

H CITY DE PARK

Hyde Park
Captures
Obama
Presidential
Library!



51st & Lake Park Avenue · Chicago, IL

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 **BAUM**
REALTY GROUP

SMALL SHOP SPACES AVAILABLE ALONG HARPER COURT & 51ST STREET



SITE HIGHLIGHTS

- ▶ With 110,000 SF of retail leasable area, City Hyde Park is anchored by Whole Foods, Marshalls, Michaels and a high density 16,500 SF office user
- ▶ 14 story residential tower will boast 180 luxury units
- ▶ Development designed by the nationally renowned Studio Gang Architects and includes 2 levels of garage parking, street front retail and will connect to the 53rd Street Corridor through the newly redeveloped Harper Court Corridor
- ▶ City Hyde Park is well under construction and will deliver retail space in the first quarter of 2016
- ▶ Area co-tenants include LA Fitness, Chipotle, Starbucks, Ulta and Hyatt Place Hotel
- ▶ Area restaurants include A10, Yusho Hyde Park, Promontory and Giordano's
- ▶ 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

Demographic Summary

	1 MI	3 MI	5 MI
Average HHI	\$76,388	\$52,786	\$52,787
Daytime Population	30,487	135,950	349,216
Residential Population	38,419	177,471	494,644



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Hyde Park

Hyde Park, long time home to the University of Chicago and its University of Chicago Medical Center, will become home to the Obama Presidential Library (OPL) in 2018. That is the big news, however, well prior to the recent announcement the market had already become dynamic. Over the past five years, it has added many national retailers, most notably Chipotle, Five Guys, LA Fitness and Akira. Their success has heightened recognition that Hyde Park is a dynamic and diverse market. In addition, and more recently Hyde Park has become a focus for full service restaurateurs and A10 and Yusho have opened to revenues levels well above those anticipated.

Harper Court, which opened in 2014, was the first large scale Hyde Park development in decades. That project includes office, retail, entertainment and hospitality uses. Most significant, its office component now houses 560 University of Chicago employees, providing a new and significant concentration of daytime population. City Hyde Park, slated for a Q2 2016 opening, will add both retail depth with Whole Foods, Marshalls and Michaels, and dense residential with its 180 apartment units. The combination of the two projects will intensify demand across all day parts connecting the center of the shopping experience in Hyde Park from 53rd Street to 51st Street.

Despite the quality of the recent activity, the opening of the Library will be an intense new driver of economic growth as its projected 800,000 tourists visit area shops, restaurants, hotels and entertainment spots. According to an independent study, OPL visitors will add \$31 million annually to food and beverage and other retail expenditures in proximate neighborhoods.

Even if it achieves its attendance projections, the OPL will still not be the largest area attraction: the Museum of Science and Industry, which hosts over 1.4 Million visitors annually, will likely retain that title. Synergies between the two and the jobs produced will strengthen the surrounding neighborhoods, increase disposable income and drive the next wave of development in Hyde Park.



Museum of Science & Industry



Harper Court

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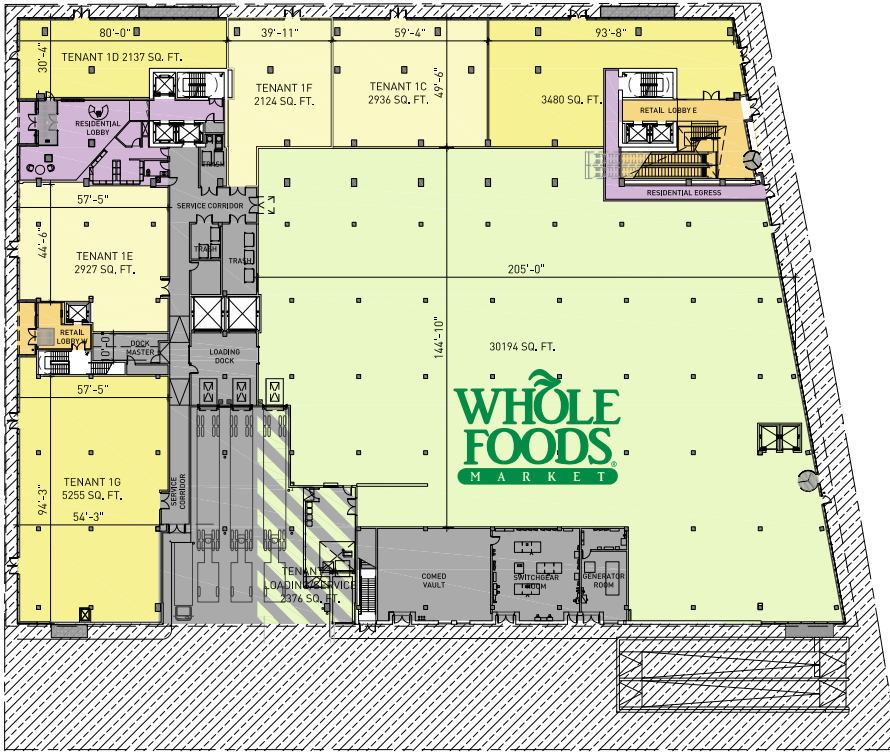
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Site Plans

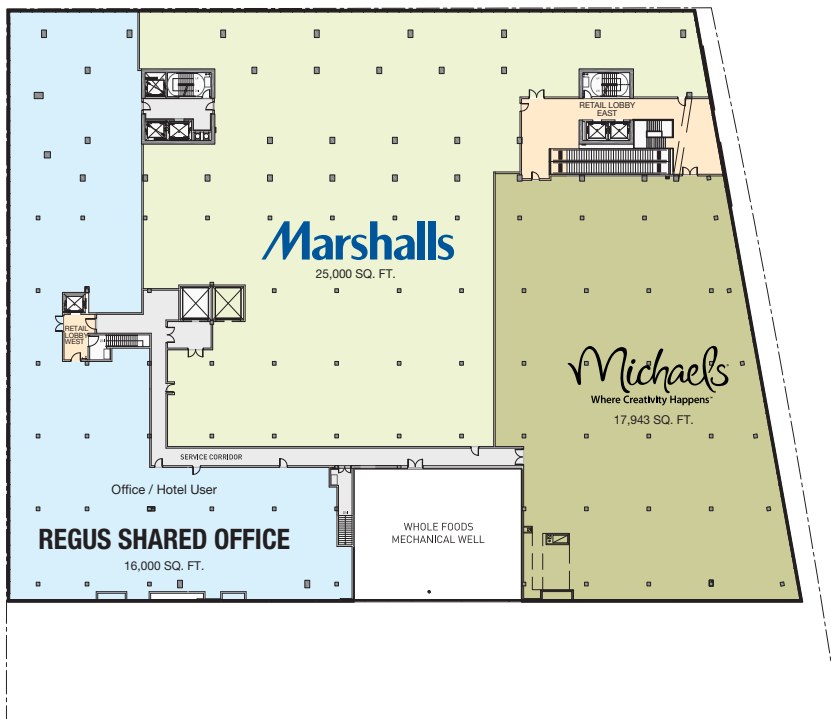


NOTE: RETAIL AREAS ARE MEASURED TO BOMA "STORE AREA" STANDARDS

retail:	49,102 SF.
retail common:	1,590 SF.
residential common:	2,629 SF.
service:	12,186 SF.
vertical opening:	2,019 SF.
gross area:	67,987 SF.

Up to ±7,000 SF contiguous

L1 PLAN



	RENTABLE SQ. FT.	% OF TOTAL
L1	49,267	44.6%
L2	61,121	55.4%
TOTAL	110,388	100.0%

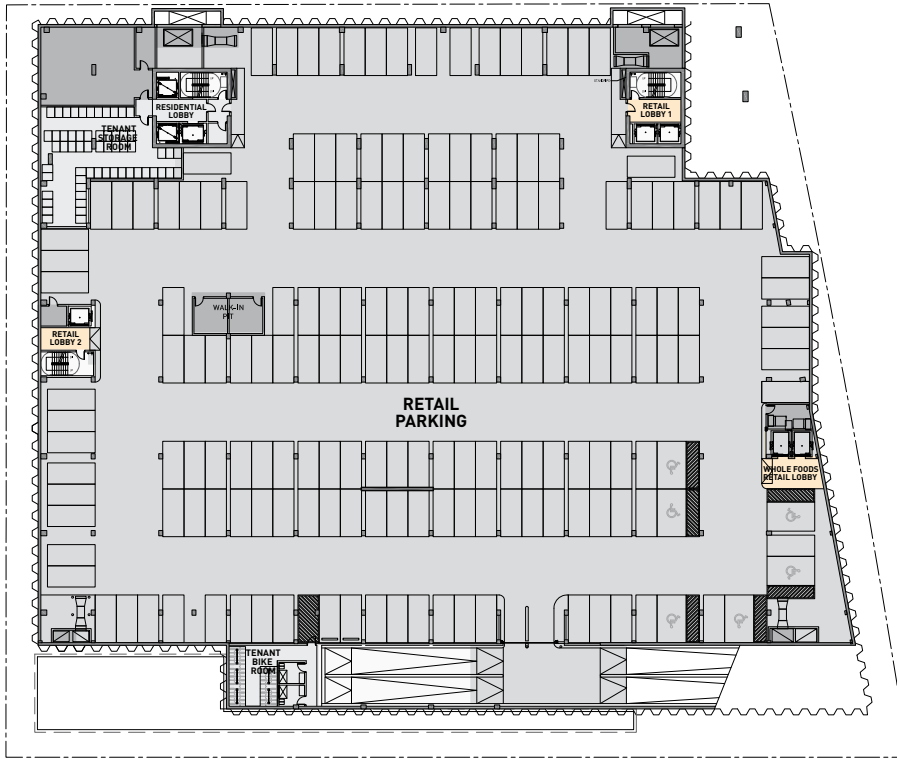
L2 PLAN

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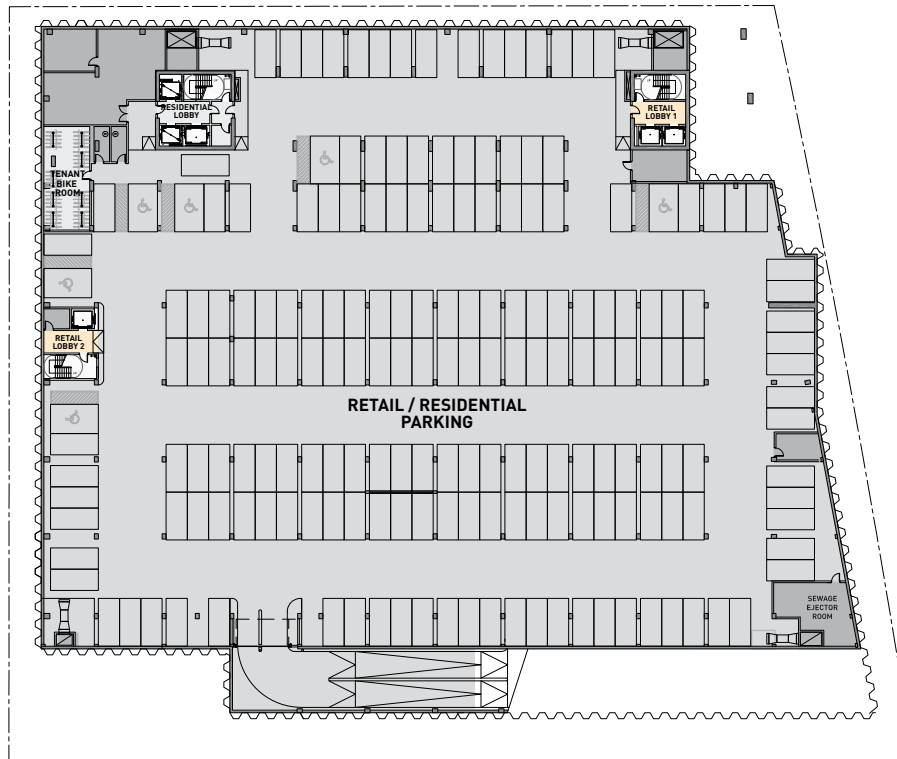
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LL1 PLAN



LL2 PLAN

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CITY HYDE PARK

QUICK FACTS

180

Residential Units at
City Hyde Park

30,487

Daytime Population within 1 mile

34,000 Riders

Weekday Average (2014)
Metra Electric Line

800,000

Projected Annual Visitors to the
Obama Presidential Library

1.4 M

Annual Visitors to the Museum of
Science & Industry

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