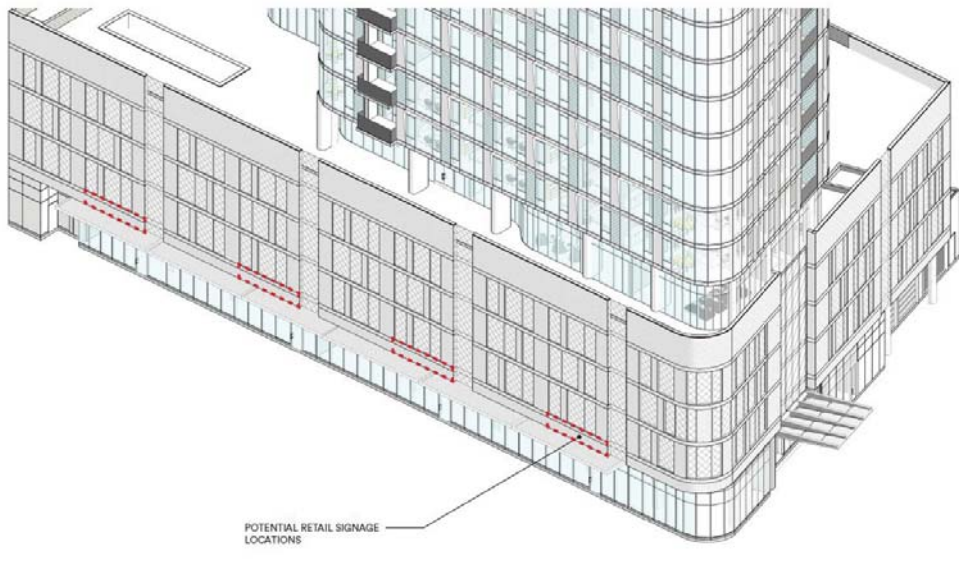


Hyde Park - Chicago

RETAIL SPACE AVAILABLE IN 26 STORY NEW DEVELOPMENT PROJECT

5248 S. Cornell Ave.



HYDE PARK

Hyde Park is located on the city's South Side, along picturesque Lake Michigan. It is bordered by Hyde Park Boulevard, Washington Park, Midway Plaisance and Lake Michigan. Hyde Park is home to the University of Chicago and considered one of Chicago's most diverse neighborhoods. Home to a number of politicians including former President Barack Obama and former U.S. Senator Carol Moseley Braun, Hyde Park has a strong cultural and political presence.

5248 S. Cornell Ave. Chicago, IL

| | |
|-------------|--|
| Size | 8,800 SF (Divisible) |
| Parking | Second Floor - Tenant and Guest Parking (172 Spaces) |
| Rental Rate | Negotiable |

For additional information or to schedule a showing contact:

| | |
|----------------------|-----------------------|
| Brian Laskov | Jerrod Rosen |
| 312.575.0480 Ext. 14 | 312.575.0480 Ext. 21 |
| Brian@kudangroup.com | Jerrod@kudangroup.com |



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|------------------------|--------|---------|---------|
| Population | | | |
| 2015 Male Population | 17,354 | 80,586 | 225,095 |
| 2015 Female Population | 20,029 | 101,078 | 264,784 |
| 2015 Total Population | 37,383 | 181,664 | 489,879 |
| 2015 Total Households | 18,381 | 79,531 | 193,210 |

Income

| | | | |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income | \$43,947 | \$30,983 | \$33,387 |
| 2015 Per Capita Income | \$37,957 | \$23,354 | \$21,424 |
| 2015 Average Household Income | \$71,555 | \$51,557 | \$53,144 |

Nearby Businesses

| | |
|---------------------------|------------|
| The Promontory | A10 |
| Harper Court | Valois |
| Hyatt Place Chicago | Giordano's |
| The University of Chicago | Porkchop |

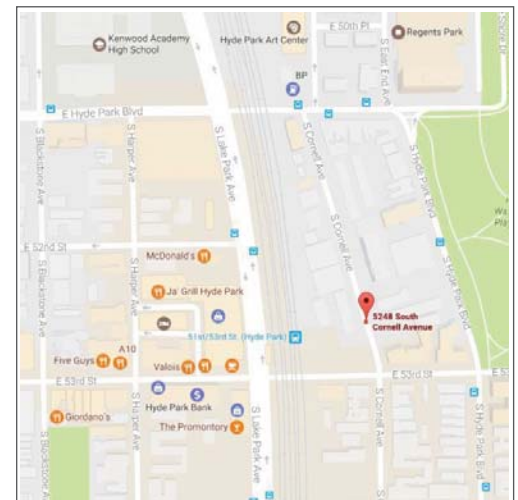
Highlights

Exciting new development project in Hyde Park. 26 Story mixed use building with 8,800 SF of ground floor commercial space for lease. Can be demised to three separate storefronts. 172 on-site tenant and guest parking spaces. Rarely available opportunity with parking and signage for an exceptional user.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 05-08-2015 J529

Map

Cornell Ave and 53rd



LISTING INFO

| | |
|----------------------------------|---|
| Agent | Brian Laskov brian@kudangroup.com Jerrod Rosen jerrod@kudangroup.com |
| Transaction Type | Retail for Lease |
| Property Data | |
| Address | 5248 S. Cornell Ave. |
| City, Zip Code | Chicago, 60615 |
| Area | Hyde Park |
| County | Cook |
| Rental Rate | Negotiable |
| Lease Term | 10 Years with Options |
| Yearly Adjustment | 3% |
| CAM & Insurance | \$3 PSF Estimated |
| Security Deposit | To be determined |
| Taxes | \$7 PSF Estimated |
| Building Type and Year Built | New Development |
| Stories | 26 Stories |
| Size | 8,800 SF (Divisible to three separate spaces - TBD) |
| Parking | Second Floor - Tenant and Guest Parking (172 Spaces) |
| Zoning | B3-5 |
| A/C & Heat | Central |
| Electric (amps) | To be determined |
| Type of Basement | Slab on grade |
| Ceiling Heights | 14 foot clear |
| Ward | Ward 5 |
| Alderman – Name and Phone Number | Leslie Hairston 773-324-5555 |
| Nearby Businesses | The Promontory, Harper Court, Hyatt Place Chicago, A10, The University of Chicago, Giordano's, Porkchop, Valois |
| Property Description | Exciting new development project in Hyde Park. 26 Story mixed-use building with 8,800 SF of ground floor commercial space for lease. Can be demised into 3 separate storefronts. 172 on site tenant and guest parking spaces. Rarely available opportunity with parking and signage for an exceptional user. |
| Location Description | Hyde Park is located on the city's South Side, along picturesque Lake Michigan. It is bordered by Hyde Park Boulevard, Washington Park, Midway Plaisance and Lake Michigan. Hyde Park is home to the University of Chicago and considered one of Chicago's most diverse neighborhoods. Home to a number of politicians including former President Barack Obama and former U.S. Senator Carol Moseley Braun, Hyde Park has a strong cultural and political presence. |
| Cross Streets | Cornell Ave and 53 rd |