

# CHICAGO RIDGE M A L L

Chicago Ridge, Illinois





# Chicago Ridge

Chicago Ridge Mall is a premier shopping destination located just 20 minutes from downtown Chicago. This enclosed single-level super regional center boasts a total GLA of 895,583 SF and is situated in the second most populated county in the nation. The mall’s high density trade area attracts 7 million annual visitors and is bolstered by its proximity to three hospitals, five colleges, Midway Airport, and a major sports facility, making it an ideal location for businesses looking to tap into a diverse and bustling market.

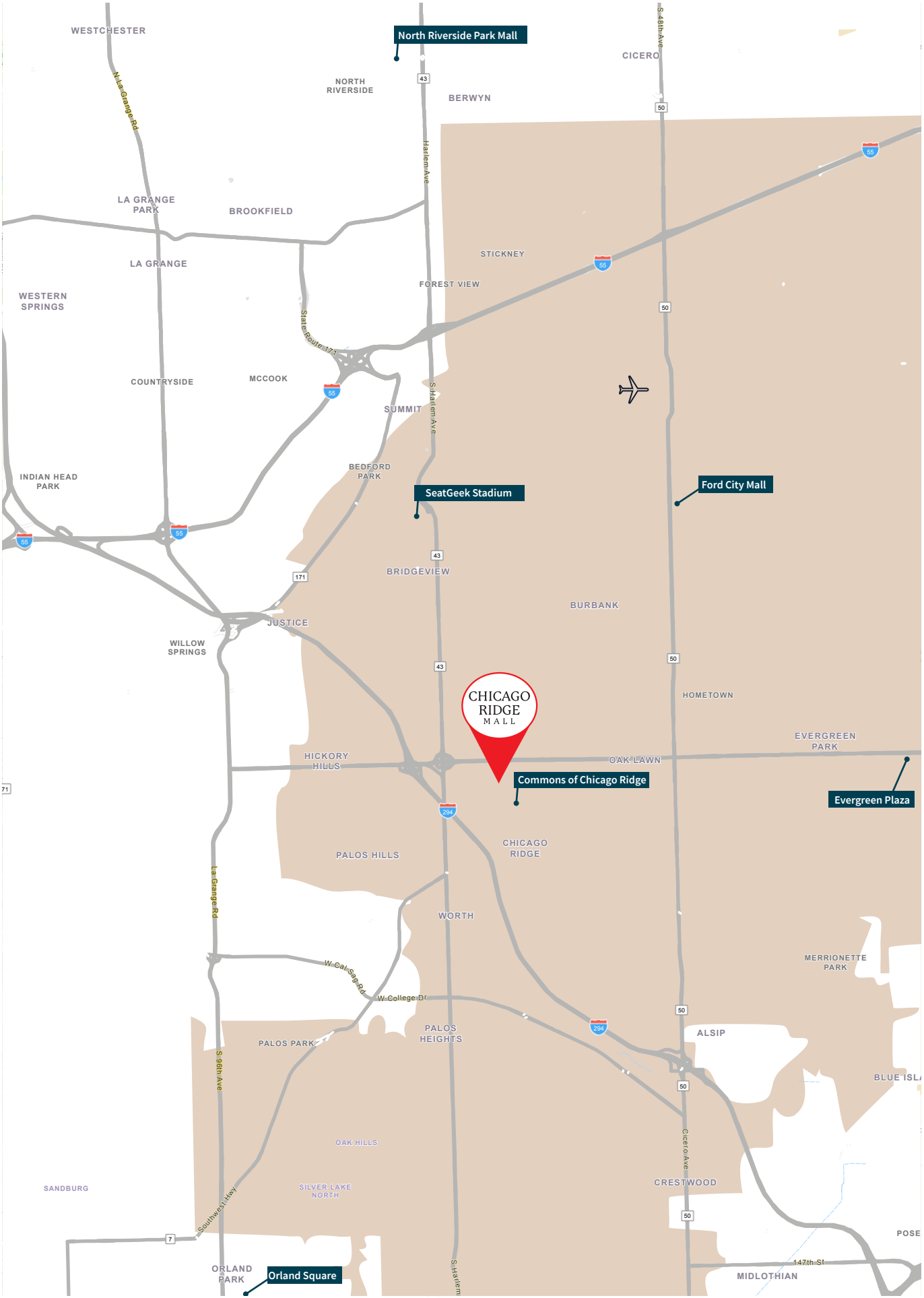
Positioned at the corner of 95th Street and Ridgeland Avenue, Chicago Ridge Mall offers a fresh mix of grocery, designer fashions, dining, and entertainment options for the entire family. The center’s strategic location in Southwest Chicagoland, combined with the area’s strong economic drivers in medical, transportation, and logistics sectors, presents a unique opportunity for retailers to thrive in this dynamic commercial hub.

## Second most populated county in the nation



### In the area

Competition	Points of Interest
Orland Square 10.1 miles, 22 mins	Midway Airport 5.5 miles, 15 mins
Commons of Chicago Ridge 0.3 miles, 1 min	SeatGeek Stadium 5.7 miles, 10 mins
North Riverside Park Mall 10.6 miles, 35 min	







## Key Retailers



78 mins

Average dwell time

54%

Racially/ethnically  
diverse

7M

Annual visitors

Source: PinPoint by Alexander Babbage and Placer.ai

## Demographics



544,331  
Households



\$97,288  
Average HH Income



1,486,681  
Population



38.9  
Median Age

Source: ESRI, 5 mile radius





# The Shopper



### Family Extensions: Next Wave

Average Household Size: 4.12

Median Age: 28.3

- Family oriented; distinguished by multigenerational households
- Trendy consumers who focus on style
- Enjoy convenience – fast food and family restaurants
- Media preferences favor Spanish-language channels and websites
- Residents are soccer fans



### Family Foundations: Hometown

Average Household Size: 2.71

Median Age: 39.6

- Family and faith are the cornerstones of life
- Style and appearance are important, spending on clothing for themselves and their children
- Shop at discount stores, such as Marshalls, Kohl's
- Favorite entertainment source includes television, subscribing to cable channels
- Connected, using internet primarily for entertainment, chat rooms and online gaming



### Parks and Rec: GenXurban

Average Household Size: 2.51

Median Age: 40.9

- Families consist of two-income married couples in well-established neighborhoods approaching retirement age
- Budget-conscious consumers
- For outings, prefer to dine out at family-style restaurants and attend movies
- Enjoy documentaries on Animal Planet, Discovery or History channels
- Take advantage of local parks and recreational activities; exercise routine is a balance of home-based exercise, a session at their local community gym, or a quick jog, swim or run



### About Second Horizon Capital

Second Horizon Capital is a real estate impact investment firm that partners with communities to reinvest in and revitalize commercial properties and transform them into vibrant destinations and local economic engines.

The company focuses on investing in, supporting, and stewarding each community that it joins. Second Horizon Capital works to bring all of their key stakeholders, including business owners, community groups, tenants, end-users, and municipalities to the forefront in creating reinvigorated and thriving community hubs.

Additional information on Second Horizon Capital can be found on the company's website at [www.secondhorizon.com](http://www.secondhorizon.com).

### Second Horizon Capital's Approach

Second Horizon Capital has a comprehensive double-bottom line approach where they focus on value creation for each of their centers. Their organization is designed to engage with each center's community stakeholders, national and local tenants, and customers with the objective of creating long-lasting and engaging community spaces.

Second Horizon Capital reinvests into each of their centers, enhancing physical infrastructure, deploying capital in support of their tenants, growing center operating teams, and building out extensive impact and community engagement offerings, to position them for long-term success.







**Austin Pye**  
VP, Retail Leasing  
[austin.pye@jll.com](mailto:austin.pye@jll.com)  
+1 630 624 3529