

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



P R E S E N T E D B Y

HSA
COMMERCIAL REAL ESTATE

Michael Havdala

p 312.458.4318

mhavdala@hsacommercial.com

Brenton Schrader

p 312.458.4392

bschrader@hsacommercial.com



ABOUT NORTH RIVERSIDE PARK MALL

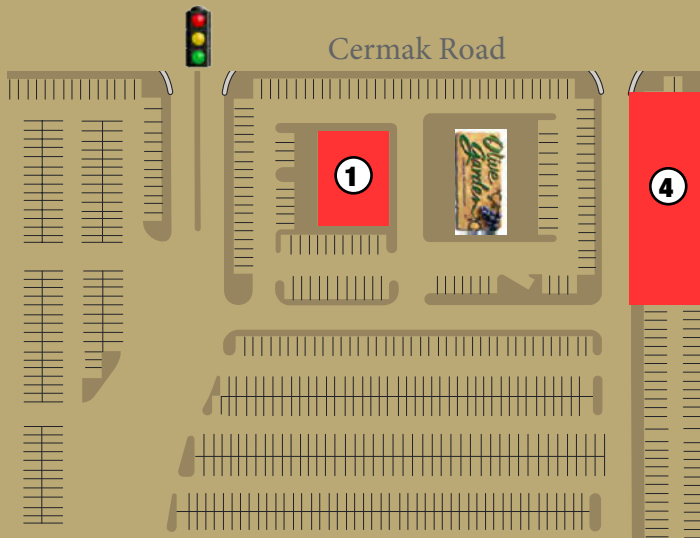
- 1.1 million SF super regional mall with sales of \$440 per square foot anchored by JCPenney, Carson Pirie Scott, Sears, and a Classic Cinemas theater
- Two-level, enclosed mall features 140 retail shops including Starbucks, Forever 21, Victoria's Secret, Express, Charlotte

- 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

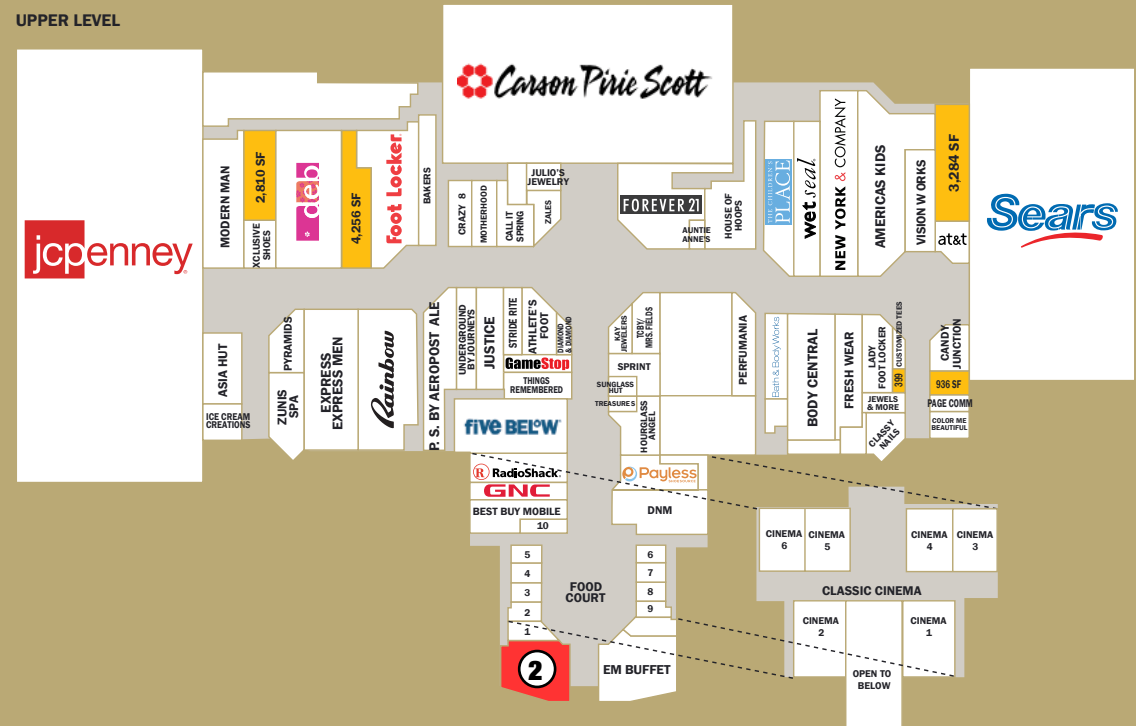
| Statistics | 1 mi | 3 mi | 5 mi |
|-------------|----------|----------|----------|
| Population | 21,308 | 237,591 | 623,754 |
| Average HHI | \$70,323 | \$72,449 | \$69,036 |
| Households | 7,957 | 86,124 | 213,904 |
| Employment | 8,288 | 89,423 | 215,617 |

RETAIL OPPORTUNITIES

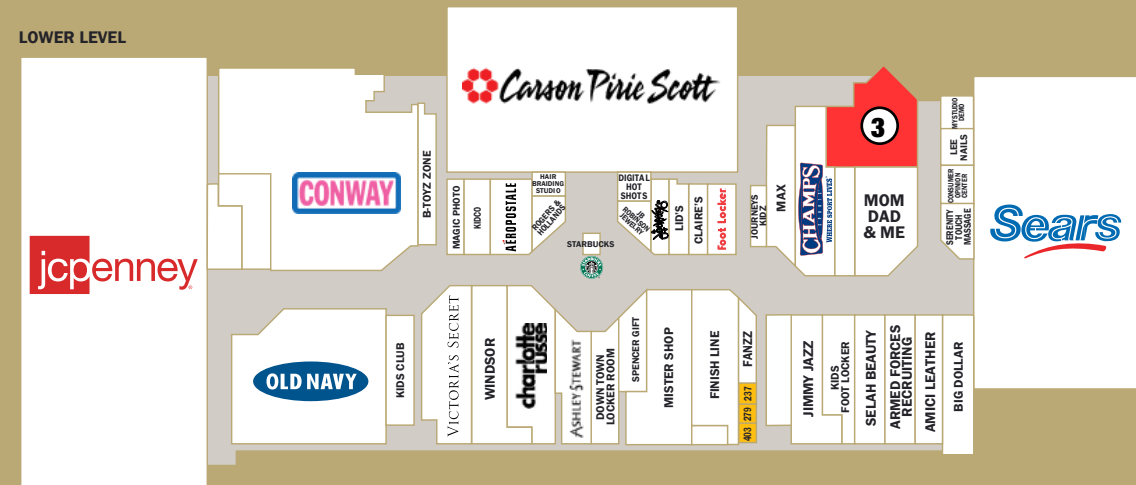
- 1. Outlot Redevelopment** fronting Cermak Road (38,100 VPD) with small shop space from 2,000 sf to 8,000 sf
- 2. Casual Dining Restaurant** (3,800 sf to 5,500 sf) at the main mall entrance with patio seating and exterior entrance
- 3. Junior Anchor Position** (7,200 sf) with exterior entry and signage at key mall access points
- 4. Mall Outlot** fronting Cermak Road (38,100 VPD) ideally suited for a QSR or small retail building



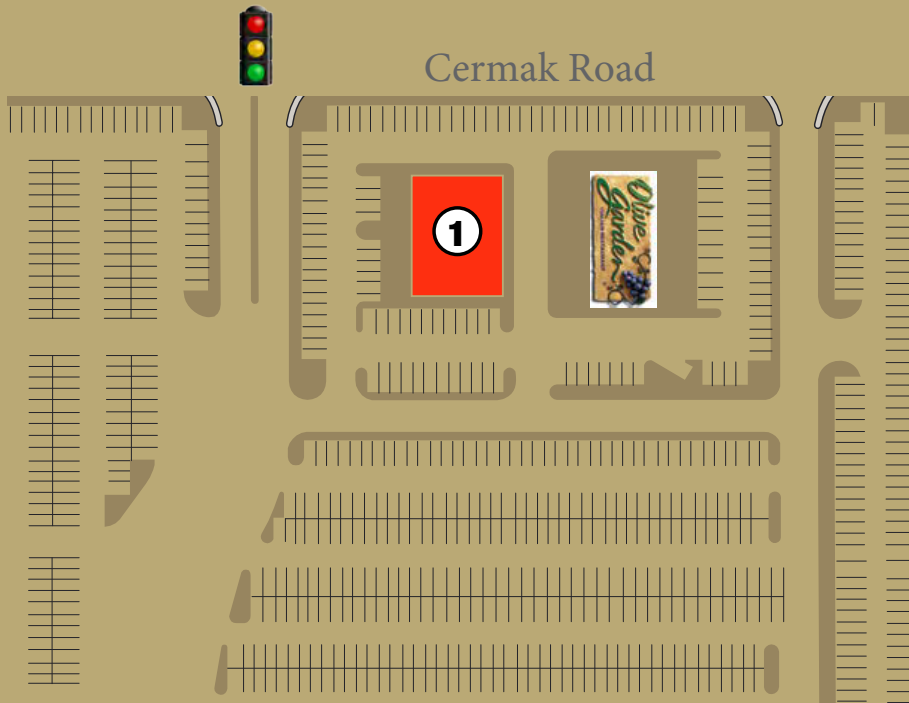
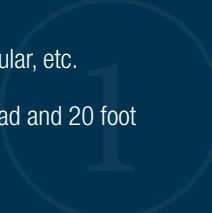
UPPER LEVEL



LOWER LEVEL



- Available for ground lease, build-to-suit or small shop redevelopment
- Located at primary vehicular access point for North Riverside Park Mall
- Adjacent to strong Olive Garden location
- Flexible small shop sizes from 2,000 to 8,000 SF
- Ideal uses include: fast casual restaurant, medical, hair salon, coffee, cellular, etc.
- Proposed redevelopment plan includes new pylon signage on Cermak Road and 20 foot reduction in depth to create new facades and additional parking



Conceptual Plan - Not to Scale



Existing Conditions



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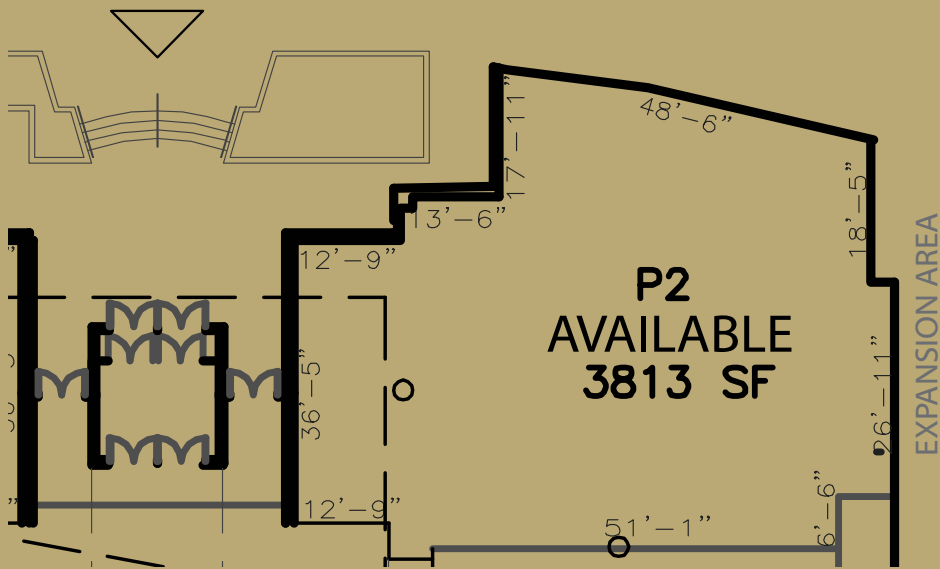
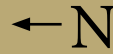
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- Prime restaurant space with exterior entry at the primary entrance to the mall
- 3,813 SF but expandable to +/- 5,500 SF
- Ideal uses include: family restaurant, Mexican restaurant, sports bar, burger concept, etc.
- Located adjacent to a very productive 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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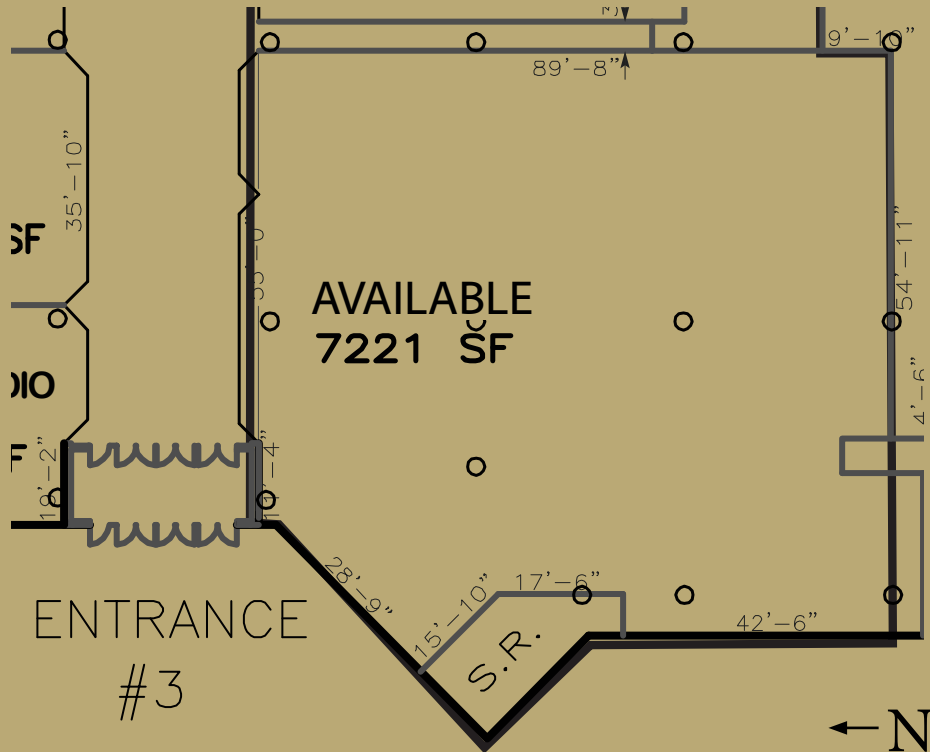
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- Junior anchor position with exterior entry and signage
- 7,221 SF adjacent to Carson Pirie Scott
- Ideal uses include: fitness, promotional fashion, medical, etc.
- Tenant does not have to pay mall CAM charges
- Signage opportunities on mall pylons
- Direct access to abundant parking



Exterior Entry



Interior Windows



Entry Corridor



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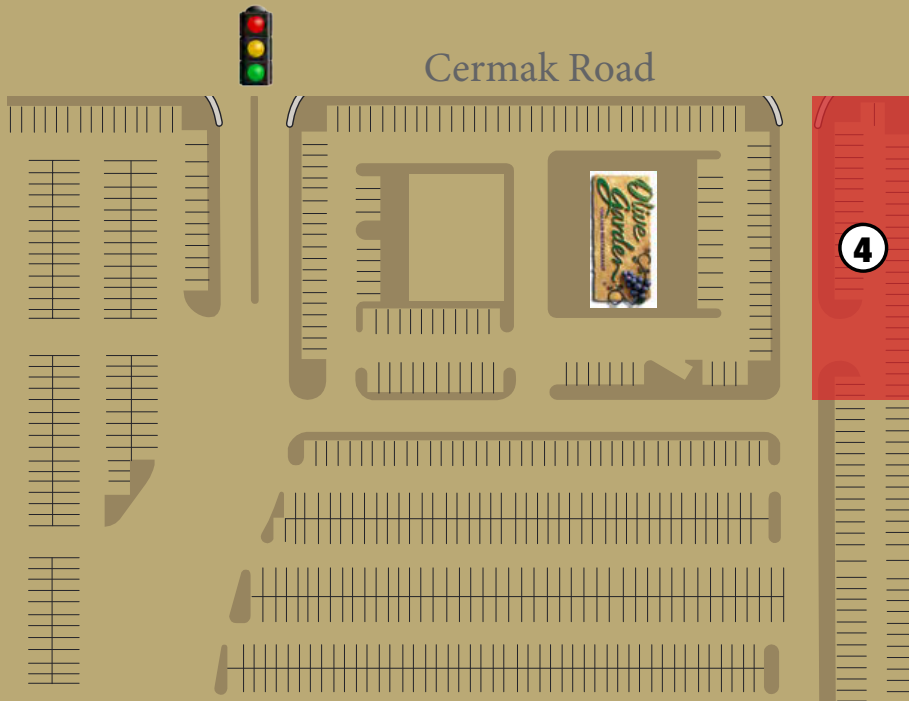
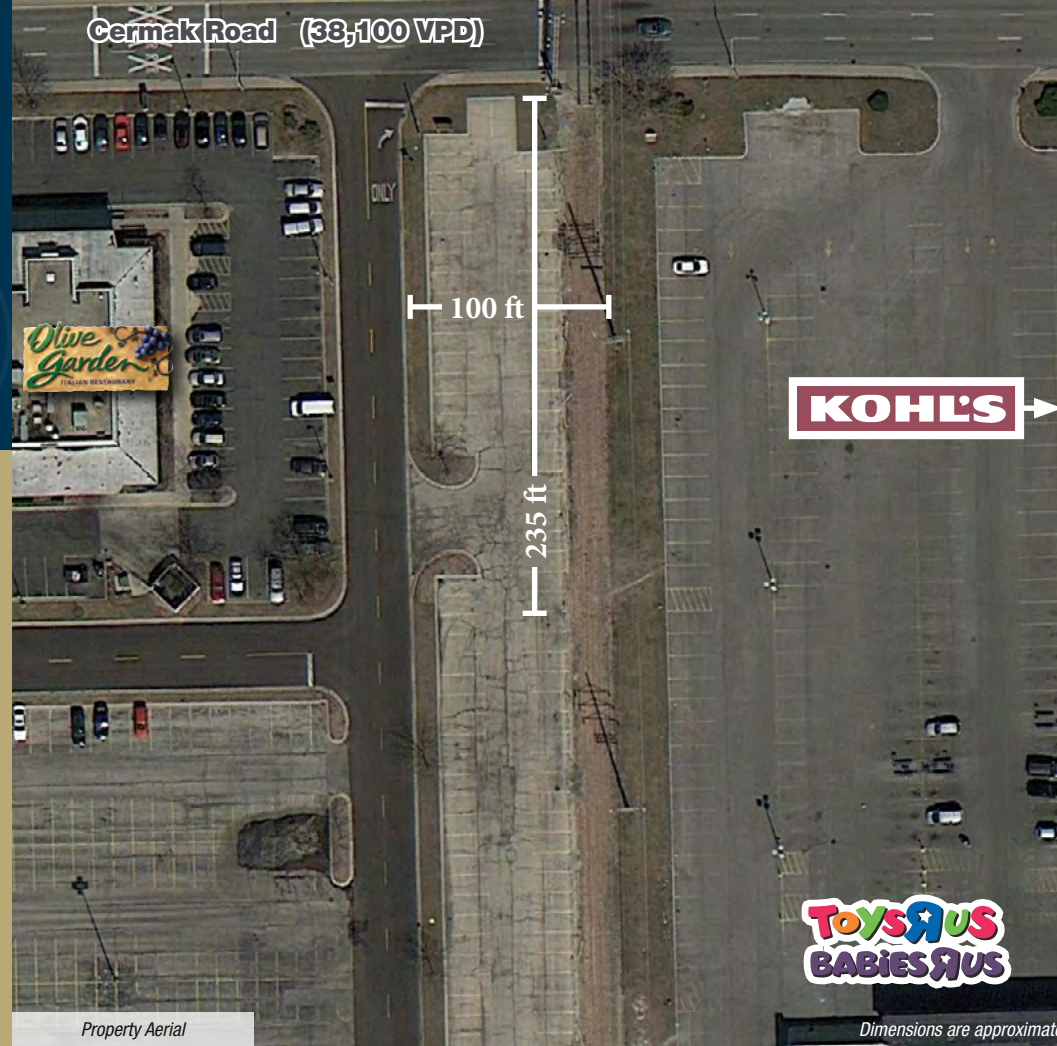
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- Available for ground lease, build-to-suit or small shop development
- Located along Cermak Road (38,100 VPD)
- Adjacent to strong Olive Garden location
- Ideal uses include: small retail building, quick service restaurant, coffee shop, etc.
- Drive-thru building is possible on newly-expanded parcel (approx. 100 feet x 235 feet)



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