

Six Corners

Retail Opportunity Located in Chicago's Old Irving Park Neighborhood



DEMOGRAPHICS

Population

1/2 Mile	10,942
1 Mile	46,956
1 1/2 Mile	117,024

Average HH Income

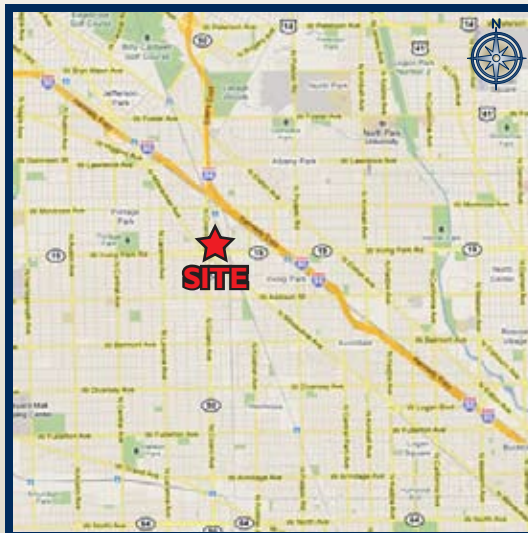
1/2 Mile	\$64,815
1 Mile	\$64,634
1 1/2 Mile	\$65,606

NEW Retail Space Available for LEASE

Sears is optimizing their store making new retail space available for the first time at their prime location in Chicago's Old Irving park Neighborhood at Six Corners.

- Located at the NEC of Irving Park/Cicero/Milwaukee
- 2,500 SF - 20,000 SF
 - Various configurations, levels, and locations available
 - Frontage opportunities on Irving Park, Cicero, and Cuyler
- Traffic Counts:
 - 33,700 VPD on Cicero
 - 31,400 VPD on Irving Park
 - 14,700 VPD on Milwaukee

Area Co-Tenants



Rob Rowe

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Joe Grody

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640 North LaSalle Boulevard

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Chicago, IL 60654

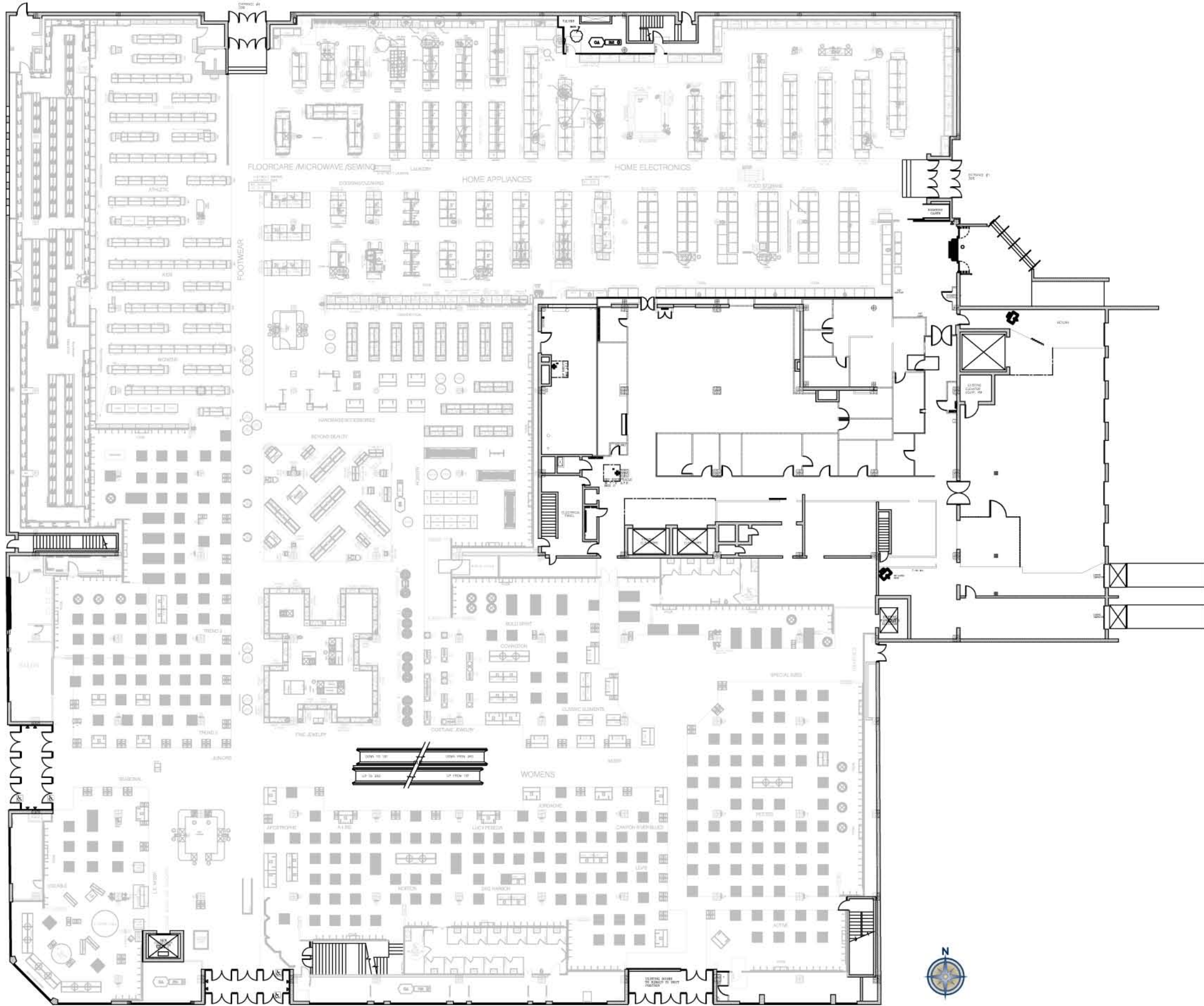
312.422.7745 (fax)

www.SierraUS.com

Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



CICERO AVENUE



IRVING PARK ROAD



Six Corners - Chicago, IL
existing floor plan

SEARS HOLDINGS
STORE PLANNING
3333 Beverly Road, Hoffman Estates, IL 60179

1380 CHICAGO-IRVING PARK, IL

FILE NAME:
SHADED AREA TO REMAIN AS IS.

PROJECT:
2010 REAL ESTATE
PLANNER

PROPOSAL

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.95357/-87.74603

4730 W. Irving Park Rd.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	10,942	46,956	117,024
	2015 Projected Population	10,667	45,389	112,402
	2000 Census Population	11,060	48,549	121,070
	1990 Census Population	9,580	41,908	102,080
	Historical Annual Growth 1990 to 2010	0.7%	0.6%	0.7%
	Projected Annual Growth 2010 to 2015	-0.5%	-0.7%	-0.8%
HOUSEHOLDS	2010 Est. Households	3,997	17,442	41,728
	2015 Proj. Households	3,897	16,874	40,147
	2000 Census Households	4,026	18,027	43,053
	1990 Census Households	3,778	17,034	40,774
	Historical Annual Growth 1990 to 2010	0.3%	0.1%	0.1%
	Projected Annual Growth 2010 to 2015	-0.5%	-0.7%	-0.8%
AGE	2010 Est. Population 0 to 9 Years	13.5%	13.0%	13.3%
	2010 Est. Population 10 to 19 Years	12.4%	12.1%	12.5%
	2010 Est. Population 20 to 29 Years	13.6%	13.9%	13.9%
	2010 Est. Population 30 to 44 Years	23.8%	23.0%	22.4%
	2010 Est. Population 45 to 59 Years	21.3%	21.5%	21.3%
	2010 Est. Population 60 to 74 Years	10.9%	11.4%	11.3%
	2010 Est. Population 75 Years Plus	4.5%	5.0%	5.3%
	2010 Est. Median Age	35.9	36.4	36.0
MARITAL STATUS & SEX	2010 Est. Male Population	50.4%	50.2%	50.1%
	2010 Est. Female Population	49.6%	49.8%	49.9%
	2010 Est. Never Married	32.0%	32.7%	31.6%
	2010 Est. Now Married	44.8%	44.4%	45.9%
	2010 Est. Separated or Divorced	16.6%	16.7%	15.9%
	2010 Est. Widowed	6.6%	6.2%	6.6%
INCOME	2010 Est. HH Income \$200,000 or More	2.4%	2.0%	2.0%
	2010 Est. HH Income \$150,000 to \$199,999	3.7%	3.0%	2.8%
	2010 Est. HH Income \$100,000 to \$149,999	10.5%	11.5%	11.4%
	2010 Est. HH Income \$75,000 to \$99,999	10.4%	11.2%	12.4%
	2010 Est. HH Income \$50,000 to \$74,999	20.8%	20.9%	20.3%
	2010 Est. HH Income \$35,000 to \$49,999	17.3%	15.4%	15.5%
	2010 Est. HH Income \$25,000 to \$34,999	13.6%	13.1%	12.1%
	2010 Est. HH Income \$15,000 to \$24,999	11.6%	11.7%	11.7%
	2010 Est. HH Income \$0 to \$14,999	9.7%	11.2%	11.8%
	2010 Est. Average Household Income	\$64,815	\$64,634	\$65,606
	2010 Est. Median HH Income	\$48,847	\$49,211	\$49,646
	2010 Est. Per Capita Income	\$24,221	\$24,480	\$23,708
2010 Est. Number of Businesses	449	1,385	3,372	
2010 Est. Total Number of Employees	4,796	13,794	30,589	

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FULL PROFILE

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4730 W. Irving Park Rd.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
RACE	2010 Est. White Population	84.4%	84.5%	82.1%
	2010 Est. Black Population	7.5%	7.2%	7.9%
	2010 Est. Asian & Pacific Islander	5.8%	6.1%	7.5%
	2010 Est. American Indian & Alaska Native	0.5%	0.6%	0.6%
	2010 Est. Other Races Population	1.7%	1.6%	1.9%
HISPANIC	2010 Est. Hispanic Population	3,436	15,254	43,404
	2010 Est. Hispanic Population Percent	31.4%	32.5%	37.1%
	2015 Proj. Hispanic Population Percent	33.7%	34.8%	39.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	7,369	31,898	78,545
	2010 Est. Elementary (0 to 8)	8.3%	8.3%	10.1%
	2010 Est. Some High School (9 to 11)	8.8%	8.7%	9.7%
	2010 Est. High School Graduate (12)	31.3%	30.8%	30.9%
	2010 Est. Some College (13 to 16)	16.7%	19.1%	17.9%
	2010 Est. Associate Degree Only	6.2%	6.4%	6.7%
	2010 Est. Bachelor Degree Only	19.0%	17.6%	16.1%
	2010 Est. Graduate Degree	9.7%	9.1%	8.5%
HOUSING	2010 Est. Total Housing Units	4,406	19,146	45,790
	2010 Est. Owner Occupied Percent	47.8%	48.5%	49.4%
	2010 Est. Renter Occupied Percent	43.0%	42.6%	41.7%
	2010 Est. Vacant Housing Percent	9.3%	8.9%	8.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.6%	0.5%	0.4%
	2000 Homes Built 1995 to 1998	2.3%	1.0%	0.8%
	2000 Homes Built 1990 to 1994	0.9%	0.9%	0.8%
	2000 Homes Built 1980 to 1989	1.3%	1.3%	1.5%
	2000 Homes Built 1970 to 1979	3.8%	4.4%	4.5%
	2000 Homes Built 1960 to 1969	6.0%	8.6%	8.9%
	2000 Homes Built 1950 to 1959	9.0%	11.5%	13.0%
	2000 Homes Built Before 1949	76.3%	71.8%	70.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.4%	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.8%	0.7%	0.6%
	2000 Home Value \$400,000 to \$499,999	1.5%	1.1%	1.0%
	2000 Home Value \$300,000 to \$399,999	10.5%	6.3%	3.4%
	2000 Home Value \$200,000 to \$299,999	22.8%	17.9%	16.6%
	2000 Home Value \$150,000 to \$199,999	40.4%	43.5%	46.2%
	2000 Home Value \$100,000 to \$149,999	20.8%	24.9%	26.7%
	2000 Home Value \$50,000 to \$99,999	2.8%	4.9%	4.9%
	2000 Home Value \$25,000 to \$49,999	-	0.4%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$193,964	\$180,171	\$172,985
	2000 Median Rent	\$554	\$566	\$563

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Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	8,643	37,444	92,752
	2010 Est. Civilian Employed	66.0%	63.8%	62.3%
	2010 Est. Civilian Unemployed	4.4%	4.9%	5.1%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	29.7%	31.2%	32.6%
	2010 Labor Force: Males	50.5%	50.1%	49.8%
	2010 Labor Force: Females	49.5%	49.9%	50.2%
OCCUPATION	2000 Occupation: Population Age 16+	5,721	24,514	58,580
	2000 Mgmt, Business, & Financial Operations	10.5%	10.9%	10.1%
	2000 Professional & Related	16.1%	15.9%	15.1%
	2000 Service	18.5%	17.2%	17.6%
	2000 Sales and Office	26.6%	27.2%	26.1%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	12.4%	11.1%	10.6%
	2000 Production, Transport, & Material Moving	15.8%	17.6%	20.3%
	2000 Percent White Collar Workers	53.2%	54.0%	51.4%
	2000 Percent Blue Collar Workers	46.8%	46.0%	48.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	57.2%	57.8%	58.8%
	2000 Drive to Work in Carpool	16.4%	15.7%	17.0%
	2000 Travel to Work by Public Transportation	17.2%	18.8%	17.7%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	5.8%	4.8%	3.8%
	2000 Other Means	0.3%	0.6%	0.7%
	2000 Work at Home	3.0%	2.1%	1.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	14.1%	11.3%	10.7%
	2000 Travel to Work in 15 to 29 Minutes	24.7%	27.8%	28.0%
	2000 Travel to Work in 30 to 59 Minutes	47.5%	47.0%	47.0%
	2000 Travel to Work in 60 Minutes or More	13.7%	13.9%	14.3%
	2000 Average Travel Time to Work	32.5	33.0	33.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$208 M	\$906 M	\$2.19 B
	2010 Est. Apparel	\$9.98 M	\$43.5 M	\$105 M
	2010 Est. Contributions & Gifts	\$12.9 M	\$55.5 M	\$134 M
	2010 Est. Education & Reading	\$5.60 M	\$24.3 M	\$58.6 M
	2010 Est. Entertainment	\$11.6 M	\$50.4 M	\$122 M
	2010 Est. Food, Beverages & Tobacco	\$33.6 M	\$147 M	\$355 M
	2010 Est. Furnishings & Equipment	\$9.00 M	\$39.2 M	\$94.9 M
	2010 Est. Health Care & Insurance	\$15.0 M	\$65.3 M	\$158 M
	2010 Est. Household Operations & Shelter & Utilities	\$62.1 M	\$271 M	\$655 M
	2010 Est. Miscellaneous Expenses	\$3.53 M	\$15.4 M	\$37.0 M
	2010 Est. Personal Care	\$3.02 M	\$13.2 M	\$32.0 M
	2010 Est. Transportation	\$41.6 M	\$182 M	\$440 M

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