



## SOUTH SHORE RETAIL SPACE

### PROPERTY INFORMATION :

- 2,000 +/- SF retail storefront space
  - Located at the heavily populated and high traffic corner of 71st Street and Jeffery
  - Across from Metra Bryn Mawr station
  - Perfect for any retail, café, office, gallery, medical and studio uses
  - Co-tenants include: Checks Cashed & Jackson Hewitt
  - National and local tenants at the heavy retail corner: Walgreen's, Rent-A-Center, Rainbow, Subway, Papa Johns, Chase Bank and others.
  - Rapidly expanding South Shore Neighborhood of Chicago
  - Scenic lakefront and affluent housing are just minutes away
  - Close proximity to the University of Chicago and Museum of Science and Industry
- The area is undergoing ambitious development plans:
    - » Construction of the Barack Obama Presidential Library - estimated completion in 2021.
    - » Creation of The University of Illinois at Chicago's new dormitory complex - targeted completion of summer 2019.
    - » Jackson Park Golf Course will be re-named to the Tiger Woods PGA 36-hole Golf course
    - » Upcoming renovation of Jackson Park Boat Harbor
    - » The Shop and Save's planned occupancy of Dominick's food store in the shopping center across the street

**Zoned**  
B1-3

**PRICE UPON  
REQUEST**

**GUZEL LUBINSKI**

312.237.0290

guzel@atproperties.com

**MICHAEL WEBER**

312.953.2193

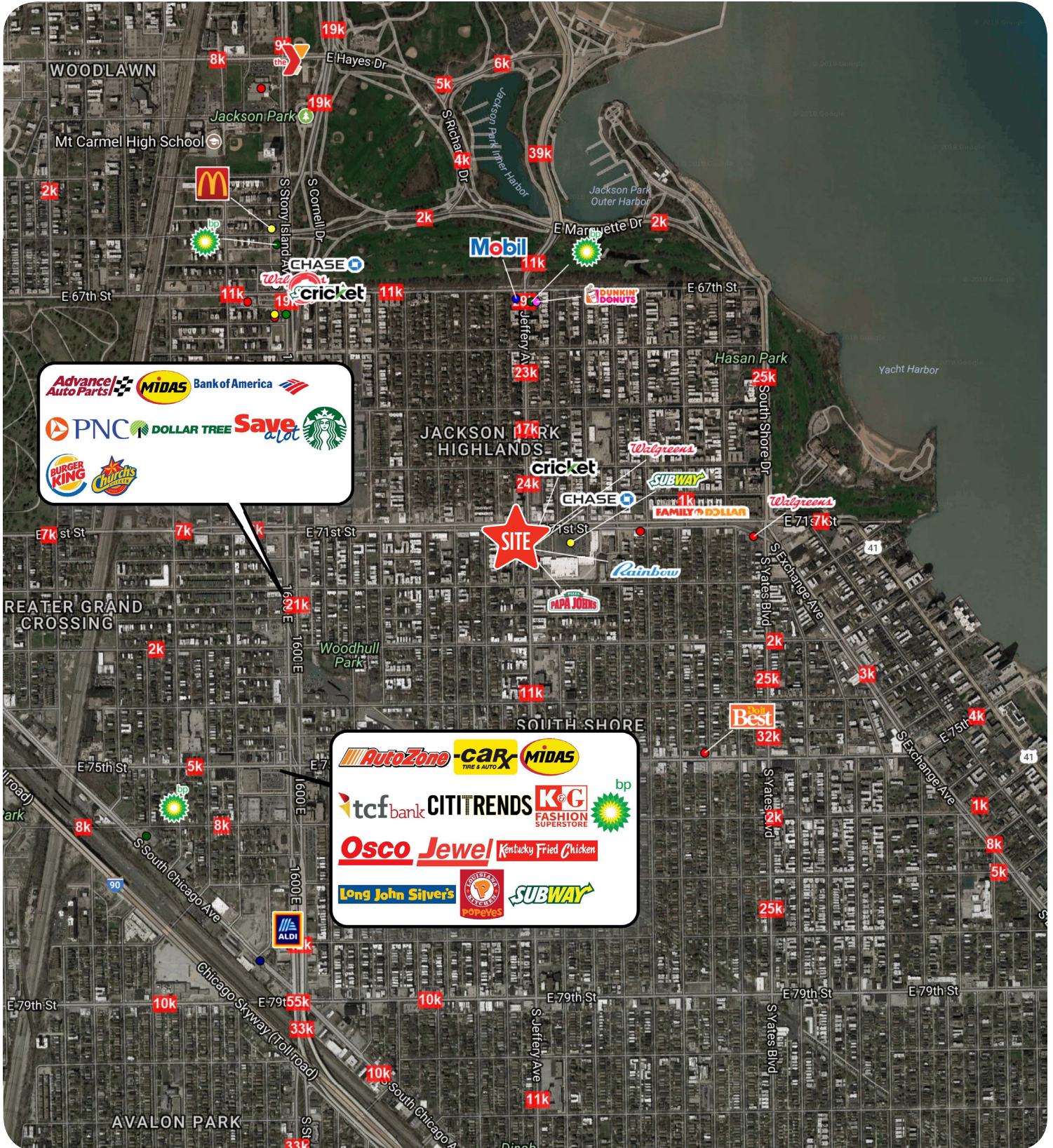
mweber@atproperties.com

**IAN FEINERMAN**

773.802.2543

ianfeinerman@atproperties.com





1951 E 71st St Chicago, IL 60649	0.25 mi radius	0.5 mi radius	1 mi radius
<b>Population</b>			
Estimated Population (2017)	4,655	16,608	47,031
Projected Population (2022)	4,810	16,888	48,288
Census Population (2010)	4,633	16,366	45,625
Census Population (2000)	5,741	19,255	52,561
<i>Projected Annual Growth (2017 to 2022)</i>	155 0.7%	280 0.3%	1,257 0.5%
<i>Historical Annual Growth (2010 to 2017)</i>	22 0.1%	242 0.2%	1,406 0.4%
<i>Historical Annual Growth (2000 to 2010)</i>	-1,108 -1.9%	-2,889 -1.5%	-6,936 -1.3%
<b>Households</b>			
Estimated Households (2017)	2,323	8,140	21,927
Projected Households (2022)	2,488	8,600	23,410
Census Households (2010)	2,244	7,801	20,838
Census Households (2000)	2,611	8,522	22,026
<i>Projected Annual Growth (2017 to 2022)</i>	165 1.4%	461 1.1%	1,483 1.4%
<i>Historical Annual Growth (2010 to 2017)</i>	79 0.5%	339 0.6%	1,090 0.7%
<i>Historical Annual Growth (2000 to 2010)</i>	-367 -1.4%	-721 -0.8%	-1,189 -0.5%
<b>Average Household Income</b>			
Estimated Average Household Income (2017)	\$51,214	\$47,629	\$46,035
Projected Average Household Income (2022)	\$58,813	\$55,553	\$53,284
Census Average Household Income (2010)	\$37,753	\$38,437	\$38,884
Census Average Household Income (2000)	\$31,157	\$36,149	\$36,524
<i>Projected Annual Growth (2017 to 2022)</i>	\$7,599 3.0%	\$7,923 3.3%	\$7,249 3.1%
<i>Historical Annual Growth (2010 to 2017)</i>	\$13,461 5.1%	\$9,193 3.4%	\$7,152 2.6%
<i>Historical Annual Growth (2000 to 2010)</i>	\$6,595 2.1%	\$2,287 0.6%	\$2,359 0.6%
<b>Median Household Income</b>			
Estimated Median Household Income (2017)	\$29,481	\$30,119	\$31,385
Projected Median Household Income (2022)	\$34,846	\$35,849	\$36,942
Census Median Household Income (2010)	\$27,169	\$26,209	\$29,399
Census Median Household Income (2000)	\$22,889	\$26,910	\$28,387
<i>Projected Annual Growth (2017 to 2022)</i>	\$5,365 3.6%	\$5,729 3.8%	\$5,558 3.5%
<i>Historical Annual Growth (2010 to 2017)</i>	\$2,312 1.2%	\$3,911 2.1%	\$1,986 1.0%
<i>Historical Annual Growth (2000 to 2010)</i>	\$4,280 1.9%	-\$701 -0.3%	\$1,012 0.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2017)	\$25,569	\$23,362	\$21,575
Projected Per Capita Income (2022)	\$30,430	\$28,309	\$25,942
Census Per Capita Income (2010)	\$18,286	\$18,321	\$17,759
Census Per Capita Income (2000)	\$14,063	\$15,866	\$15,176
<i>Projected Annual Growth (2017 to 2022)</i>	\$4,861 3.8%	\$4,947 4.2%	\$4,367 4.0%
<i>Historical Annual Growth (2010 to 2017)</i>	\$7,283 5.7%	\$5,041 3.9%	\$3,816 3.1%
<i>Historical Annual Growth (2000 to 2010)</i>	\$4,223 3.0%	\$2,455 1.5%	\$2,582 1.7%
<b>Other Income</b>			
Estimated Families (2017)	1,044	3,798	10,642
Estimated Average Family Income (2017)	\$78,217	\$63,892	\$57,130
Estimated Median Family Income (2017)	\$60,767	\$49,272	\$44,448
Estimated Average Household Net Worth (2017)	\$294,712	\$280,175	\$264,535