

## #5 Far Southwest Side

Bordered on the east by I-57, Far Southwest Side is largely defined by City boundaries and includes the community areas of Beverly, Morgan Park, and Mount Greenwood. Evergreen Park and Oak Lawn, two adjacent suburbs, create substantial competition for the city, particularly along Western Avenue and 95th Street. Marshfield Plaza at 119th Street is strategically located to capture demand that might otherwise outflow to the suburbs.

### Demographics

	2000	2010	2012*
Population	58,257	55,303	55,332
Households	20,885	20,530	20,445
Median HH Income*			\$78,951

Median Age		39.3	
1 Person Households		5,650	27.5%
All Households with Children		7,066	34.4%
All Households 65+		4,560	22.2%

Square Miles		8.21	
Population Density per Square Mile		6,740	
SF of Land in Parcels Zoned B, C, D & BPD		10.2M	
SF of Ground Floor Area Zoned B, C, D & BPD		3.1M	
Total Employment		12,986	

Source: US Census Bureau, Esri, Dun & Bradstreet \*2012 Estimate

### Submarket Inventory

#### Shopping Centers

1 community center with more than 125,000 SF:  
Marshfield Plaza

1 neighborhood center with 30,000 to 125,000 SF:  
Market Square

#### Big Box Retailers

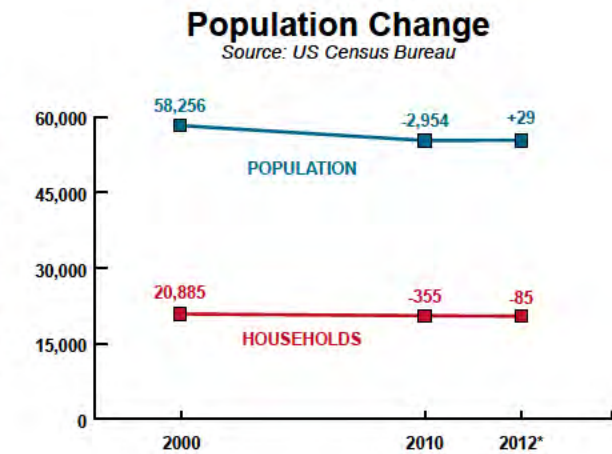
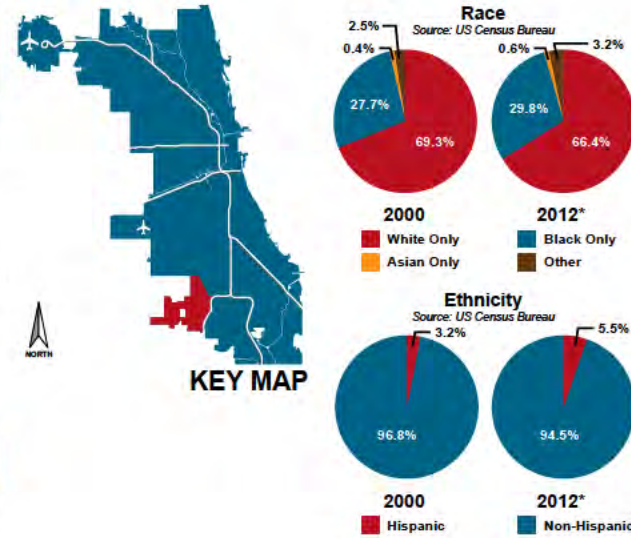
1 Target

#### Grocery Stores

1 County Fair Market  
1 Fairplay Foods  
2 Jewel-Osco

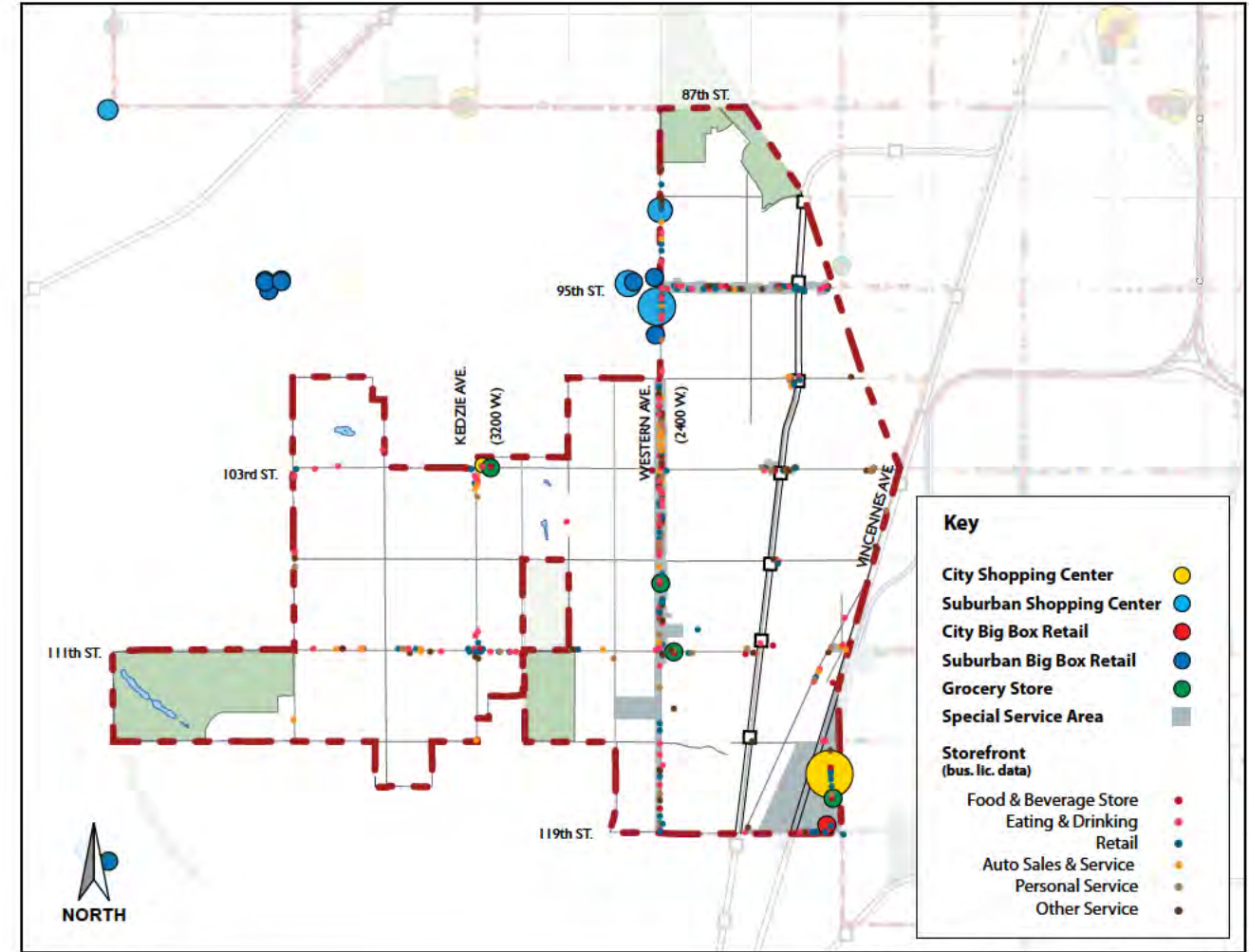
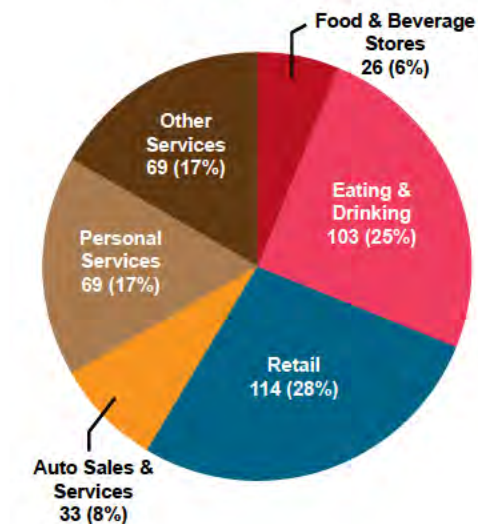
#### Special Service Areas

95th & Beverly #4  
South Western #20  
103rd & Beverly #44  
119th & Halsted #46



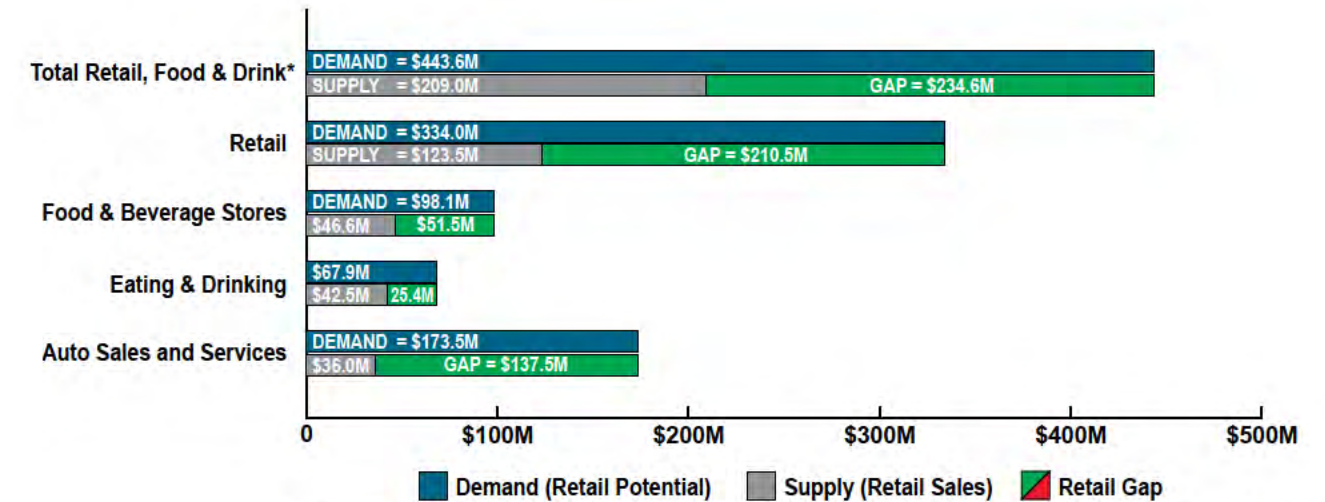
### Submarket Business Licenses

Source: City of Chicago



Submarket Inventory Map

### Submarket Gap Analysis



\*Excludes Non-store Retailers and Auto Sales and Services

Source: Esri Business Analyst