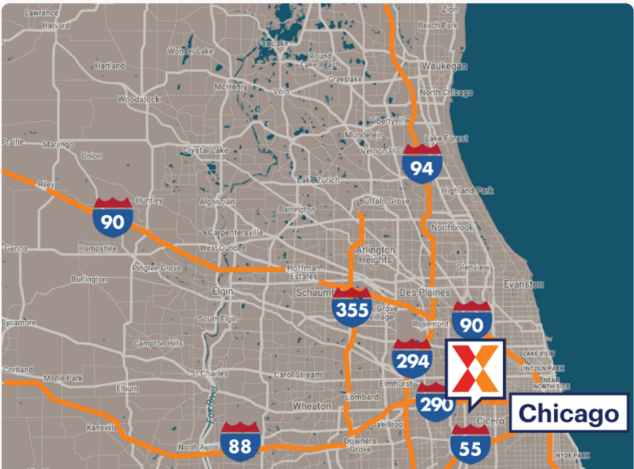


# North Riverside Plaza

Cook County Chicago-Naperville-Elgin, IL-IN 387,873 Sq Ft

2200 S. Harlem Ave | North Riverside, IL 60546

41.8484, -87.8056



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 27,075    | 252,701   | 638,422   |
| Daytime Pop. | 24,005    | 249,494   | 628,115   |
| Households   | 9,863     | 92,445    | 226,970   |
| Income       | \$110,848 | \$116,152 | \$110,651 |

Source: Synergos Technologies, Inc. 2024

Benefit from top national brands such as Best Buy, Burlington, Kohls & ULTA Beauty, drawing an estimated 13K+ daily visits and 4.8M+ annually, ranking in the top 10% of like centers in the market (Placer.ai 2025)

Surrounded by a dense trade area of 253K+ residents in a 1st tier suburb, 10 miles west of downtown Chicago

Prime location in the 2M+ Sq Ft North Riverside retail node, with high visibility from 35K+ vehicles daily on Harlem Ave/IL-43 and 30K+ on W Cermak Rd (Kalibrate 2021)

Located directly across from super-regional North Riverside Park Mall, Costco, Cermak Plaza & close proximity to J Sterling Morton High School with an enrollment of 3,550+ students

Regional commuter rail service is provided by Metra's BNSF line to Aurora, located 1 mile south on Harlem Ave



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## Available Spaces

|      |              |      |       |             |      |
|------|--------------|------|-------|-------------|------|
| 7201 | 39,860 Sq Ft |      | 7401  | 9,704 Sq Ft |      |
| 7229 | 12,000 Sq Ft | 360° | 7401A | 9,000 Sq Ft | 360° |

## Current Tenants

Space size listed in square feet

|       |                           |        |
|-------|---------------------------|--------|
| 2200  | Kohl's                    | 94,160 |
| 2204  | Petco                     | 18,040 |
| 2208  | Burlington                | 87,400 |
| 2210  | SKECHERS                  | 6,160  |
| 2212  | Carter's + OshKosh B'gosh | 3,555  |
| 2250  | Yia Yia's Pancake House   | 6,000  |
| 2300  | Panda Express             | 2,090  |
| 2302A | Jersey Mike's             | 1,380  |
| 2302B | The Wolf                  | 1,380  |
| 2304  | Future Nails              | 2,100  |
| 2312  | T-Mobile                  | 1,850  |
| 2314  | Lane Bryant               | 4,602  |
| 2344  | Best Buy                  | 47,012 |
| 7200  | Chick-fil-A               | 4,316  |
| 7205  | ULTA Beauty               | 10,721 |
| 7225  | Chili's Grill & Bar       | 5,945  |
| 7231  | Michaels                  | 18,000 |
| NAP01 | Hobby Lobby               | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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