

Prime Outlot, Restaurant, and Anchor Opportunities at NORTH RIVERSIDE PARK MALL



P R E S E N T E D B Y

HSA
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ABOUT NORTH RIVERSIDE PARK MALL

- 1.1 million SF super regional mall with sales of \$440 per square foot anchored by JCPenney, Carson Pirie Scott, Sears, and a Classic Cinemas theater
- Two-level, enclosed mall features 140 retail shops including Starbucks, Forever 21, Victoria's Secret, Express, Charlotte Russe, Old Navy, New York & Company, and more
- Situated just 10 miles west of downtown Chicago
- Join new market entrants in Berwyn / North Riverside including: Costco, Meijer, Buffalo Wild Wings, Chipotle, Chick-Fil-A, and more

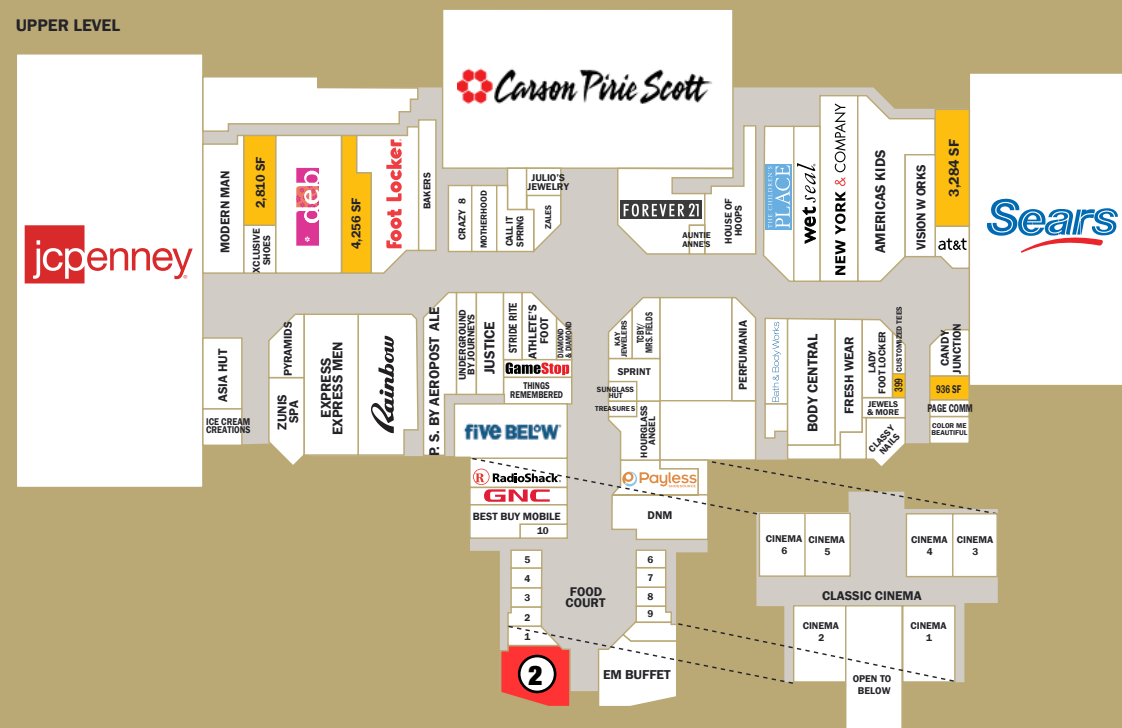
Statistics	1 mi	3 mi	5 mi
Population	21,308	237,591	623,754
Average HHI	\$70,323	\$72,449	\$69,036
Households	7,957	86,124	213,904
Employment	8,288	89,423	215,617

RETAIL OPPORTUNITIES

- Mall Outlot** fronting Cermak Road (38,100 VPD) with 4,050 SF proposed small shop building (divisible)
- Casual Dining Restaurant** (3,800 sf to 5,500 sf) at the main mall entrance with patio seating and exterior entrance
- Junior Anchor Position** (7,200 sf) with exterior entry and signage at key mall access points



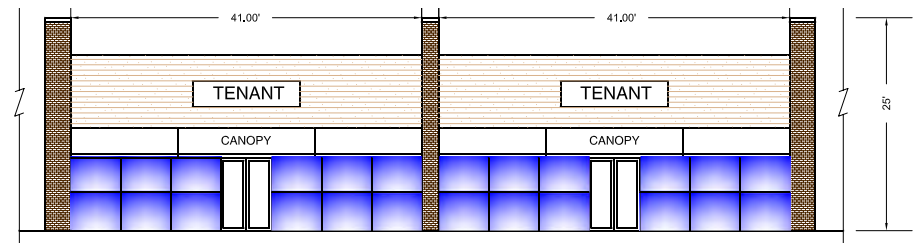
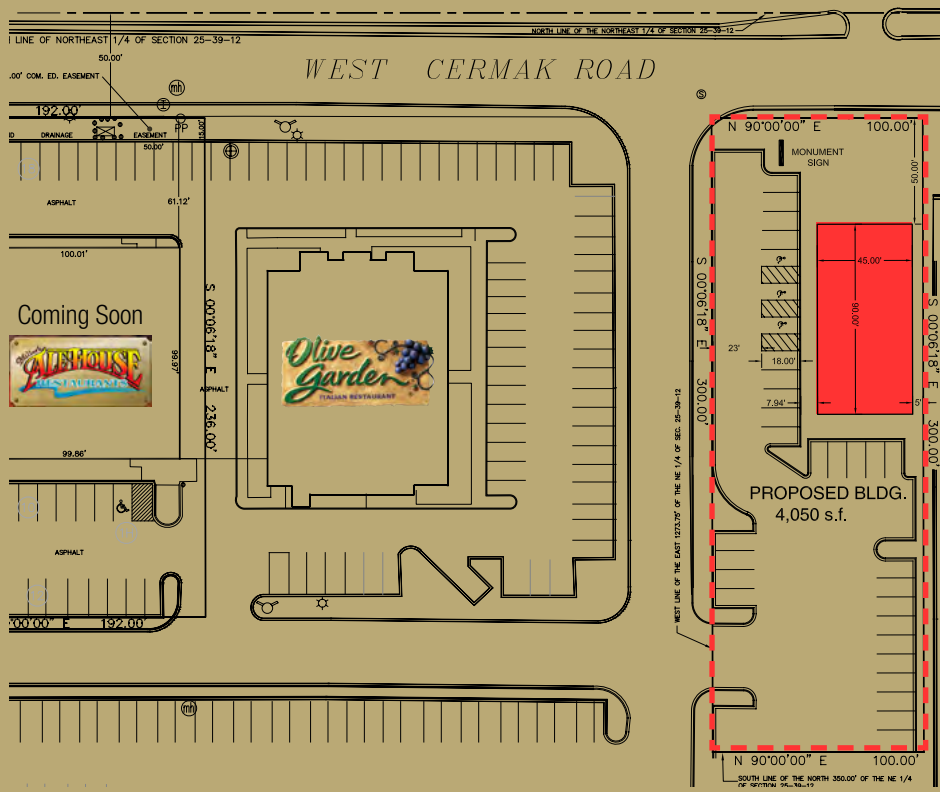
UPPER LEVEL



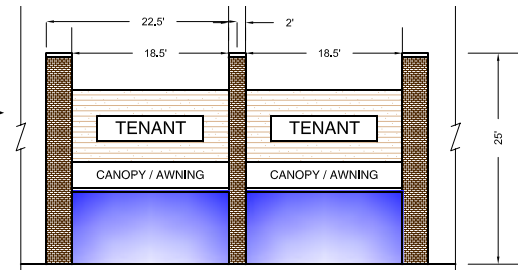
LOWER LEVEL



- Proposed 4,050 SF building available for lease
- Located along Cermak Road (38,100 VPD) with proposed monument sign
- Adjacent to strong Olive Garden location
- Divisible for two retail tenants with signage on Cermak Road for both
- Ideal uses include: fast casual restaurant and service retail



West Elevation
North Elevation



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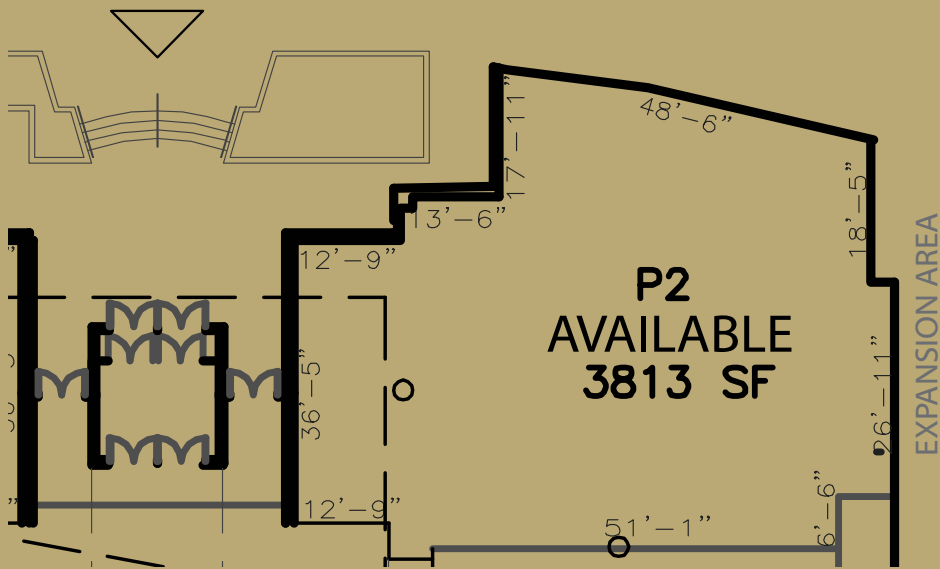
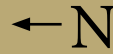
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- Prime restaurant space with exterior entry at the primary entrance to the mall
- 3,813 SF but expandable to +/- 5,500 SF
- Ideal uses include: family restaurant, Mexican restaurant, sports bar, burger concept, etc.
- Located adjacent to a very productive food court and below a 6-screen Classic Cinemas
- Tons of branding and signage potential along the mall's ring road
- Outdoor seating is possible



Exterior Exposure

ENTRANCE
#1



Exterior Entry



Interior Entry Vestibule



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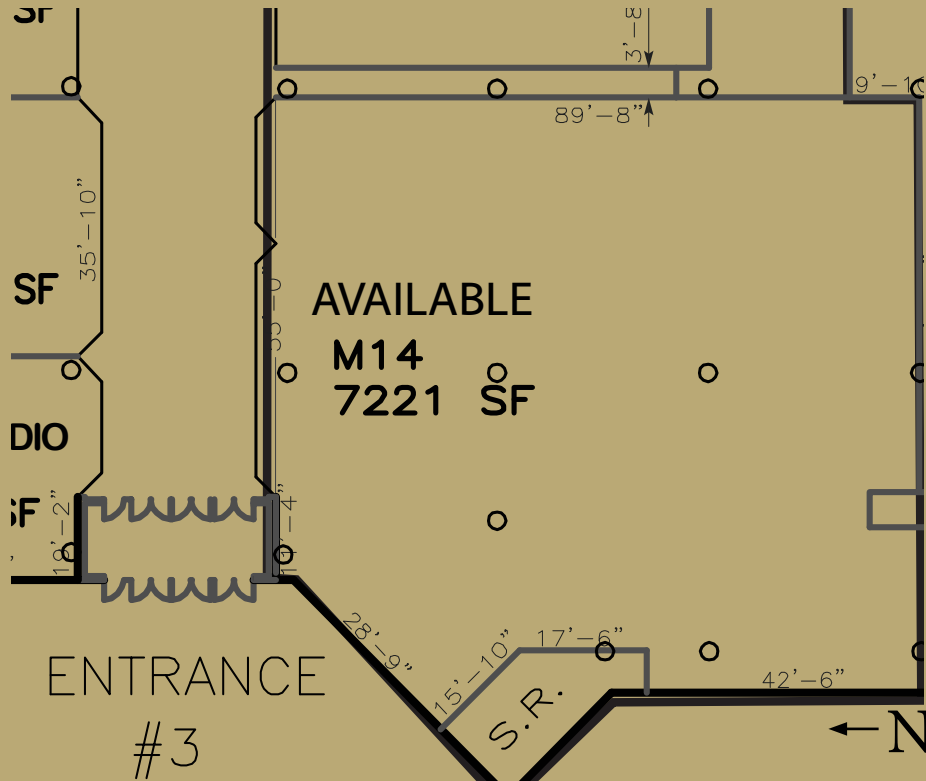
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- Junior anchor position with exterior entry and signage
- 7,221 SF adjacent to Carson Pirie Scott
- Ideal uses include: fitness, promotional fashion, medical, etc.
- Tenant does not have to pay mall CAM charges
- Signage opportunities on mall pylons
- Direct access to abundant parking



Exterior Entry



Interior Windows



Entry Corridor



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