



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

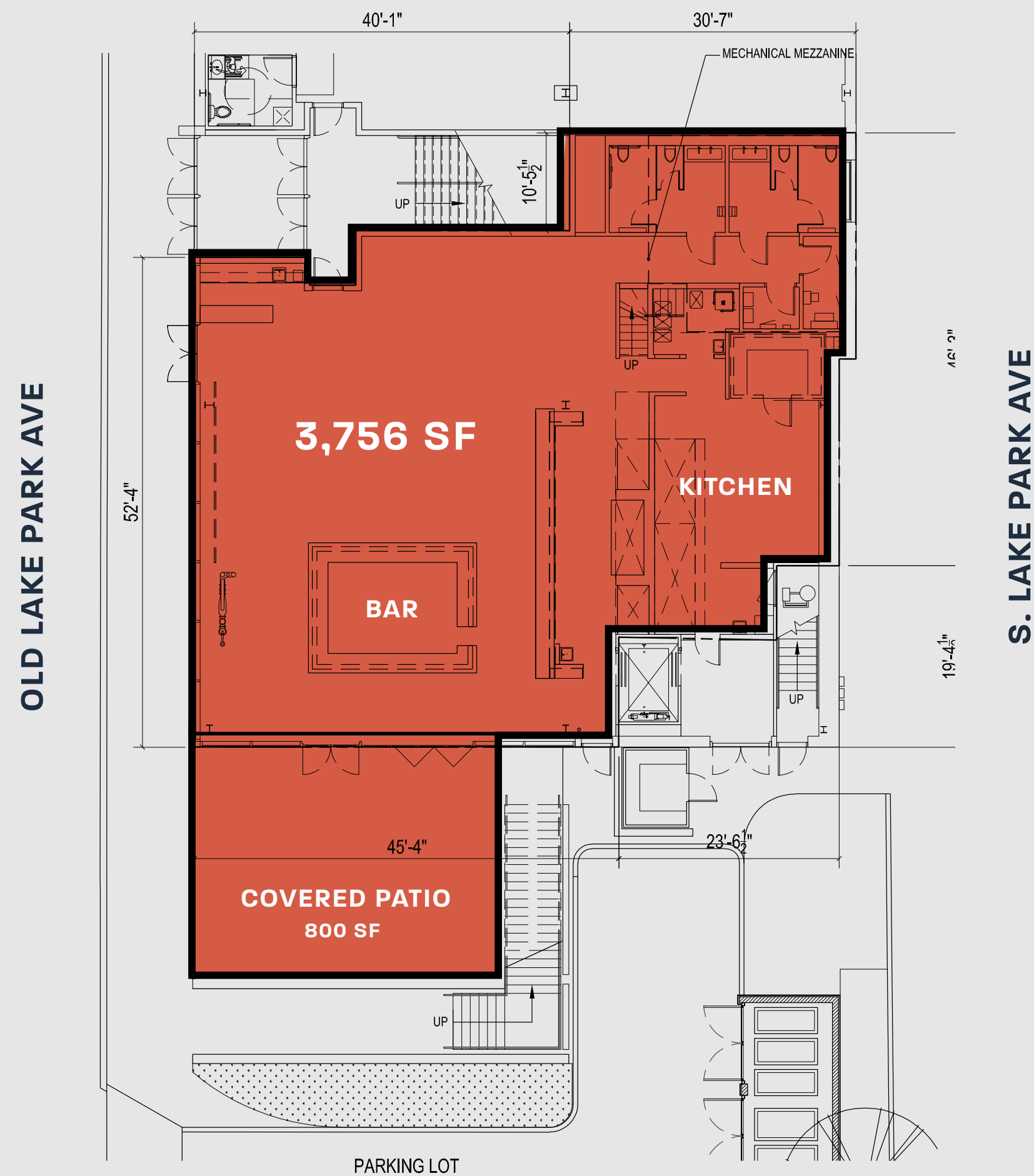
88%
DAILY HOTEL OCCUPANCY

\$103,784
AVERAGE HH INCOME

74%
BACHELOR'S DEGREE OR HIGHER



5311 S. LAKE PARK RESTAURANT SPACE



The Promontory's restaurant space in Hyde Park is available immediately



The space consists of 3,756 SF plus an approximate 800 SF dedicated covered patio with potential expansion options



Located along Lake Park Boulevard immediately south of 53rd Street – Hyde Park's Main on Main intersection



The Promontory will continue operate its 7k SF (500 person occupancy) music/event space on the 2nd floor directly above the restaurant

5311 S. LAKE PARK

SPACE FEATURES

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



Double-sided kitchen with all equipment & hoods



Two walk-in coolers



Full wraparound bar & tappers



Two ADA compliant restrooms



OPEN LAYOUT



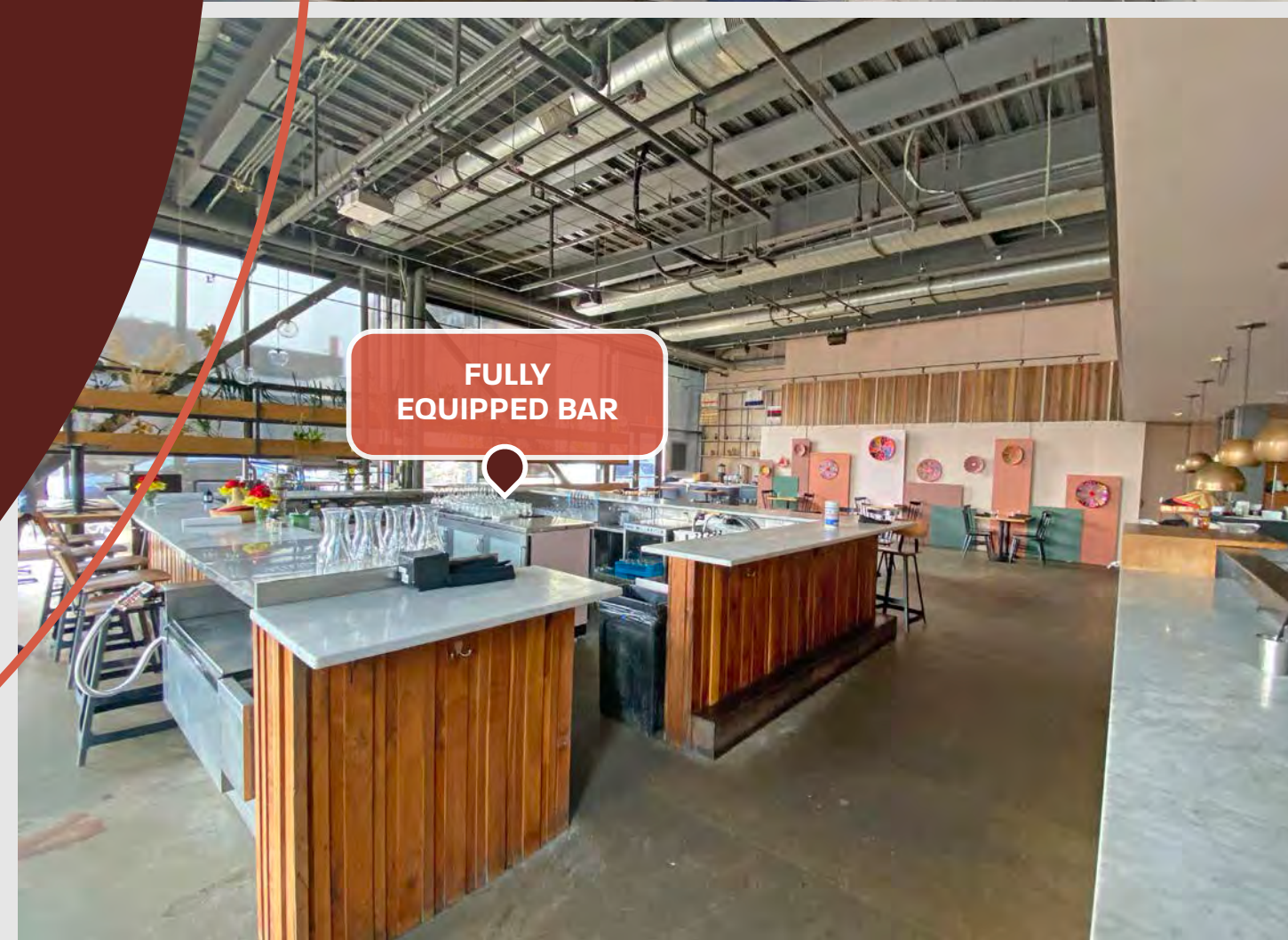
BLADE SIGNAGE

SPACIOUS PATIO

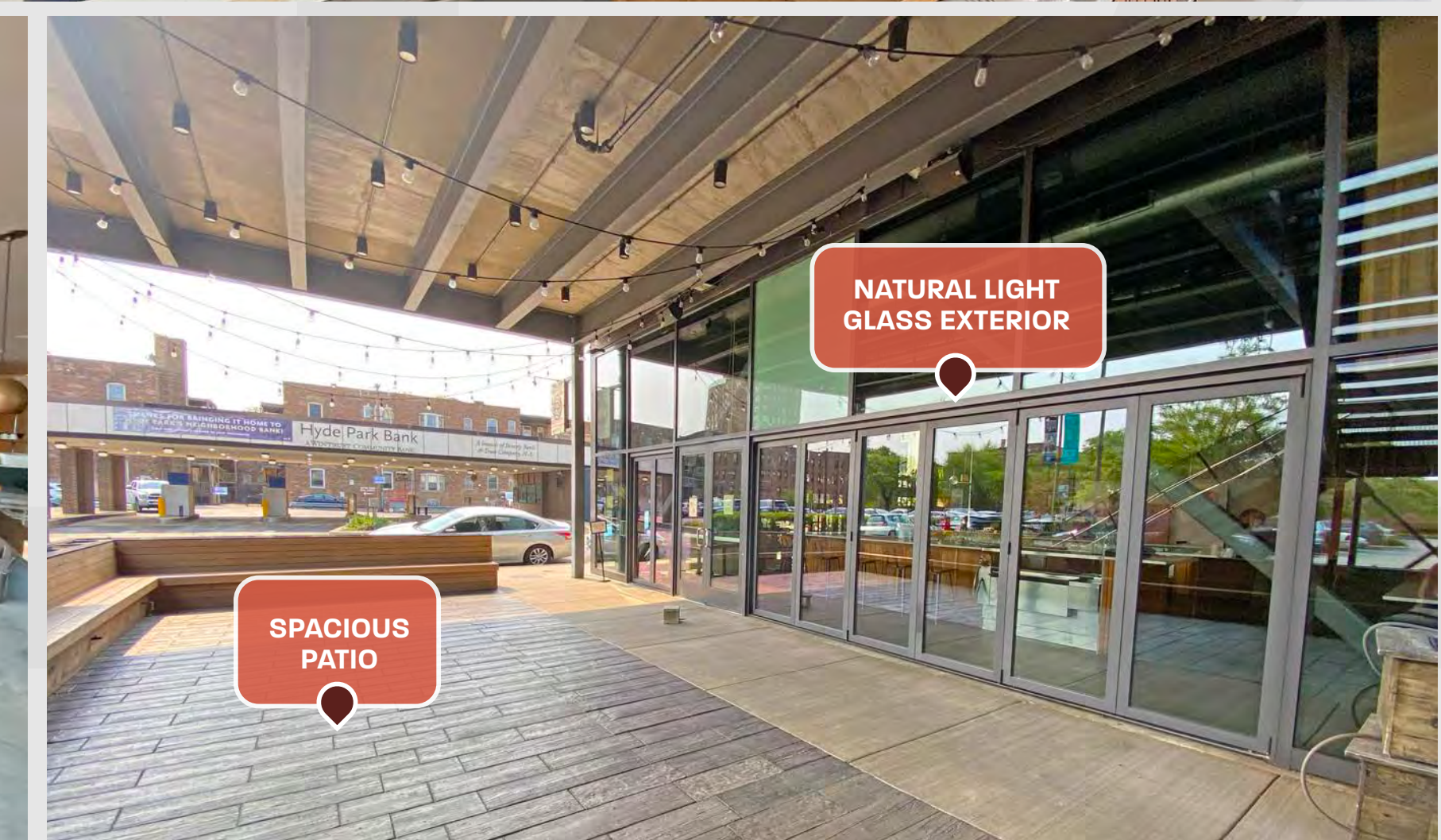


LARGE KITCHEN

RARE BRICK HEARTH



FULLY EQUIPPED BAR



NATURAL LIGHT GLASS EXTERIOR

SPACIOUS PATIO

NEIGHBORHOOD ACCESS



15 MINUTE DRIVE

FROM HYDE PARK TO THE LOOP

UNBEATABLE ACCESS

GREEN LINE CTA

METRA

I-94

I-90

US-41



THE UNIVERSITY OF
CHICAGO

MIDWAY PLAISANCE

Metra

museum of
science+industry
chicago

BARACK OBAMA
PRESIDENTIAL LIBRARY

HARPER COURT

HYDE PARK SHOPPING CENTER

GRANT PARK

THE LOOP

LAKE MICHIGAN

Metra

ILLINOIS CENTRAL RAILROAD

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

90

94

41



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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 THE UNIVERSITY OF
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