



NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



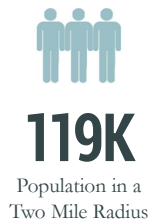


NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



PROPERTY DESCRIPTION

- Under New Ownership & Management (As of January 2026);
- Ranked in Top 10% of Most Trafficked Neighborhood Centers Nationwide According to Placer;
- 175,000+ sf Infill Grocery Anchored Shopping Center;
- Easy & Convenient Surface Parking;
- Recently Renewed Well Performing Anchors – Jewel & LA Fitness;
- Extremely High Barrier to Entry Market;
- +/- 4,500 Multi Family Units Within Half Mile Radius;
- 45% Highly Loyal Customers with Visits of Over 30x Per Year;
- In-Line Tenant Traffic Growth of Over 20% YOY.



EXCLUSIVE AGENTS

Ves Pavlovic 312/782-1374
ves@stonerealestate.com

Noah O'Neill 312/245-5206
noah@stonerealestate.com

OWNED & MANAGED BY



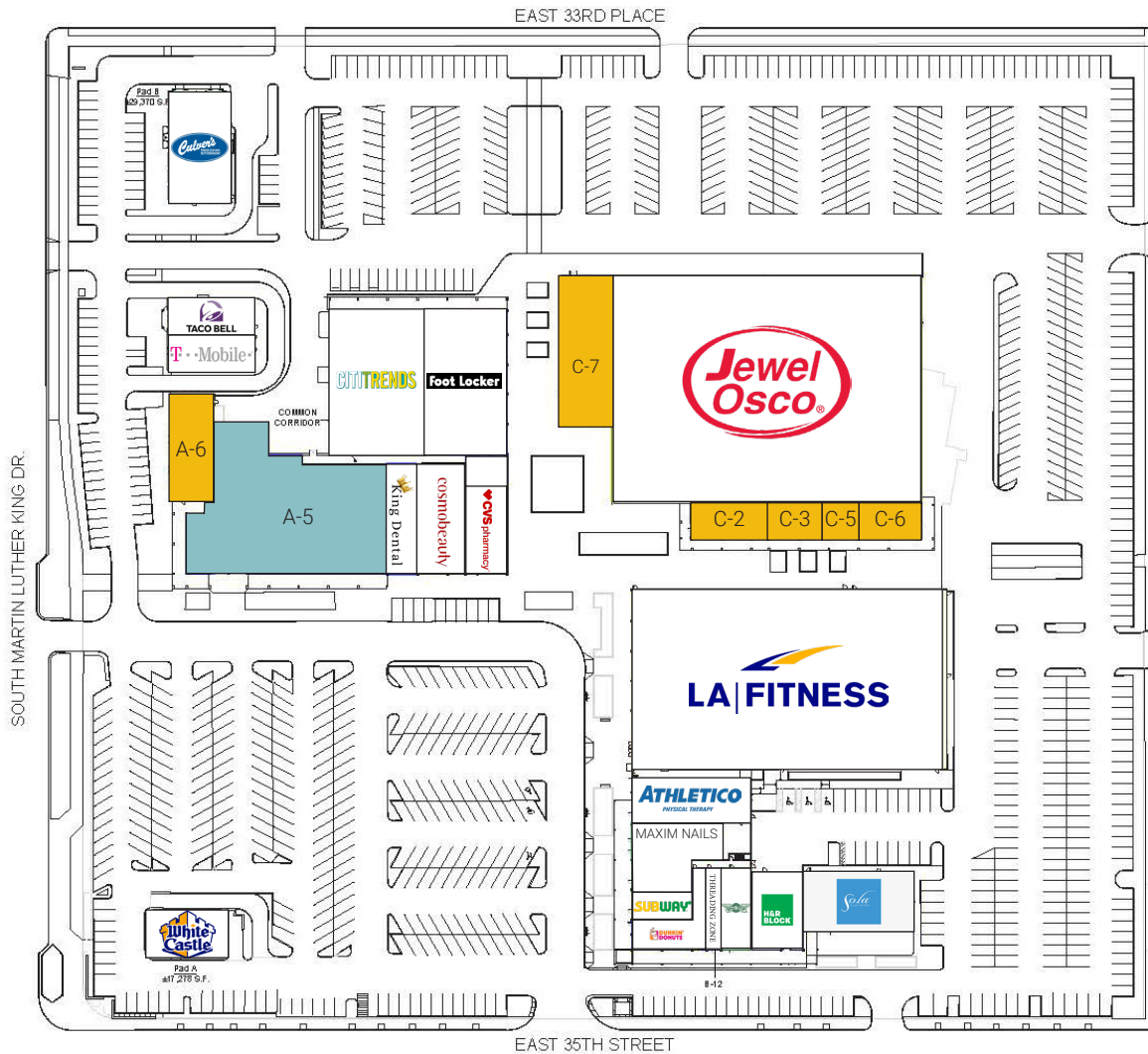
STONE
REAL ESTATE

This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.





NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



#	TENANT	SIZE (SF)
A-1	Citi Trends	11,962
A-1b	Footlocker	6,896
A-2a	CVS Pharmacy (Coming Soon)	2,660
A-2b	Cosmo Beauty	3,823
A-3	King Dental	2,342
A-5	NATIONAL RETAILER (Lease Pending)	16,905
A-6	AVAILABLE (Restaurant)	3,037
B-1	LA Fitness	40,027
B-4/5	Athletico	3,564
B-6/7/8	Maxxim Nails	3,424
B-9	Subway	1,262
B-11	Dunkin'Donuts/BR	2,122
B-12	Threading Zone	881
B-13	Wing Stop	1,702
B-14a	H&R Block	2,523
B-14b	Sola Salon Suites	4,685
C-1	Jewel	49,786
C-2	AVAILABLE	1,900
C-3	AVAILABLE	1,313
C-5	AVAILABLE	860
C-6	AVAILABLE	1,506
C-7	COMING AVAILABLE	5,460
D-1	T-Mobile	2,000
D-2	Taco Bell	2,000
Outlot A	White Castle	2,166
Outlot B	Culvers	4,300

EXCLUSIVE AGENTS

Ves Pavlovic 312/782-1374
ves@stonerealestate.com

Noah O'Neill 312/245-5206
noah@stonerealestate.com

OWNED & MANAGED BY



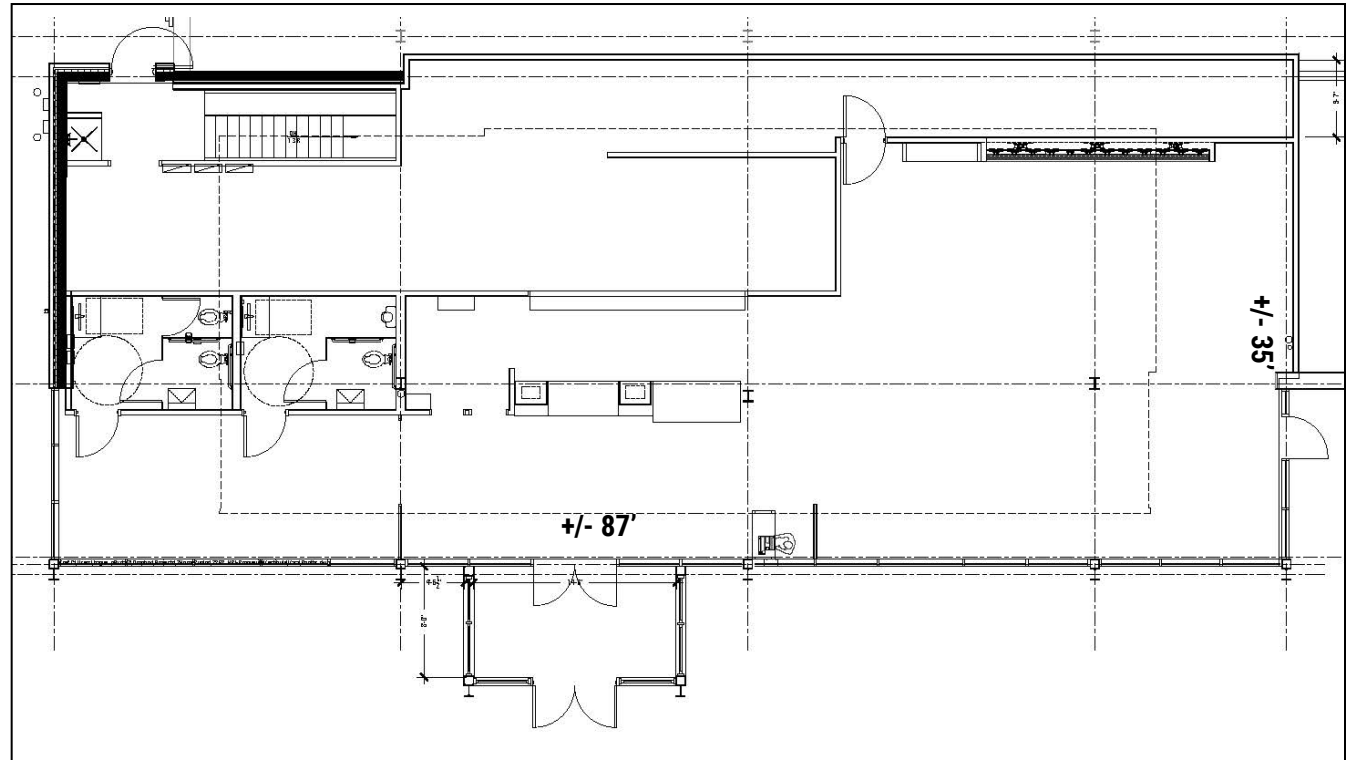
STONE
REAL ESTATE



NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



2ND GENERATION RESTAURANT - 3,037 SF



EXCLUSIVE AGENTS

Ves Pavlovic 312/782-1374
ves@stonerealestate.com

Noah O'Neill 312/245-5206
noah@stonerealestate.com

OWNED & MANAGED BY



STONE
REAL ESTATE

This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



NEC OF EAST 35TH STREET AND S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS (BRONZEVILLE NEIGHBORHOOD)



NEIGHBORING TENANTS AND AREA RETAILERS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	34,051	119,912	243,656
AVERAGE HH INCOME	\$75,831	\$99,818	\$116,128
DAYTIME POPULATION	8,539	34,314	84,996
TOTAL HOUSEHOLDS	18,743	55,229	114,263

This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



STONE
REAL ESTATE

OWNED & MANAGED BY



VES PAVLOVIC

Phone: 312.782.1374

Email: ves@stonerealestate.com

NOAH O'NEILL

Phone: 312.245.5206

Email: noah@stonerealestate.com

333 N. Michigan Avenue | Suite 1330 | Chicago, IL 60601