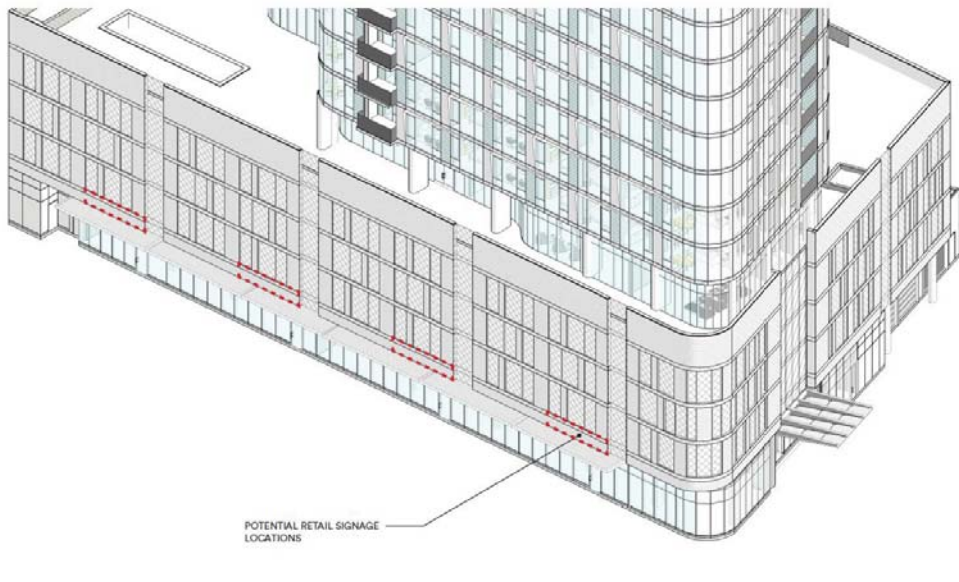


Hyde Park - Chicago

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:

Jerrod Rosen

312.575.0480 Ext. 21

errodd@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

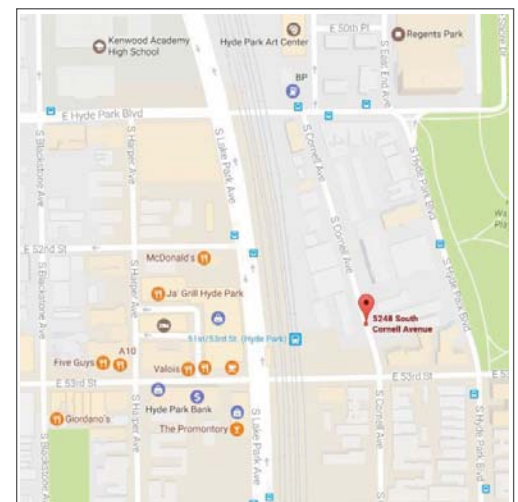
Description

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 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

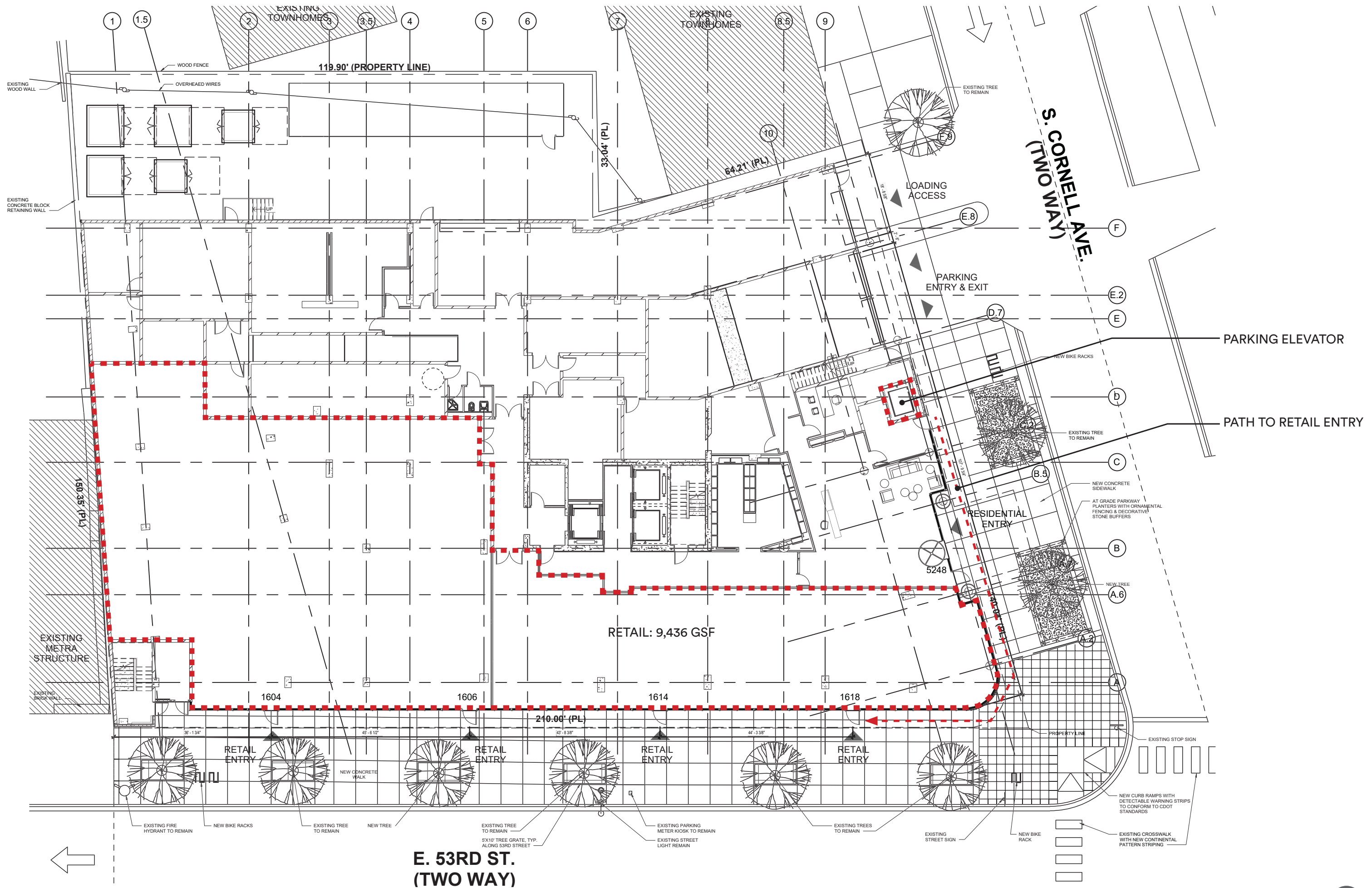


LISTING INFO

Agent	Jerrod Rosen
Transaction Type	Retail for Lease
Real Estate included in price?	No
Property Data	
Address	5248 S. Cornell Ave.
City, Zip Code	Chicago, 60615
Area	Hyde Park
County	Cook
Rental Rate	Negotiable
Lease Type	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

RETAIL PACKAGE

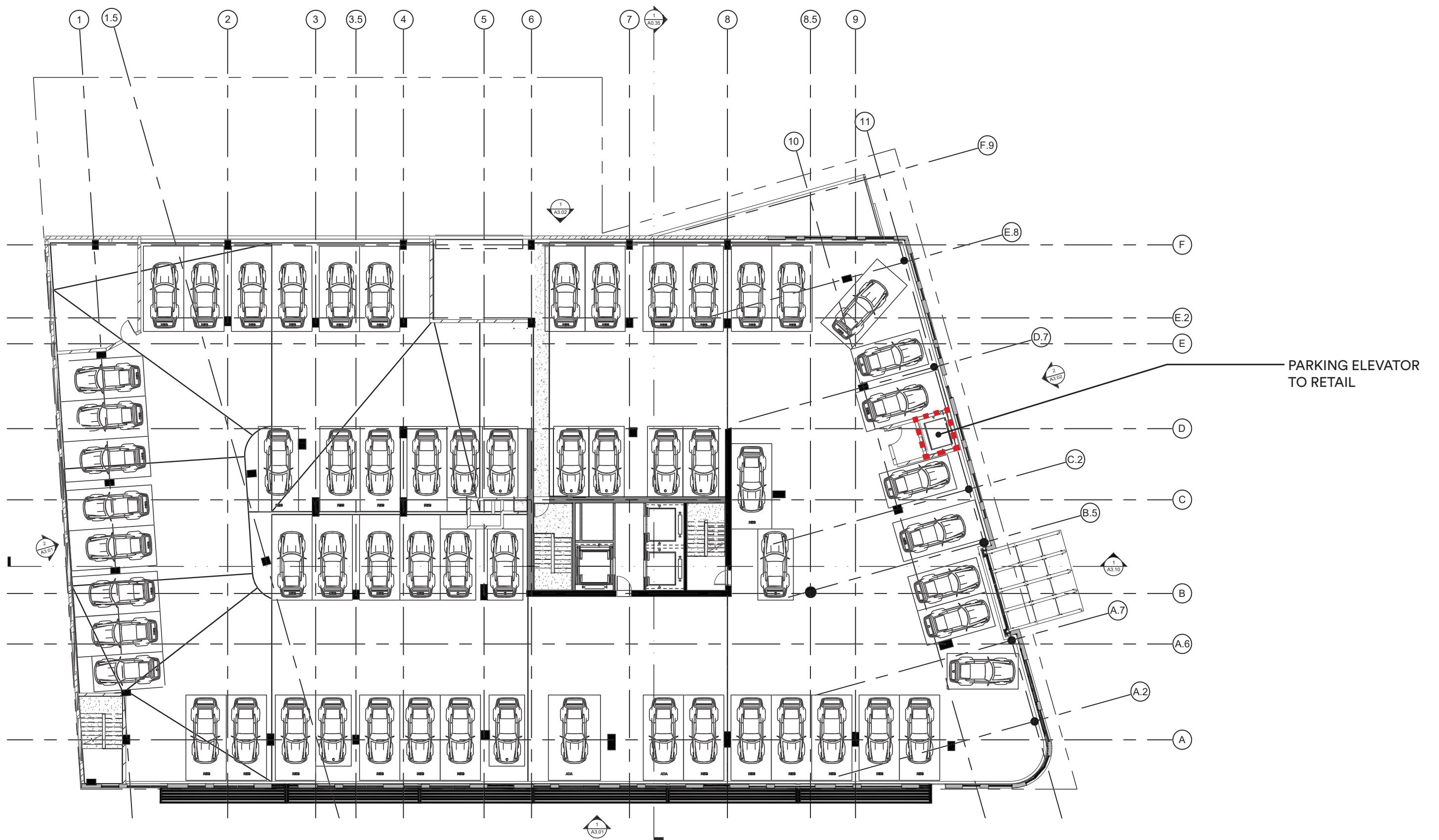




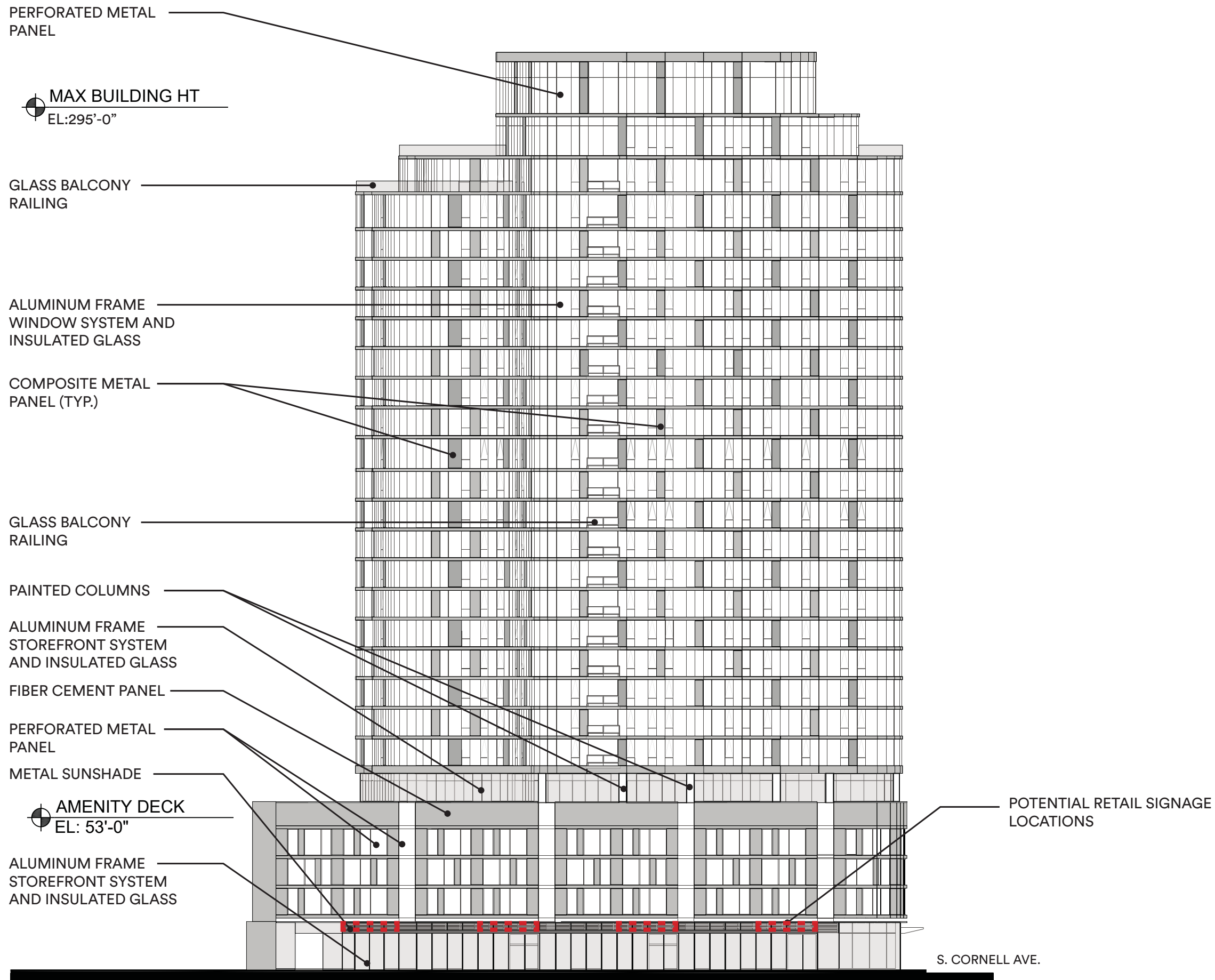
SITE PLAN/RETAIL PLAN

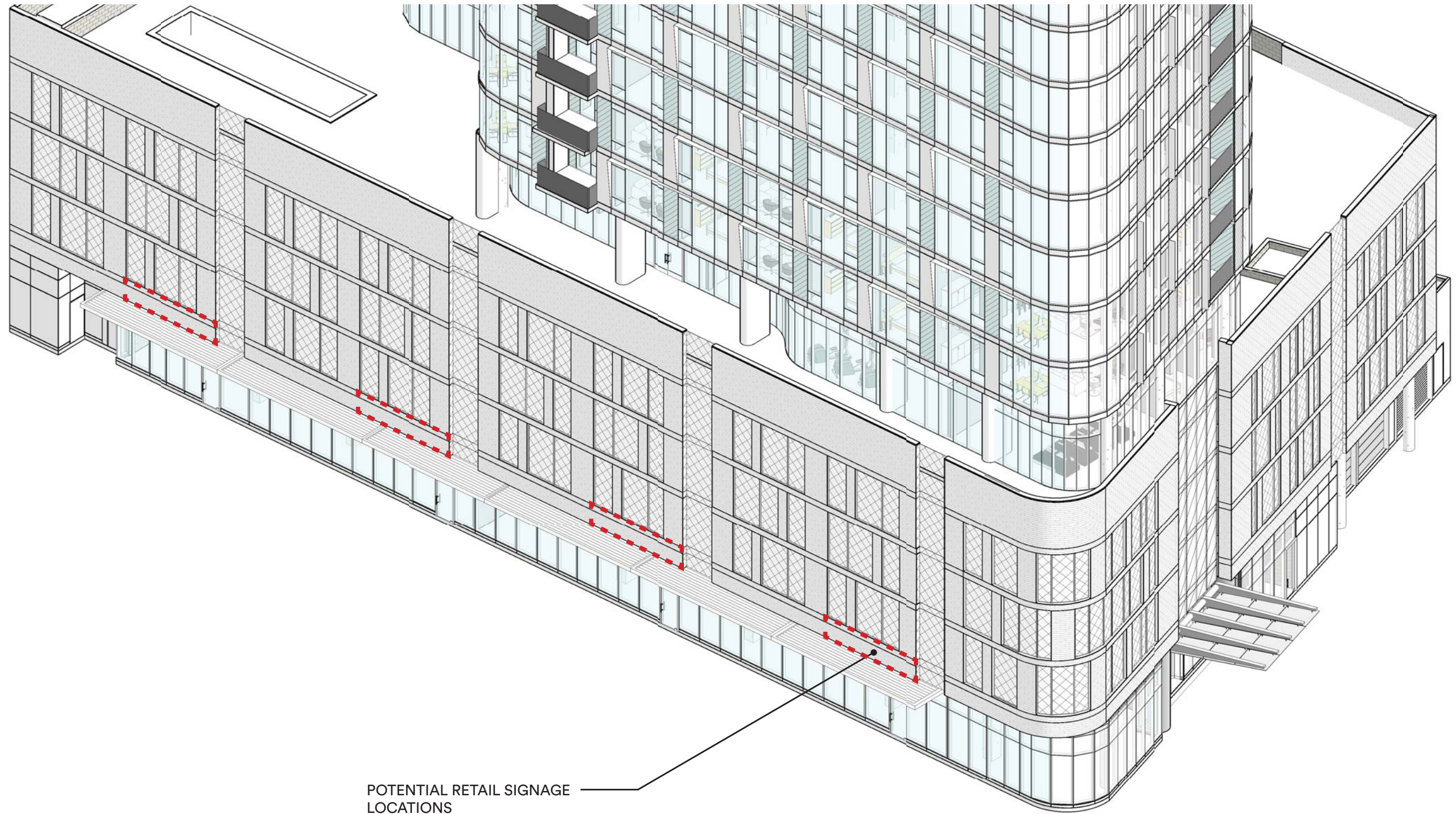
**E. 53RD ST.
(TWO WAY)**





PARKING PLAN





POTENTIAL RETAIL SIGNAGE
LOCATIONS



PERSPECTIVE VIEW

5248 S CORNELL AVE, HYDE PARK / SILLIMAN GROUP, LLC / DESIGN DEVELOPMENT / 2015.001 / 04.24.2017

