hyde Park, including pop-up stores, since 2011. UChicago opened a new campus residential center in September of 2016, designed by Studio Gang Architects, that added living space for 800 students along with 10,000 SF of street level retail space. UChicago has also been instrumental in encouraging new retail development in Downtown Hyde Park, and won the bid for the Obama Presidential Library.

## Obama Presidential Library

Despite the quality of the recent retail activity in Hyde Park, the opening of the Obama Presidential Center & Library (OPL) will be an intense new driver of economic growth. A projected 800,000 tourists will visit area shops, restaurants, hotels and entertainment spots adding to the 1.4 M annual visitors to The Museum of Science and Industry (MSI) Hyde Park's top tourist attraction. According to an independent study, OPL visitors will add an additional \$31 M annually to food, beverage and other retail expenditures in proximate neighborhoods. Synergies between the OPL and the MSI and the jobs produced will strengthen the surrounding neighborhoods and increase disposable income, effectively driving the next wave of development in Hyde Park.

## Access & Transportation

City Hyde Park is located 7 miles from the Loop and is a 15 minute drive from via Lake Shore Drive. Shoppers and residents can also access the site via the Metra Electric Line (51<sup>st</sup> / 53<sup>rd</sup> Street Station) and several CTA bus lines with stops steps from the site.

### IMAGES:

Below:

- ① Harper Theater - 5238 S. Harper Ave

Opposite:

- ② Whole Foods - City Hyde Park
- ③ A10 - 1462 E. 53<sup>rd</sup> St
- ④ Hyde Park market aerial
- ⑤ Nando's Peri-Peri - 1447 E. 53<sup>rd</sup> St
- ⑥ The Promontory - 5311 S. Lake Park Ave
- ⑦ Akira / Core Power Yoga - 1539 E. 53<sup>rd</sup> St



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### City Hyde Park Demographics



**43,108**

Residential Population\*

**\$79,840**

Average Annual Household Income\*

**66.2%**

Bachelors Degree or Higher\*



**\$1.4 B**

Annual Retail Buying Power



\* 1 Mile radius from City Hyde Park



## THE UNIVERSITY OF CHICAGO

**15,726**

Students

**\$7.5 B**

Endowment

**2,752**

Faculty & Academic Professionals

**21,395**

Staff members: University Medical Center, national labs

**7th largest employer**  
in Chicago



D'Angelo Law Library

University of Chicago Law School

Midway Market

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**CITY HYDE PARK**

**WHOLE FOODS MARKET** | Michaels | Marshalls®

Regus | Orangetheory FITNESS

**Harper Court**

ULTA | Starbucks | rotī

LAIFITNESS | NATIVE FOODS CAFE | HYATT

Ja Grill | Obama Foundation  
Porkchop | Noteworthy Notes  
Kilwin's | Sir & Madame

**FIVE GUYS**  
BURGERS and FRIES

Harper Court Theater  
A10 Restaurant

PAPA JOHN'S | SUBWAY | Red Snapper

Sprint | H&R BLOCK | FIFTH THIRD BANK

baskin BUBBLES | DUNKIN' DONUTS

Vue 53 Development

**TARGET**

Harold's Chicken | CVS pharmacy | PEARLE VISION

Hyde Park Produce Market  
Medard's Mediterranean Kitchen  
Nicky's Chinese Food  
Kimbark Liquor  
Sit Down Cafe

Nile Woodlwan Tap | Starbucks

Yusho | Pockets

Cafe 53  
LiteHouse Grill  
Shinju Sushi  
Hyde Park Records  
HP Taco Stand  
Freehling Pot & Pan

Metra  
53rd Street Station

ups | corepower YOGA | Pizzeria Capri

**GNC** | Binnys | AKIRA

The Promontory Chant  
Hyde Park Bank  
Kimberly Lee & Co  
University Travel  
Katsaros Pharmacy

New Hotel Development

Metra  
55th Street Station

Gordano's | Bank of America | T-Mobile

Nando's | Rajun Cajun  
Joyayden Shoes  
Yehia Hair  
Vue 53  
Dollar Store

**Hyde Park Shopping Center**

Treasure Island  
**Office DEPOT**  
Potbelly | ACE  
Walgreens

Museum of Science and Industry

University of Chicago  
Booth School of Business

Midway Plaisance Park





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