



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



17,599
UNDERGRADUATE, GRADUATE
& PROFESSIONAL STUDENTS

24,000
STAFF MEMBERS, UNIVERSITY,
MEDICAL CENTER, NATIONAL LABS

6TH
LARGEST EMPLOYER IN CHICAGO

HYDE PARK

45,532
POPULATION

88%
DAILY HOTEL OCCUPANCY

\$103,784
AVERAGE HH INCOME

74%
BACHELOR'S DEGREE OR HIGHER



RETAIL OPPORTUNITIES



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

TimeOut



RETAIL AVAILABILITIES

HARPER COURT

225,000 SF

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

455

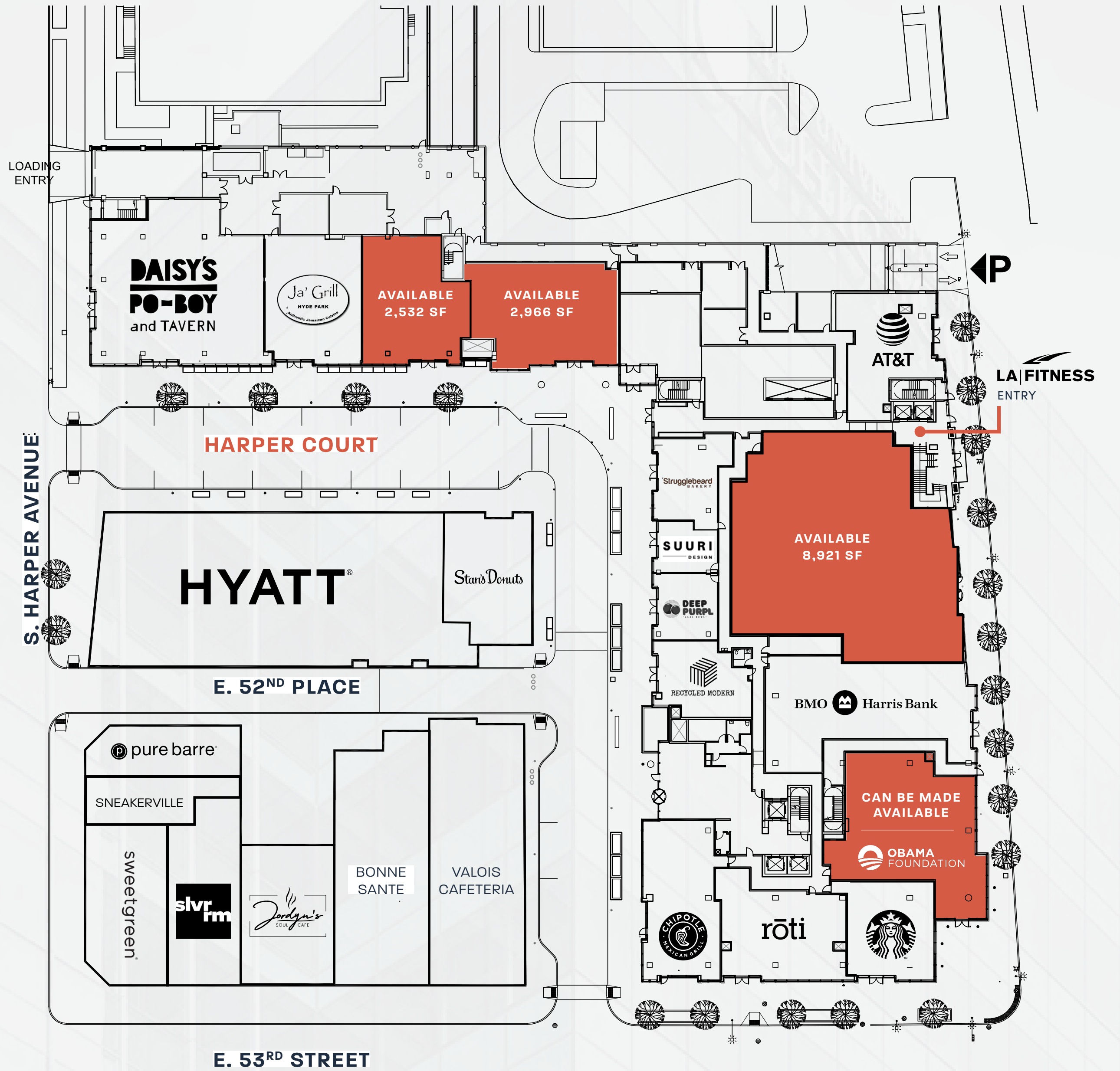
ON SITE
PARKING
SPACES

300,000 SF

LIFE SCIENCES LABORATORY
SPACE (DELIVERING 2024)

133

HYATT PLACE
HOTEL



HARPER COURT

DOWNTOWN CHICAGO

HARPER COURT

HYDE PARK BANK

VIRTUE
restaurant & bar

POLSKY
Center for Entrepreneurship and Innovation
THE UNIVERSITY OF CHICAGO

WHOLE
FOODS
MARKET

LA|FITNESS.

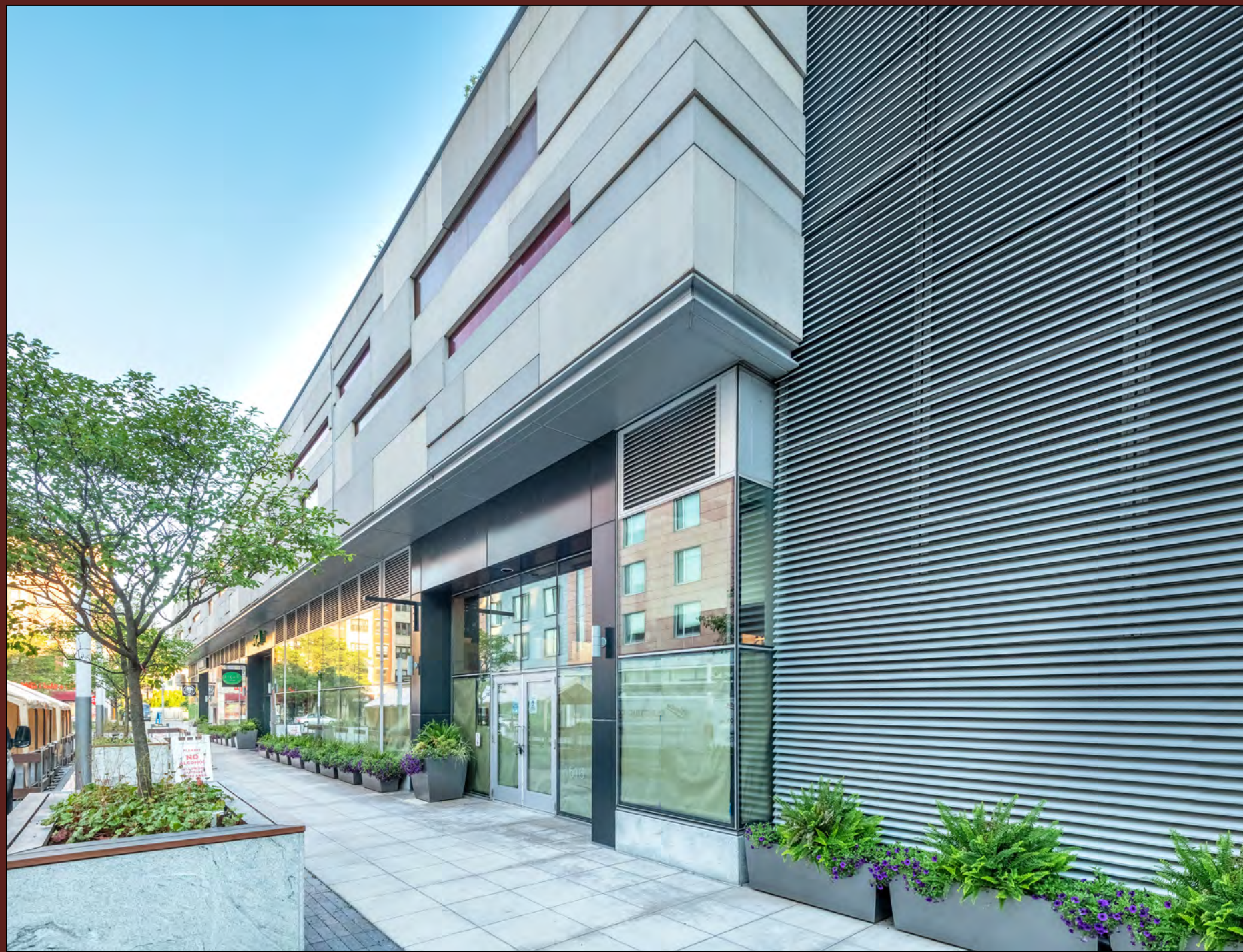
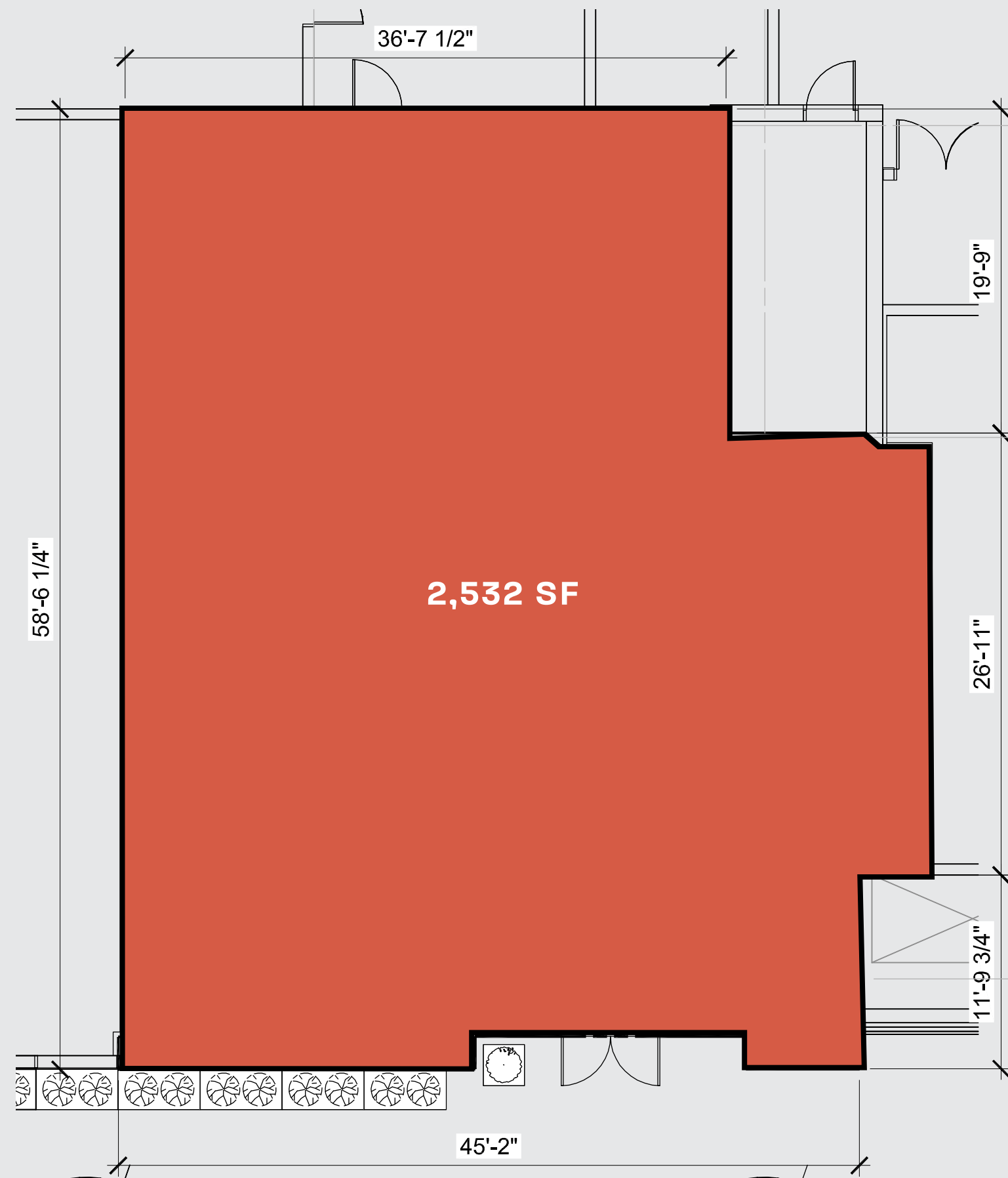
rōti AKIRA



THE
PROMONTORY

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

1516 E HARPER AVE
**RESTAURANT
SPACE**



Jade Court restaurant space located in Hyde Park is available immediately



The space consists of 2,532 SF plus outdoor seating with potential expansion options



Located along E. Harper Court immediately south of Hyatt Place



Hyde Park's aggregate food and beverage sales total \$696 per square foot

1516 E. HARPER AVE

SPACE FEATURES

The space offers the full FF&E currently in place, including:



Kitchen with all equipment & Hood



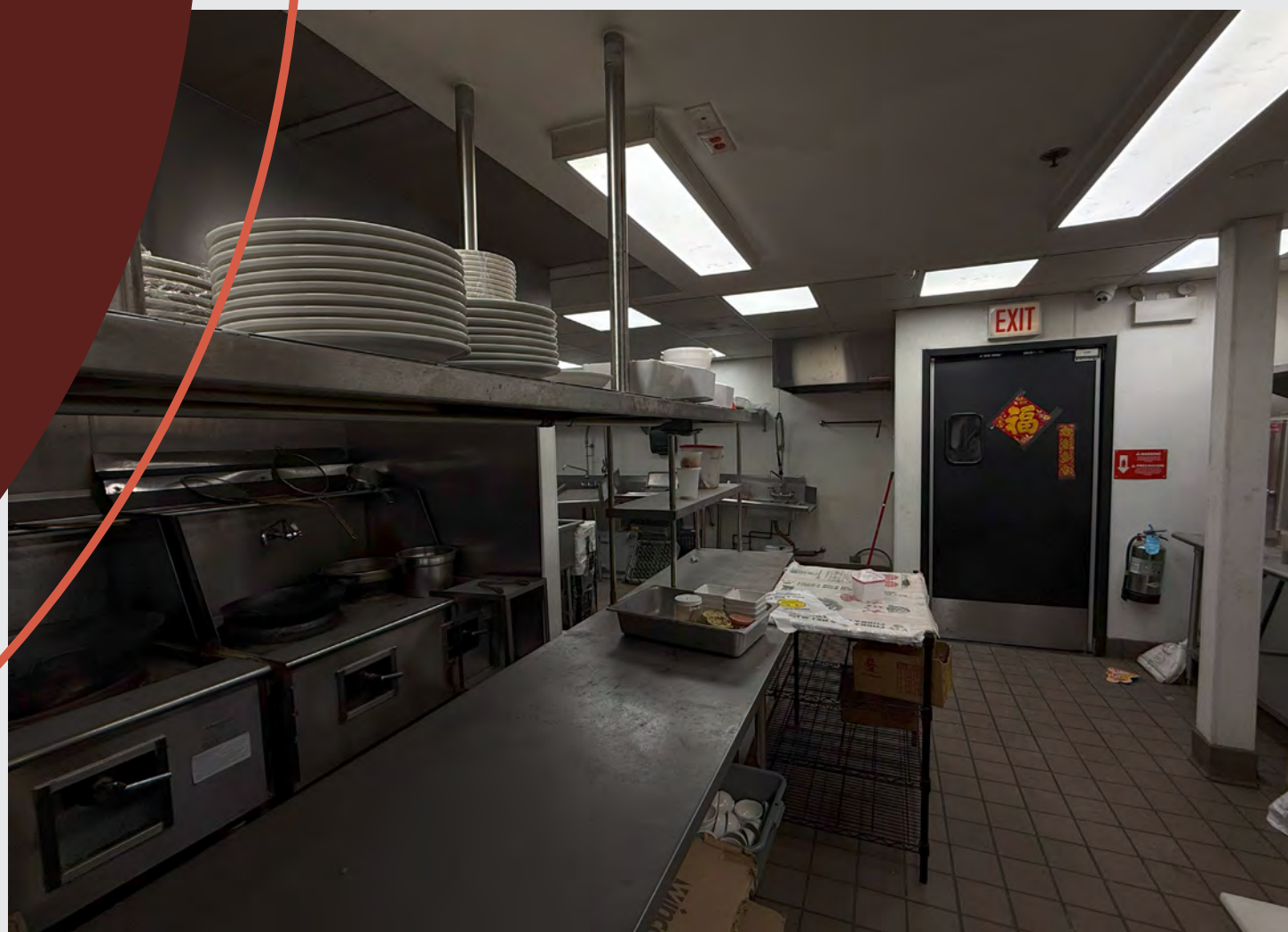
Open layout



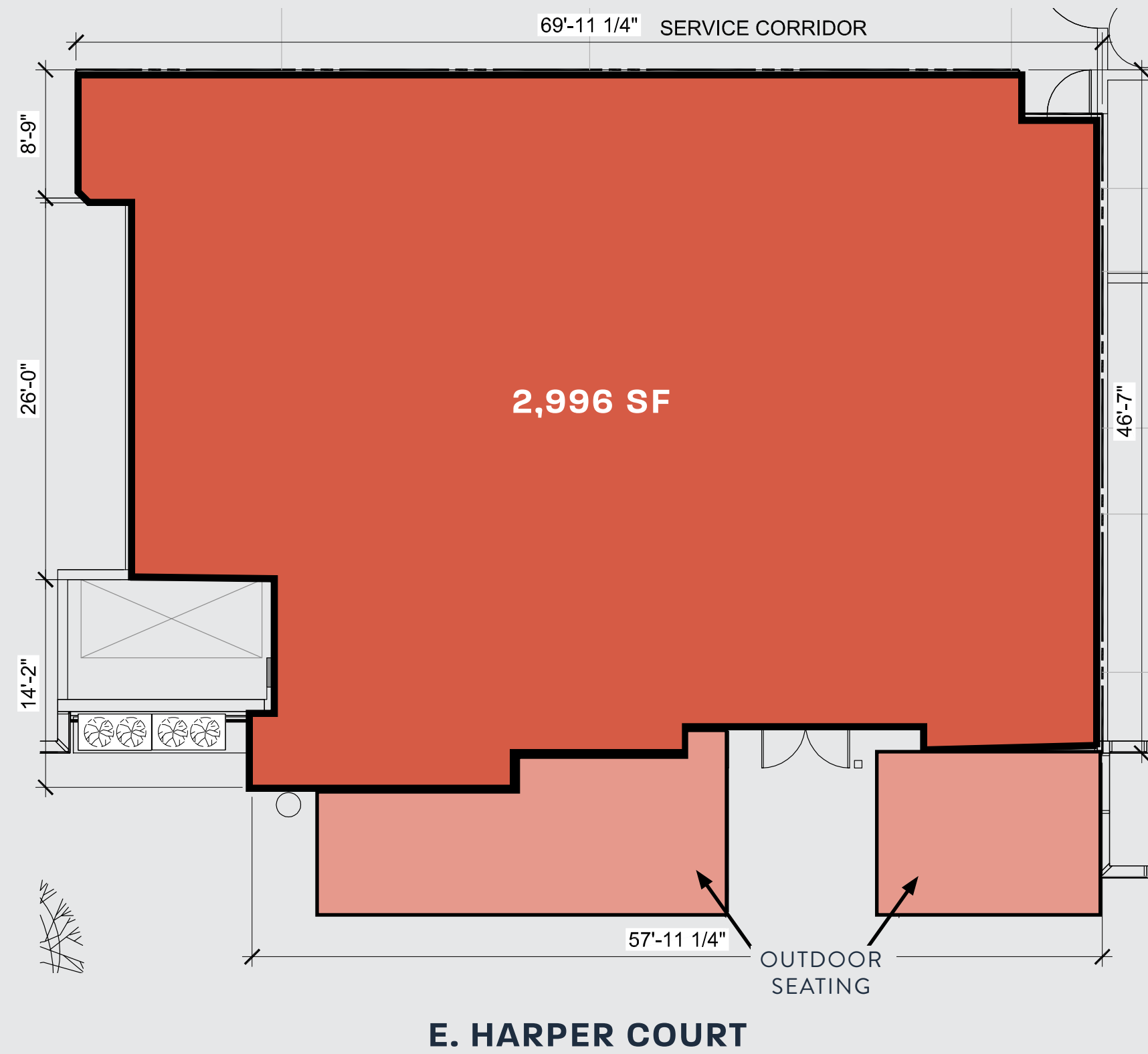
Full bar & Tappers



Two ADA compliant restrooms



1518 E. HARPER AVE
**RESTAURANT
SPACE**



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Hyde Park's aggregate food and beverage sales total \$696 per square foot

1516 E. HARPER AVE

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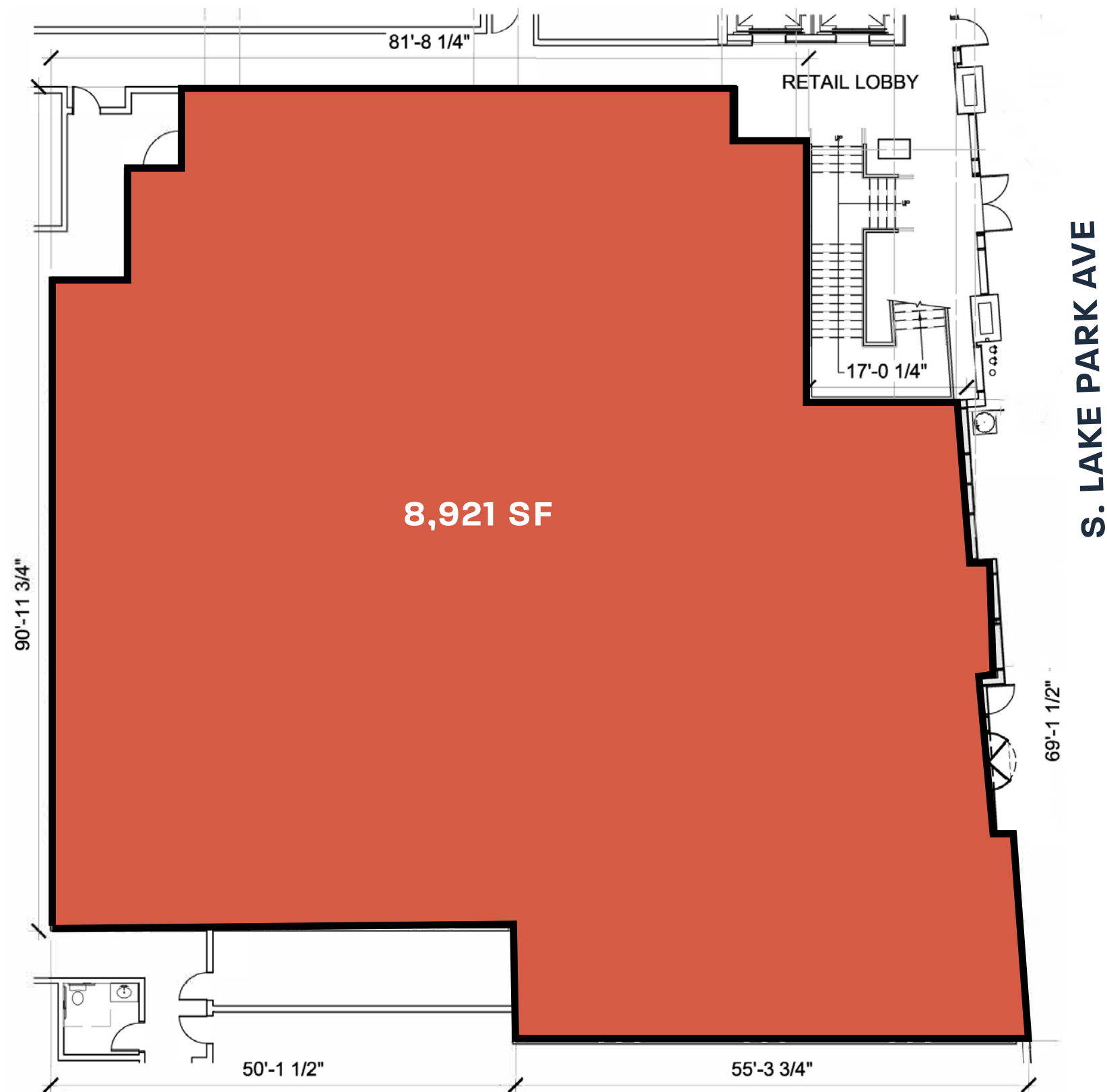


Two ADA compliant
restrooms



5228 S. LAKE PARK AVE

RETAIL SPACE



300,000+ SF State of the art
science lab



Garage parking available



8,921 SF space available, with
the option to be demised

LAKE MICHIGAN

CITY HYDE PARK

HARPER COURT

PH THE PENTHOUSE HYDE PARK

HYATT PLACE

SOPHY HYDE PARK

VUE53

TARGET xfinity

CVS

SMALL Cheval



NEIGHBORHOOD ACCESS



15 MINUTE DRIVE
FROM HYDE PARK TO THE LOOP

UNBEATABLE ACCESS

GREEN LINE CTA

METRA

I-94

I-90

US-41



THE LOOP

GRANT PARK

LAKE MICHIGAN

94

90

41

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

THE UNIVERSITY OF CHICAGO

MIDWAY PLAISANCE

Metra

HARPER COURT

HYDE PARK SHOPPING CENTER

museum of science+industry
chicago

BARACK OBAMA
PRESIDENTIAL LIBRARY



HYDE PARK DEMOGRAPHICS

A LOOK AT THE NUMBERS



2023 POPULATION

45,532

WITHIN 1 MILE

196,039

WITHIN 3 MILES

500,757

WITHIN 5 MILES



2023 HOUSEHOLD
WITHIN 1 MILE

\$103,784

AVERAGE HH INCOME

\$59,508

MEDIAN HH INCOME

\$462,028

AVERAGE HOME VALUE



\$3.7 B

TOTAL CONSUMER
EXPENDITURES



36.2

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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