

▶ NORTH RIVERSIDE PARK COLLECTION

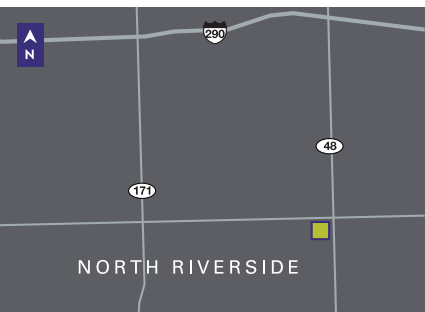
Cermak Rd @ Harlem Avenue in North Riverside, Illinois 60546



LOCATED AT THE NORTH END OF NORTH RIVERSIDE PARK MALL



Shadow Anchors



VEHICLES PER DAY	
Harlem Ave south of Cermak Rd	33,700
Harlem Ave north of Cermak Rd	32,700
Cermak Rd east of Harlem Ave	32,100
Cermak Rd west of Harlem Ave	30,000

AVERAGE INCOME	
1 Mile	\$112,016
3 Miles	\$112,666
5 Miles	\$108,405

POPULATION	
1 Mile	15,205
3 Miles	233,834
5 Miles	605,218



John Clinkscales

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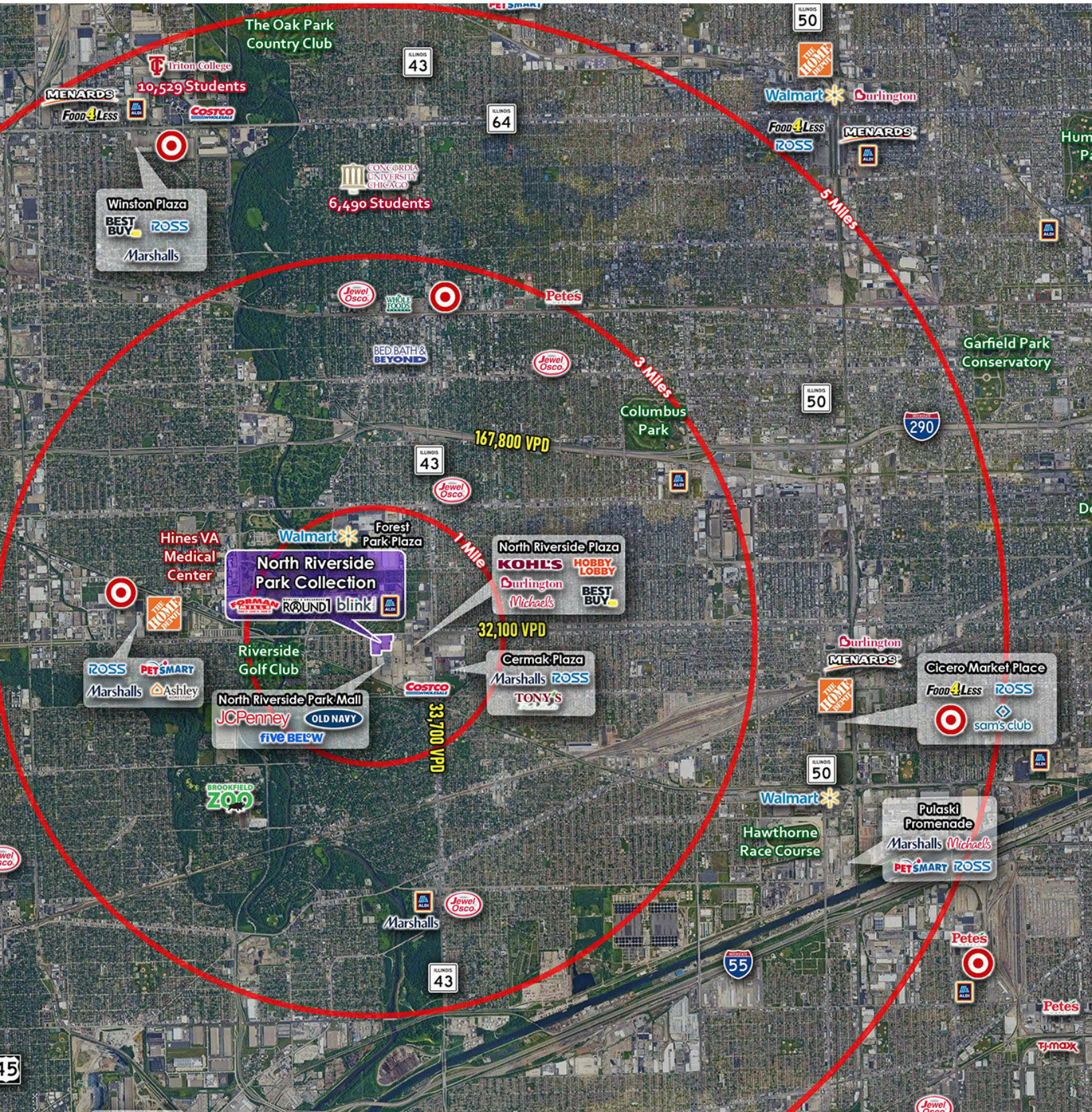
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POPULATION OF OVER 600,000 RESIDENTS WITHIN A 5-MILE RADIUS



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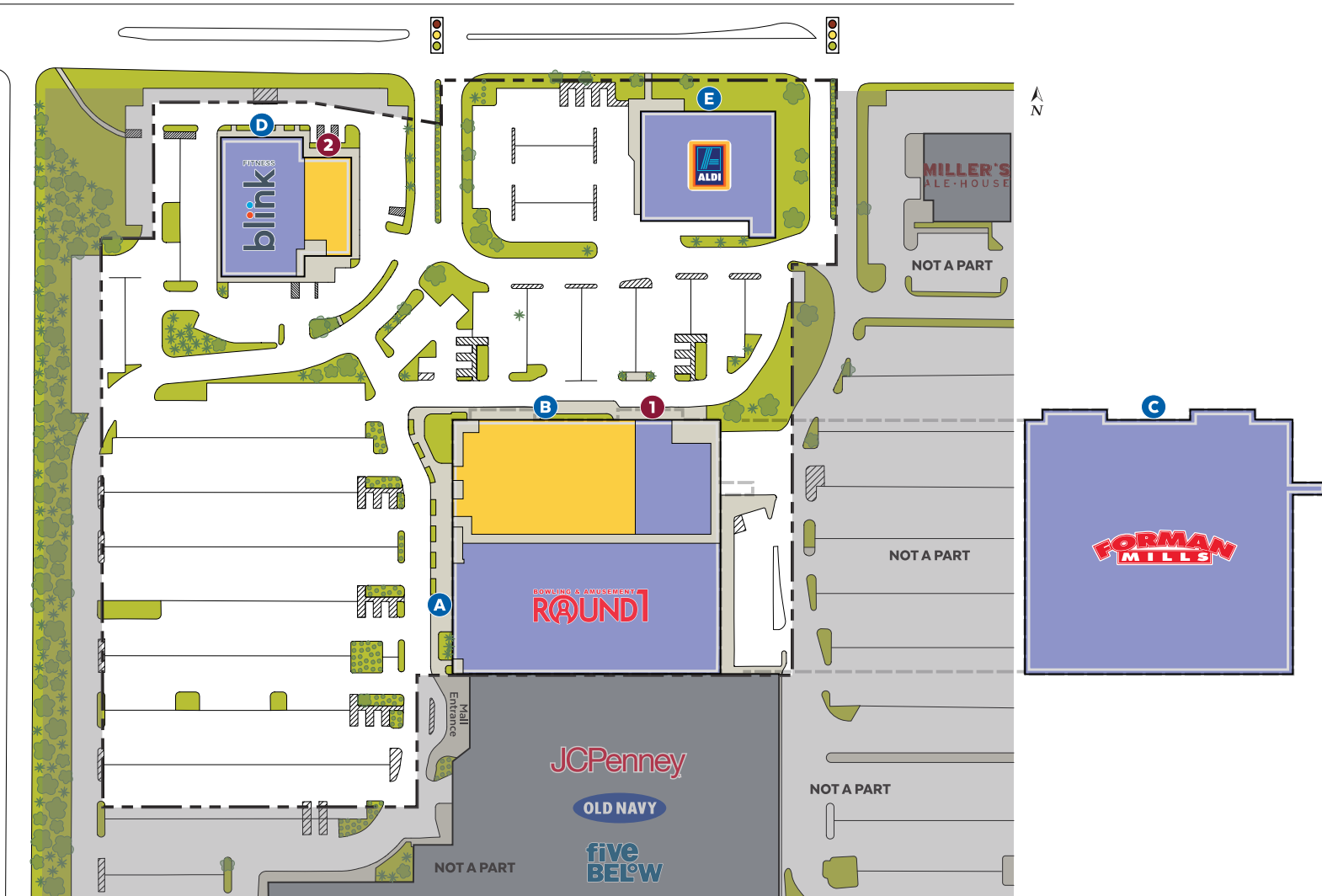
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25,502 SF • 5,601 SF



Tenant List

Tenant	Address	SF/Acres
A Round 1	7503 Cermak Rd #B	
B AVAILABLE	7503 Cermak Rd	25,502
C Forman Mills	7503 Cermak Rd	

Tenant List (continued)

Tenant	Address	SF/Acres
D Blink Fitness	7509 Cermak Rd #A	
E ALDI	7517 Cermak Rd	
1 Amita Health	7503 Cermak Rd	
2 AVAILABLE	7509 Cermak Rd #B	5,601

Available Lease Pending Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/north-riverside-park-collection

Lat/Lon: 41.8496/-87.8124

North Riverside Park Collection	1 mi radius	3 mi radius	5 mi radius
North Riverside, IL 60546			
Population			
2023 Estimated Population	15,205	233,834	605,218
2028 Projected Population	14,777	230,168	595,991
2020 Census Population	15,618	239,091	620,330
2010 Census Population	15,094	232,765	613,189
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	37.5	36.7	36.4
Households			
2023 Estimated Households	5,688	87,711	216,087
2028 Projected Households	5,402	84,357	207,745
2020 Census Households	5,750	88,396	218,537
2010 Census Households	5,554	84,658	209,679
Projected Annual Growth 2023 to 2028	-1.0%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.2%
Race and Ethnicity			
2023 Estimated White	50.1%	44.0%	37.8%
2023 Estimated Black or African American	12.6%	17.5%	26.8%
2023 Estimated Asian or Pacific Islander	3.8%	3.1%	2.6%
2023 Estimated American Indian or Native Alaskan	1.8%	1.7%	1.5%
2023 Estimated Other Races	31.7%	33.6%	31.2%
2023 Estimated Hispanic	41.6%	42.8%	39.4%
Income			
2023 Estimated Average Household Income	\$112,016	\$112,666	\$108,405
2023 Estimated Median Household Income	\$80,468	\$83,648	\$79,033
2023 Estimated Per Capita Income	\$41,938	\$42,332	\$38,779
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.6%	8.1%	8.7%
2023 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.8%	7.1%
2023 Estimated High School Graduate	21.7%	25.5%	27.7%
2023 Estimated Some College	19.5%	17.1%	18.5%
2023 Estimated Associates Degree Only	8.5%	7.3%	7.2%
2023 Estimated Bachelors Degree Only	22.1%	20.0%	17.5%
2023 Estimated Graduate Degree	15.7%	16.3%	13.5%
Business			
2023 Estimated Total Businesses	657	6,928	17,414
2023 Estimated Total Employees	6,368	69,264	182,312
2023 Estimated Employee Population per Business	9.7	10.0	10.5
2023 Estimated Residential Population per Business	23.2	33.8	34.8



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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