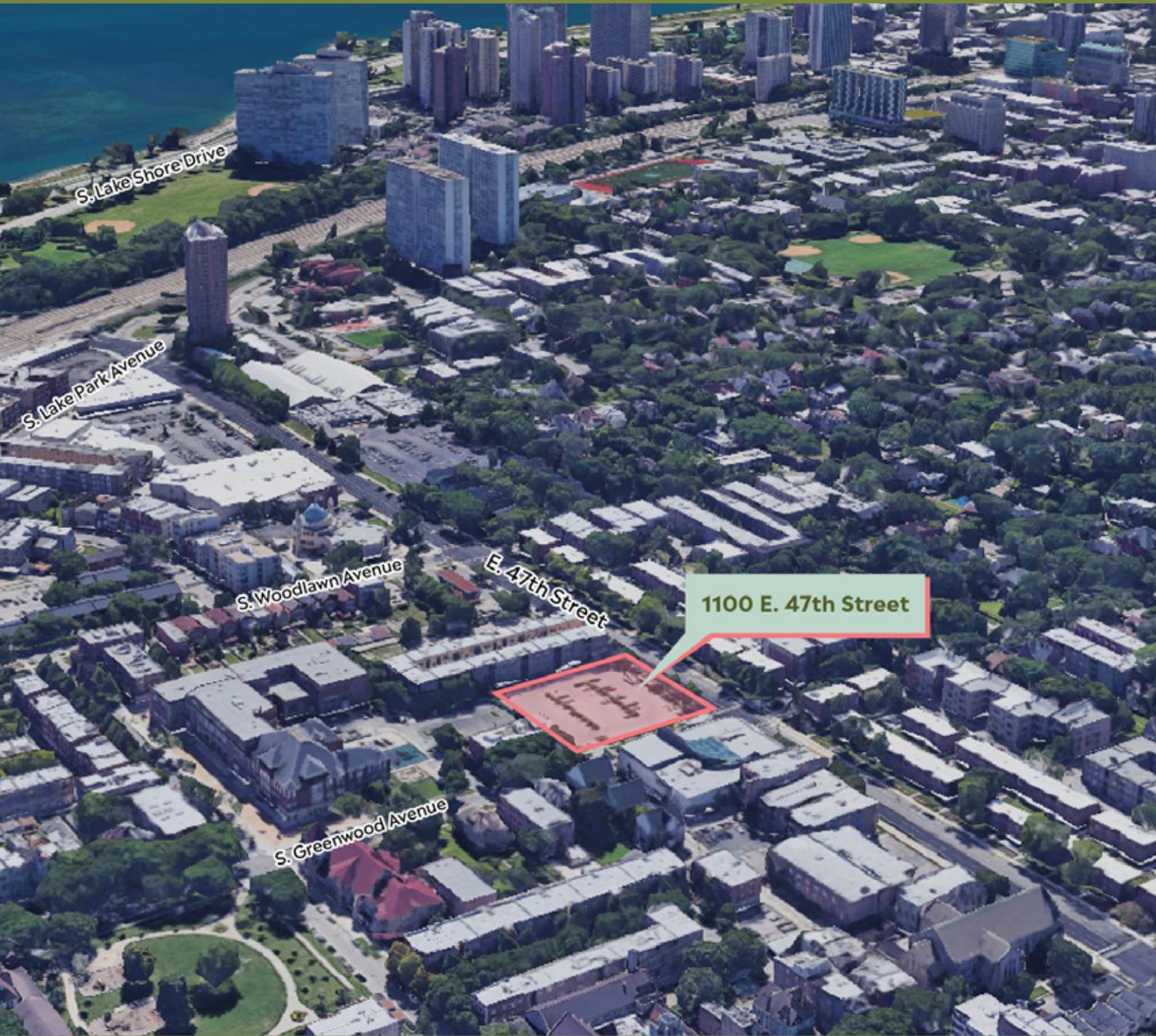


Development Opportunity in Hyde Park

1100 E. 47th Street

Chicago, IL



For Leasing Information Contact:

Doug Renner

312.275.3137

doug.renner@baumrealty.com

Mark Fredericks

312.275.3109

mark@baumrealty.com



1100 E. 47th Street



Site Highlights

- ±38,000 SF land available
- High traffic location in the diverse and historic Hyde Park neighborhood
- Potential to build custom facility with drive-thru
- Blocks from the Metra Electric Line station for easy access to downtown Chicago
- Area restaurants include Carver 47, Caribbean Jerk Joint, The Original Pancake House, and Goreé Cuisine
- Close proximity to the University of Chicago and the top rated University of Chicago Medical Center (17,500 students and 8,000 staff) as well as the Obama Presidential Library
- Area co-tenants include Trader Joe's, Whole Foods, Ross Dress for Less, Planet Fitness, Target, and Walmart Neighborhood Market

DEMOGRAPHIC SUMMARY (1 MILE)

46,144

Est. Residential Population

40,962

Est. Daytime Population

23,087

Est. Households

TRAFFIC COUNTS

12,800 VPD

on E. 47th Street

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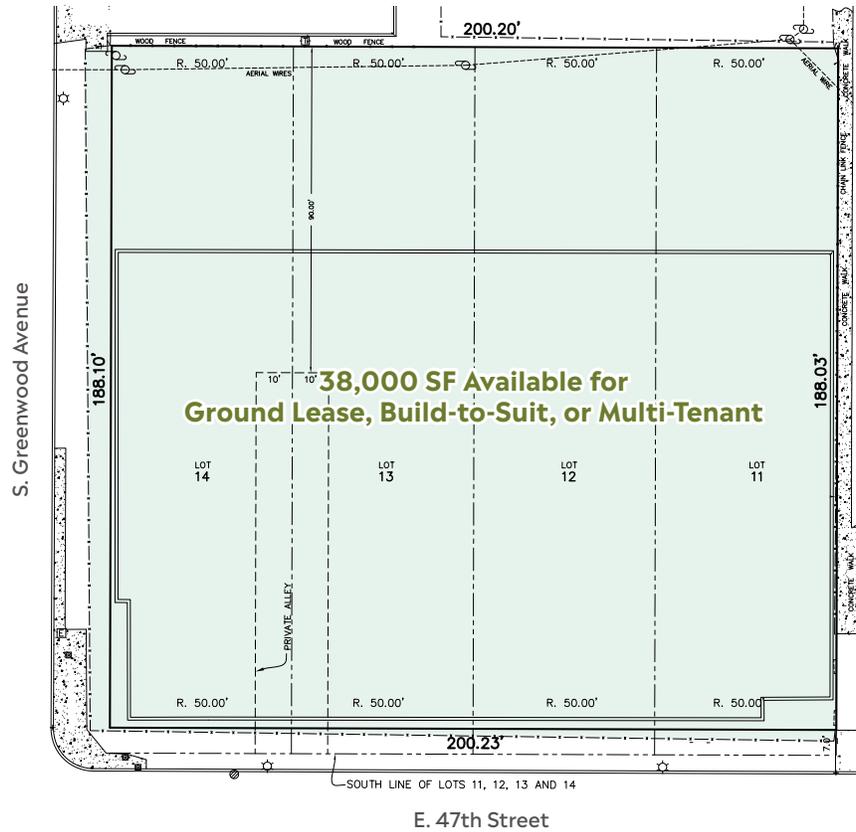
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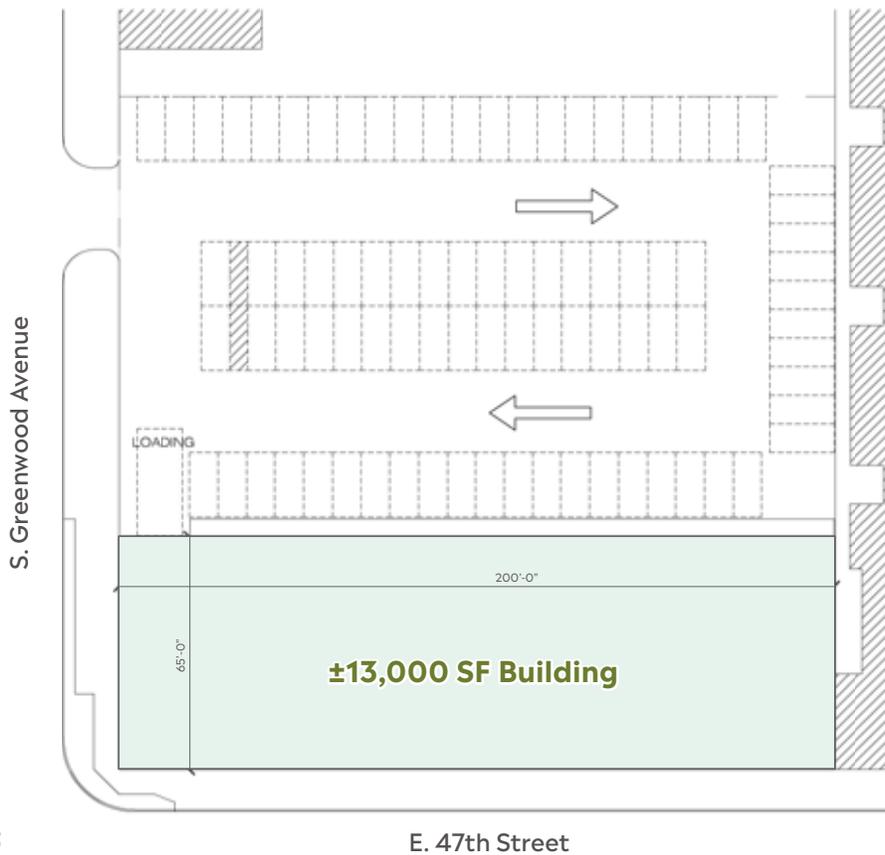
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Site Survey



Proposed Site Plan



Hyde Park

Dynamic Retail Market

Over the last decade, 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 has opened to revenue levels well above those anticipated and 57th Street has developed into a strong restaurant row with popular eateries like Medici, TrueNorth Cafe, and Seoul Taco serving both longtime Hyde Park residents and University of Chicago students. Harper Court, a mixed-use project anchored by retail is now home to the area's first brewpub, Jolly Pumpkin Artisan Ales. Target and Xfinity have opened at the Vue53 development just a block from the recently completed boutique hotel, the Sophy, at the corner of Dorchester Avenue and 53rd 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

1100 E. 47th Street is located 6 miles from the Loop and is a 12 minute drive from via Lake Shore Drive. Shoppers and residents can also access the site via the Metra Electric Line (51st / 53rd Street Station) and several CTA bus lines throughout the neighborhood.

IMAGES:

Below:

① Harper Theater - 5238 S. Harper Ave

Opposite:

② Whole Foods - City Hyde Park

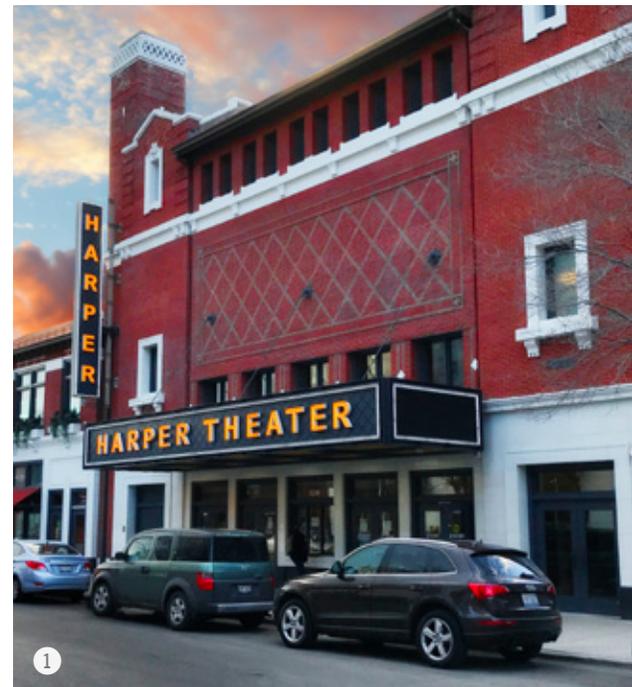
③ Mesler Chicago at the Sophy - 1401 E. 53rd St

④ Hyde Park market aerial

⑤ Nando's Peri-Peri - 1447 E. 53rd St

⑥ The Promontory - 5311 S. Lake Park Ave

⑦ Akira / Core Power Yoga - 1539 E. 53rd St



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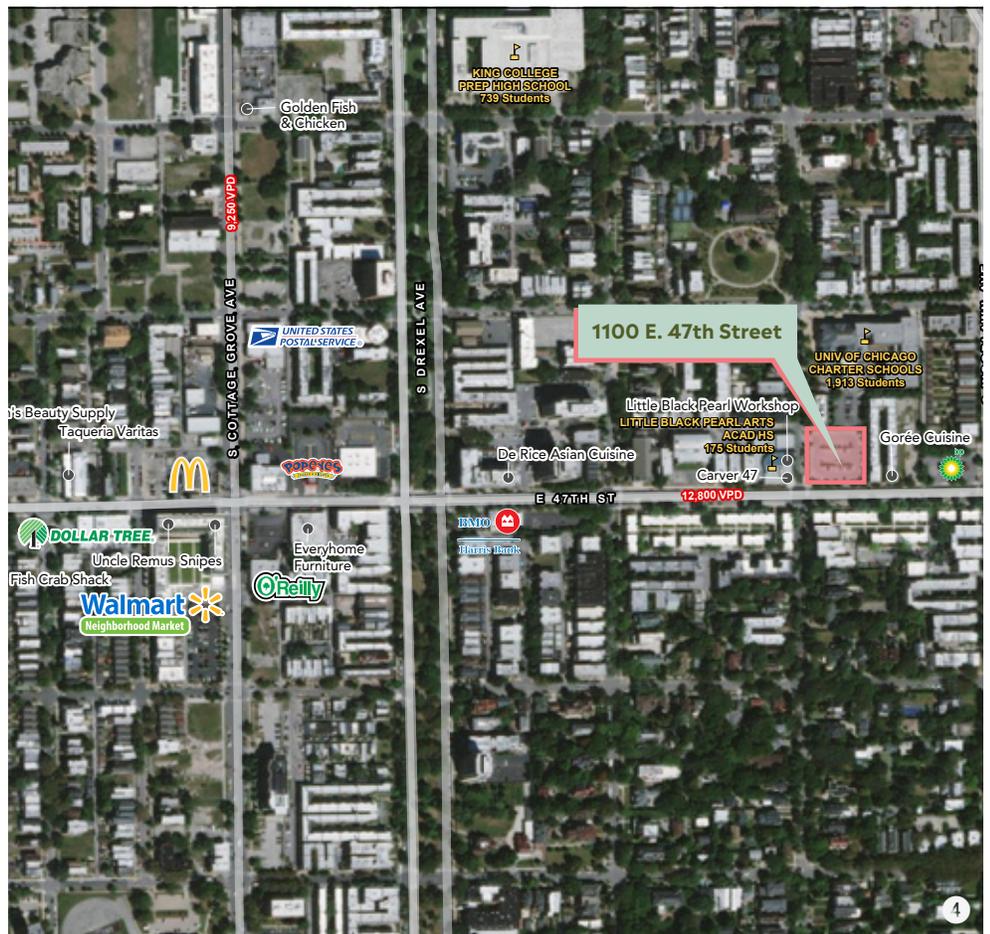
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1100 E. 47th Street

Hyde Park Demographics



46,144

Residential Population*

\$80,649

Average Annual Household Income*



58.8%

Bachelors Degree or Higher*



\$1.6 B

Annual Retail Buying Power



* 1 Mile radius from 1100 E. 47th Street



THE UNIVERSITY OF CHICAGO

15,775

Full-time Students

\$2.92 B

Endowment

2,953

Faculty & Academic Professionals

21,395

Staff members; University Medical Center, national labs

7th largest employer
in Chicago



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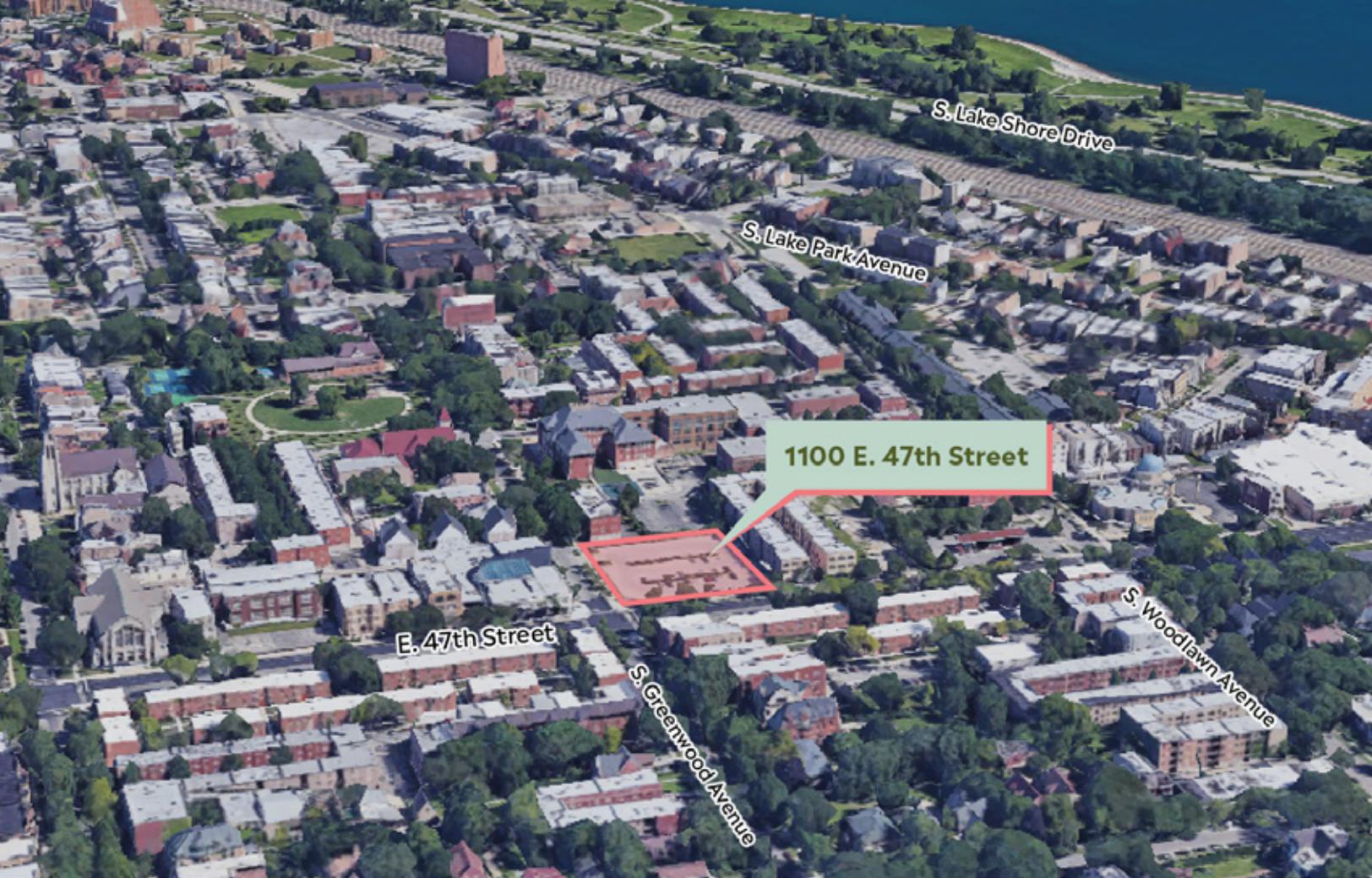
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