

# H CITYDE PARK

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

SMALL SHOP  
SPACE AVAILABLE  
FOR LEASE



For Leasing Information Contact:

**Doug Renner**

312.275.3137

doug.renner@baumrealty.com

**Mark Fredericks**

312.275.3109

mark@baumrealty.com







## 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 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 Obama Presidential Library that is currently being developed
- ▶ Area co-tenants include LA Fitness, Chipotle, Starbucks, Ulta and Hyatt Place Hotel
- ▶ Area restaurants include Promontory and Giordano's

Be part of the vibrant tenant mix:



Marshall's®



Regus™



NIKKI NAILS



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

**Doug Renner**

312.275.3137

doug.renner@baumrealty.com

**Mark Fredericks**

312.275.3109

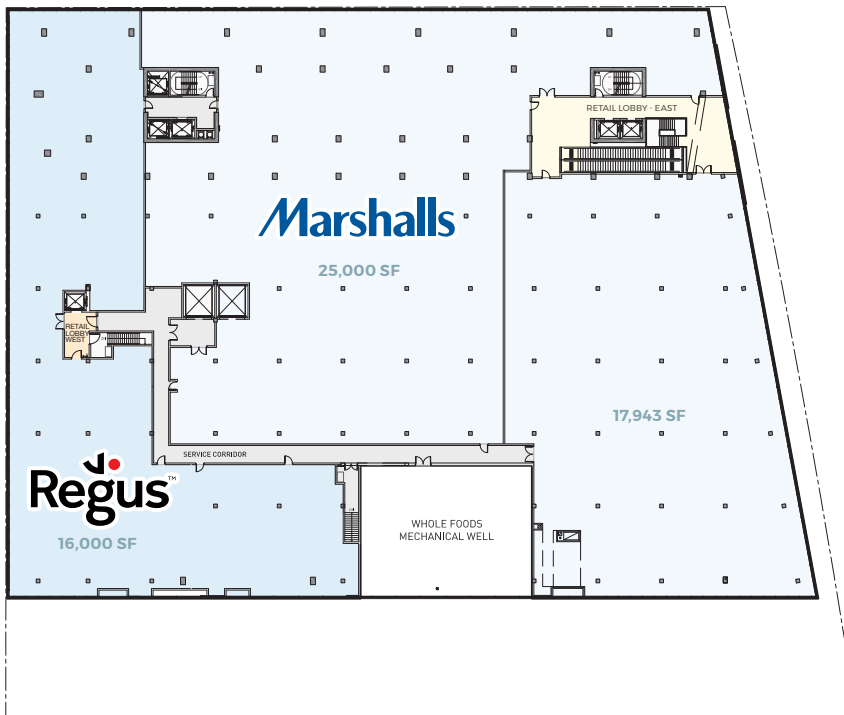
mark@baumrealty.com



E. HYDE PARK BOULEVARD



GROUND FLOOR

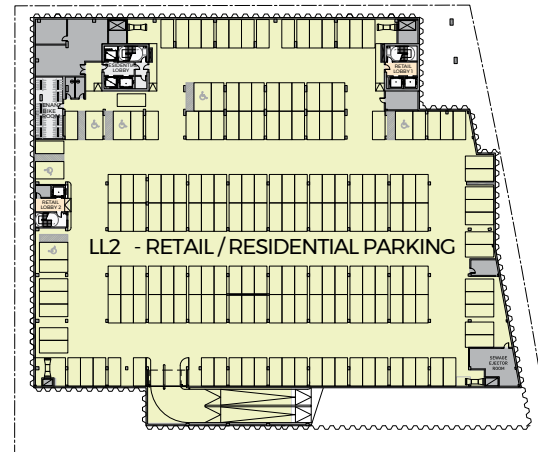
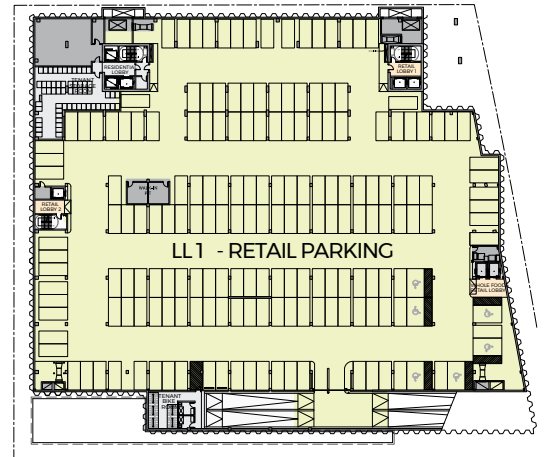


SECOND FLOOR

## Available Retail:

1515	2,936 SF	Available
------	----------	-----------

## TWO LEVELS OF GARAGE PARKING







# 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. The Promontory opened to revenue levels well above those anticipated and 57<sup>th</sup> Street has developed into a strong restaurant row with popular eateries like Medici, serving both longtime Hyde Park residents and University of Chicago students. Harper Court, a mixed-use project anchored by retail. They are moving on to Phase II of development which includes a 16-story office tower, retail, conference center and parking as well as multiple science labs. On the horizon, more businesses will be joining Target at the Vue53 development as well as possible retailers for the boutique hotel development recently completed at 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 and dining commons in October of 2020, developed by Capstone that added living space for 1,200 students. 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 BBQ Supply Co. - 1301 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



**Doug Renner**

312.275.3137

doug.renner@baumrealty.com

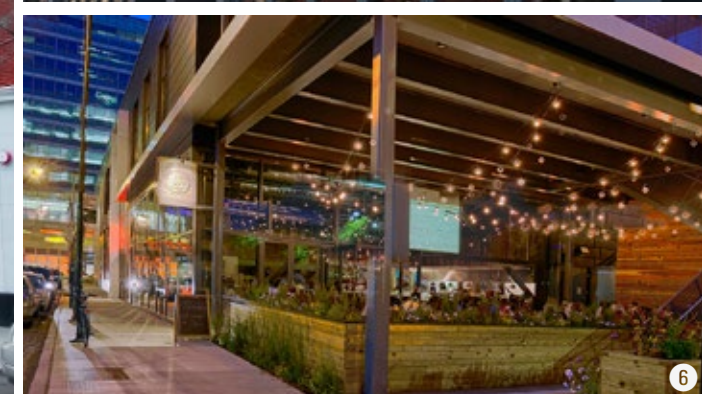
**Mark Fredericks**

312.275.3109

mark@baumrealty.com







**Doug Renner**  
312.275.3137  
doug.renner@baumrealty.com

**Mark Fredericks**  
312.275.3109  
mark@baumrealty.com





## City Hyde Park Demographics



**45,698**

Residential Population\*

**\$103,808**

Average Annual  
Household Income\*



\* 1 Mile radius from  
City Hyde Park

**73.8%**

Bachelors Degree  
or Higher\*



THE UNIVERSITY OF  
**CHICAGO**

**18,523**

Students

**\$10.3 B**

Endowment

**3,249**

Faculty & Academic  
Professionals

**23,840**

Staff members; University  
Medical Center, national labs

**One of the largest employers**  
in Chicago

**Doug Renner**

312.275.3137

doug.renner@baumrealty.com

**Mark Fredericks**

312.275.3109

mark@baumrealty.com







**Doug Renner**

312.275.3137

doug.renner@baumrealty.com

**Mark Fredericks**

312.275.3109

mark@baumrealty.com





# H CITYDEPARK

For Leasing Information Contact:

**Doug Renner**

312.275.3137

[doug.renner@baumrealty.com](mailto:doug.renner@baumrealty.com)

**Mark Fredericks**

312.275.3109

[mark@baumrealty.com](mailto:mark@baumrealty.com)