

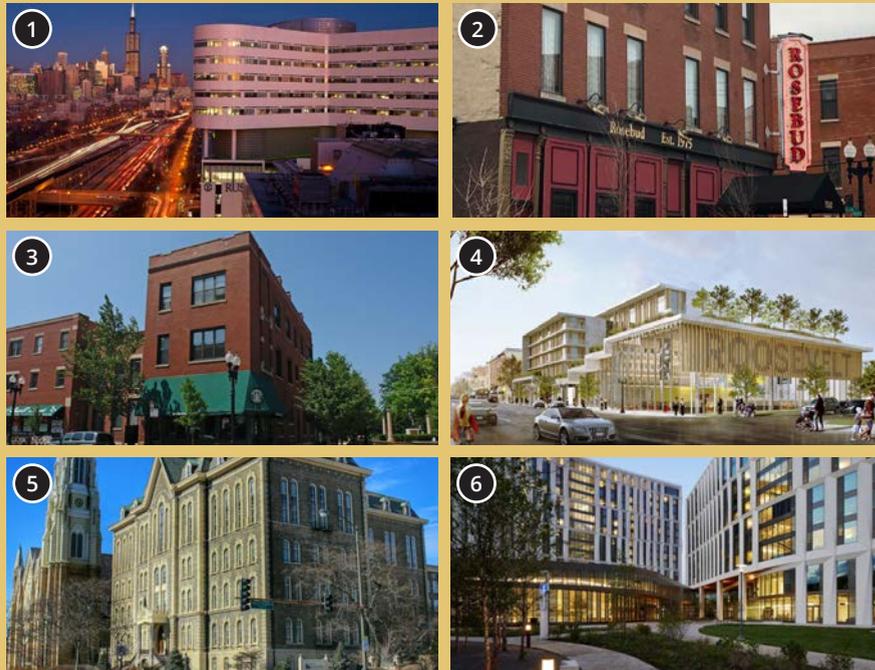
An aerial photograph of a city skyline, likely Chicago, with a dark, semi-transparent overlay. A yellow square frame is centered on the image, containing the text 'ROOSEVELT Square'. The word 'ROOSEVELT' is in a bold, white, sans-serif font, and 'Square' is in a gold, cursive script font.

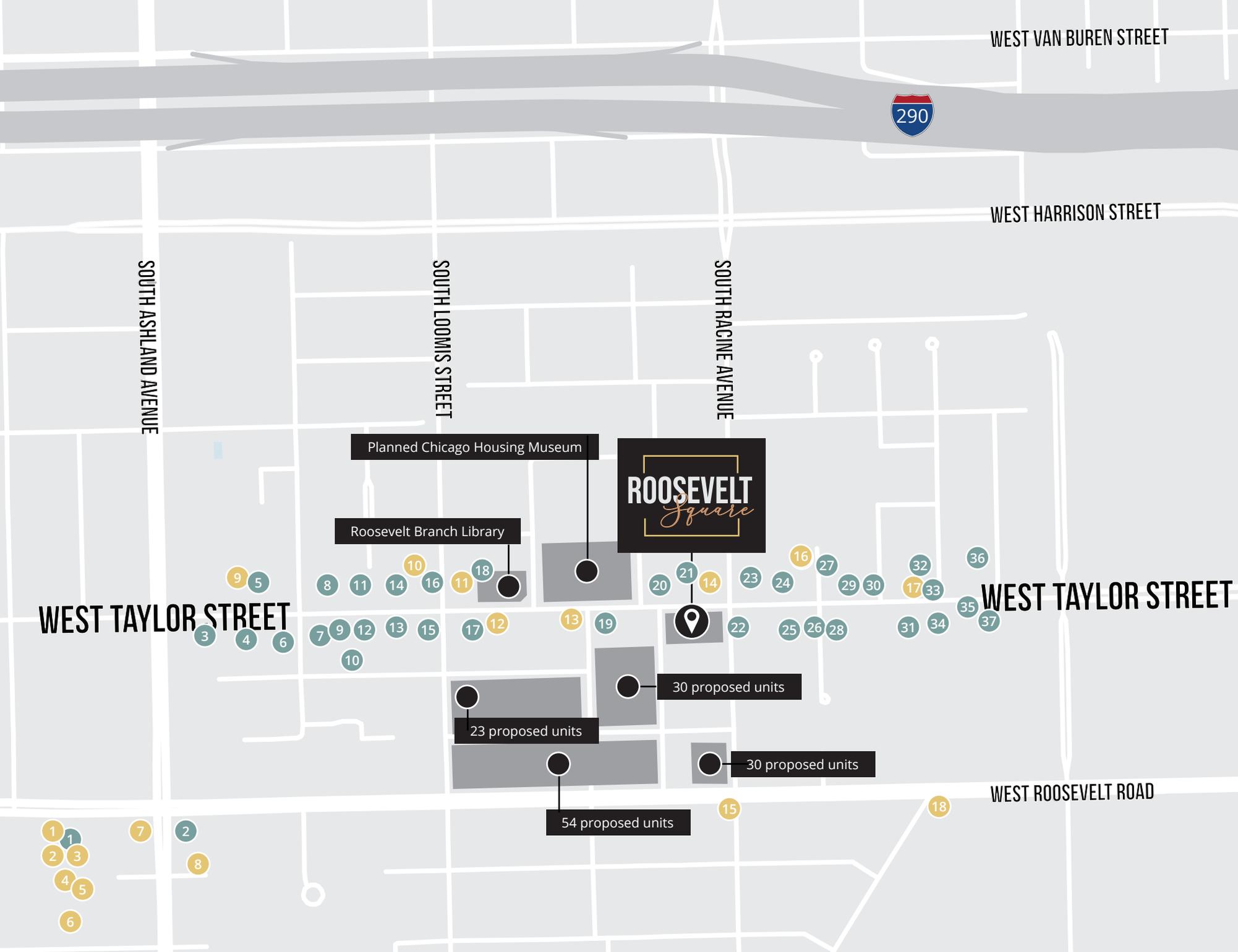
**ROOSEVELT**  
*Square*

# AREA OVERVIEW

Little Italy is home to a captive audience of university and high school students, Illinois Medical District employees, a mature residential population, and a vibrant culinary scene. High expendable incomes combined with an underserved traditional retail environment create an opportunity for daily needs and junior anchor retailers to serve as a hub for the community.

Roosevelt Square represents an opportunity to bridge Little Italy's disparate retail pockets and unify them into a truly cohesive submarket. Positioned at Racine and Taylor, it's equidistant from the Halsted Street and Ashland Avenue retail corridors and represents the heart of the trade area.

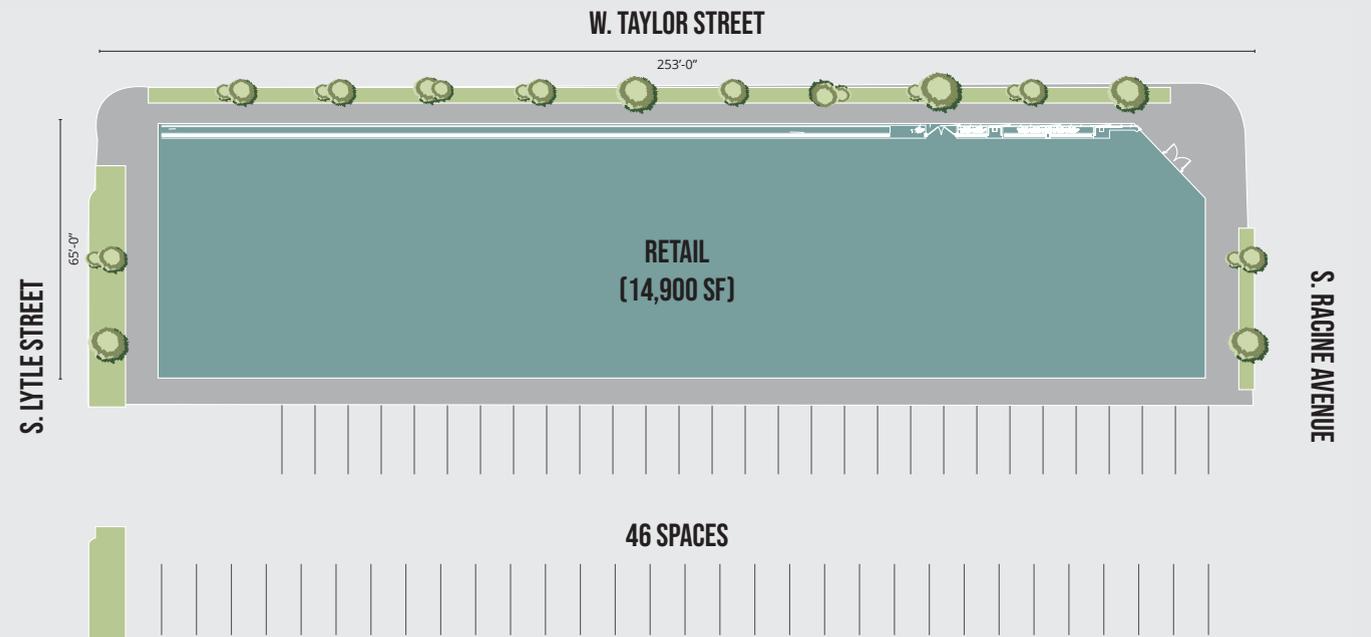




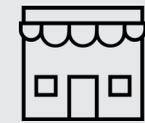
Retail		Restaurants	
1	GNC	1	Dunkin' Donuts
2	Jewel-Osco	2	JJ Fish and Chicken
3	Rainbow Shops	3	Pompei
4	TCF Bank	4	De Pasada
5	Villa	5	Kor-Fusion Cafe
6	Ashley Stewart	6	Golden Thai
7	Bank of America	7	Potbelly Sandwich Shop
8	Chase Bank	8	Hawkeye's Bar & Grill
9	7-Eleven	9	Michael's Wine and Spirits
10	Royal Bank	10	Drum and Monkey
11	Allstate	11	Conte de Savoia
12	State Farm	12	Vintage Bar
13	ABC Bank	13	Bacci Pizzeria
14	Edible Arrangements	14	L'ours bakery Cafe
15	CVS	15	Stax Cafe
16	Chase Bank	16	Francesca's on Taylor
17	The UPS Store	17	Davanti Enoteca
18	Lakeside Bank	18	County Barbeque
		19	The Bar 10 Doors
		20	Eggsperience Breakfast/Lunch
		21	Skinny Piggy Bakery
		22	Papa John's Pizza
		23	Gentile's Bottle Shop
		24	The Coffee Alley
		25	Jimmy John's
		26	IDOF - I Dream of Falafel
		27	Busy Burger
		28	Chez Joel Bistro Francais
		29	Khaosan and Taylor
		30	Subway
		31	Al's Italian Beef
		32	Mario's Italian Lemonade
		33	Demitasse Cafe
		34	Mr Broast UIC
		35	Thai Bowl
		36	Curry on Fire
		37	Little Joes

**DEMOGRAPHICS**

<p><b>23,079</b> Population</p>	<p><b>48,906</b> Daytime Population</p>	<p><b>\$362,584</b> Median Home Value</p>
<p><b>\$83,580</b> Average Household Income</p>	<p><b>36,658</b> Student Population</p>	<p><b>81,700</b> Medical Population</p>



**14,900**  
SF Ground Floor  
Development (Divisible)



**253'**  
of Frontage on  
Taylor Street



**46**  
Parking Stalls

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