



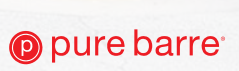
THE SHOPS OF UPTOWN

PARK RIDGE, ILLINOIS

AFFLUENT CHICAGO SUBURB
FLAGSHIP GROCERY RETAIL
INVESTMENT



LENSCRAFTERS



INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in The Shops of Uptown, a grocery-anchored retail collection that is located at the 'Main & Main' intersection of Park Ridge, an affluent and desirable north suburban Chicago community. The Shops of Uptown is part of the award-winning upscale Uptown mixed-use development which provides a captive customer base and unbeatable placemaking.

Address: 10 - 190 North Northwest Highway
510 - 608 Touhy Avenue
Park Ridge (Suburban Chicago), Illinois

Subject GLA: 70,144 SF

Lot Size: 3.47 AC

Occupancy: 97.2%

Year Built: 2008 – 2009

Traffic Counts: Northwest Highway – 9,700 VPD
Touhy Avenue – 25,800 VPD

WALT: 4.3 years

CAGR: 3.3%



\$1,686,016

NET OPERATING INCOME



GROCERY ANCHORED NECESSITY RETAIL CENTER

The Shops of Uptown is anchored by Trader Joe's, one of the most popular grocers in the United States and the only Trader Joe's location serving the five-mile radius surrounding the center. The grocer benefits from its desirable endcap positioning and visibility along Northwest Highway, a primary thoroughfare that provides access throughout Park Ridge and Chicago's northwest suburbs. Trader Joe's at The Shops of Uptown is a top performing location within the chain.



UPSCALE SMALL SHOP TENANCY

The subject offering is 97% leased to an attractive mix of dining, personal services, and health & wellness tenants that enjoy strong performance at the center given a dense and affluent surrounding demographic profile. In 2024, LensCrafters generated \$1.8M in sales, equating to \$845 PSF; Kriser's Natural pet generated \$2.3M, equating to \$520 PSF; Blufish generated \$4.4M, equating to \$620 PSF; Club Pilates generated \$1.2M, equating to \$820 PSF; and Orangetheory generated nearly \$1.1M, equating to \$430 PSF.

TRADER JOE'S®



**KRISER'S
NATURAL PET**

MILAN
Laser Hair Removal

LENSCRAFTERS



CLUB PILATES

**Orangetheory®
FITNESS**

pure barre®

**LAGREE
FITNESS**



AFFLUENT DEMOGRAPHIC PROFILE

Park Ridge is one of Chicago's most desirable suburbs given its affluent demographic base, proximity to Downtown Chicago, upscale housing market, and rich public amenities and highly-rated schools. Within a two-mile radius of the offering, there are more than 68,500 residents enjoying an average household income of \$170,900 and median home values of \$463,300. The Uptown Park Ridge development features 165 condominiums and townhomes that range from \$500K to \$800K, providing a captive and affluent customer base for tenants at The Shops of Uptown.



DESTINATION SUBURBAN DOWNTOWN

The Shops of Uptown anchors downtown Park Ridge, one of Chicago's most successful suburban downtowns that has seen extraordinary growth and development in recent years. Downtown Park Ridge features an abundance of high-end restaurants, upscale boutiques, and entertainment venues, including the historic Art Deco Pickwick Theatre, all in a highly walkable downtown centered around the subject offering. Notable retailers in the immediate area Whole Foods, Starbucks, Chipotle, Athleta, Citi, AT&T, Jersey Mike's, Massage Envy, and others.



STABLE INCOME STREAM WITH LEASE STIPULATED GROWTH

The Shops of Uptown is a Trader Joe's anchored retail center that features a highly attractive rent roll on account of 50% of the occupied GLA being leased to national tenants, many of which have been operating for more than 10 years. Additionally, tenants occupying 75% of the GLA feature annual rent escalations, providing predictable and stable growth in the income stream.

Strong Demographic Profile

WITHIN A 2-MILE RADIUS



68,578
POPULATION



\$170,971
AVERAGE HH INCOME

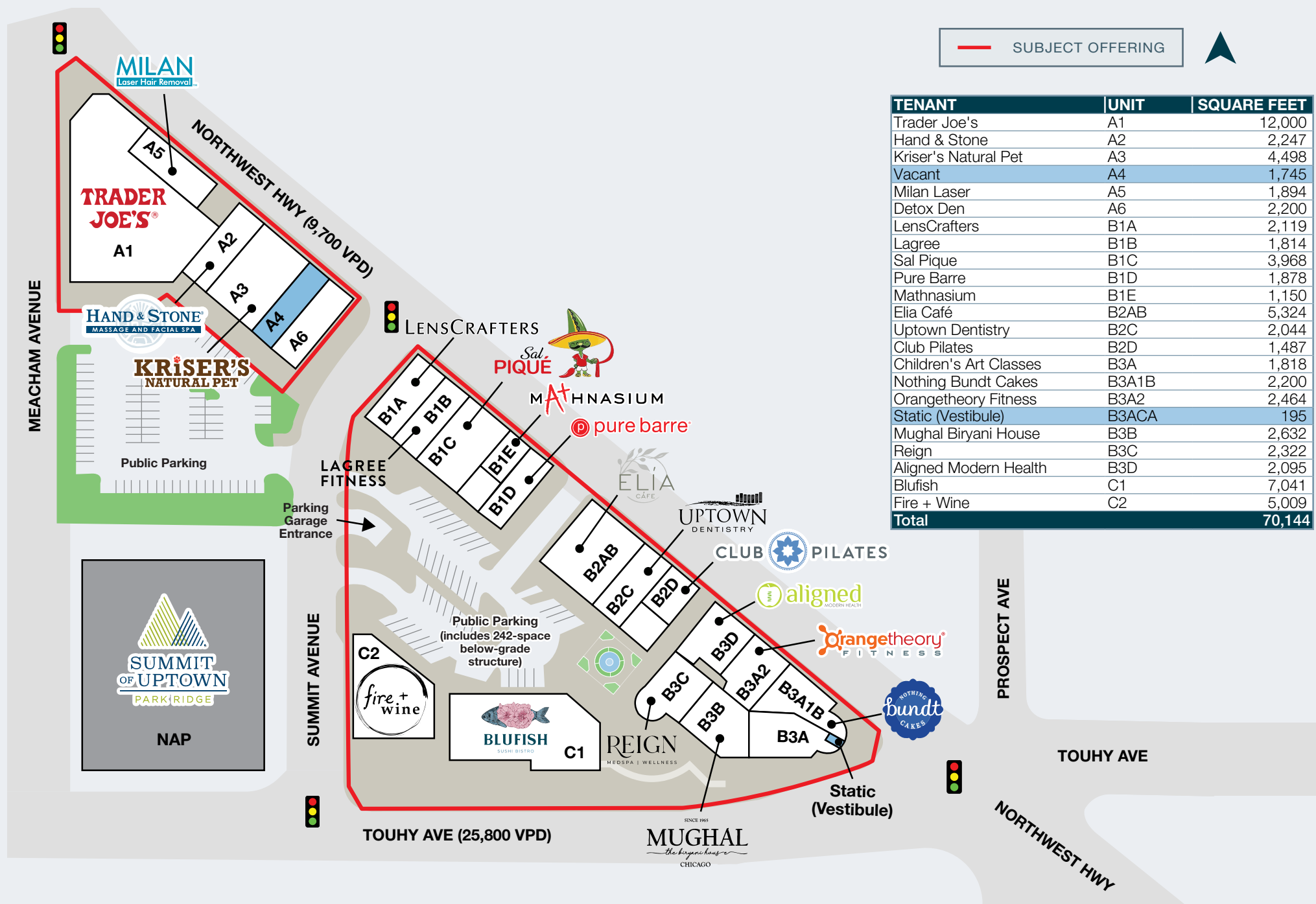


79,061
DAYTIME POPULATION



27,193
HOUSEHOLDS

LEASING PLAN



LOCATION & MARKET

- The Shops of Uptown is ideally positioned at the intersection of Northwest Highway and Touhy Avenue (over 35,000 combined VPD), two primary thoroughfares serving Park Ridge, which provide convenient northwest/southeast and east/west accessibility throughout the region.
- Park Ridge is one of Chicago's most desirable northwest suburbs and features a strong employment base, affluent demographics, upscale housing stock, and award-winning public schools and amenities.
- There are 63,100 households within a 3-mile radius of the center comprised mainly of single-family housing and upscale mid-rise condominiums. The median sale price for a single-family home in Park Ridge is \$657,000, according to Redfin, which is up 21% year over year.
- Park Ridge boasts excellent local and regional connectivity that has made it a highly desirable community for white collar professionals commuting to Downtown Chicago and nearby corporate hubs. The city offers convenient access to Downtown Chicago via frequent Metra express commuter trains on the Union Pacific Northwest line, with trains running as frequently as every 15 minutes and a travel time of less than 35 minutes. Park Ridge is well served by the interstate highway system, particularly Interstate 94 (Edens Expressway), providing commuters with access to Chicago's central business district in approximately 30 minutes. The city's close proximity to O'Hare International Airport (80 million annual passengers), just a 10-minute drive away, makes business and leisure travel highly convenient. In addition, Park Ridge sits near major corporate hubs, including Rosemont and the Glenview-Deerfield-Northbrook office hubs, offering commutes of less than 15 minutes. This combination of transit, highway, and airport access gives Park Ridge strong regional connectivity without sacrificing its community feel.
- Park Ridge is home to popular retailers that include Whole Foods, Jewel-Osco, Chipotle, Starbucks, Jersey Mike's, Panera, Athleta, AT&T, Massage Envy, and more. The Shops of Uptown boasts the highest concentration of national retailers in Park Ridge, providing excellent cross-traffic and co-tenancy.

The following table summarizes the dense demographic profile of the surrounding communities:

DEMOGRAPHICS			
Distance from Subject:	1 mile	2 miles	3 miles
2025 Population	20,033	68,578	157,618
2025 Households	7,768	27,193	63,070
2025 Median Home Value	\$560,570	\$463,317	\$398,258
2025 Daytime Demographics	19,424	79,061	189,553
2025 Average Household Income	\$195,709	\$170,971	\$140,967
2025 Median Household Income	\$157,730	\$130,054	\$105,047
2025 Per Capita Income	\$76,206	\$68,091	\$56,464
2025 Median Age	43.8	44.9	43.8



PROPERTY DESCRIPTION



- Developed in 2008 and 2009, The Shops of Uptown is part of the Uptown Park Ridge mixed-use development. The project features 70,144 square feet of ground-floor retail space, 165 upscale condominiums and townhomes, and surface and underground public parking.
- The Shops of Uptown is the most recognizable retail property in Park Ridge, benefiting from over 1,400 feet of frontage along the northwest corner of Touhy Avenue and Northwest Highway. Access to the parking lots serving the center is provided via Summit and Meacham Avenues (both signalized), which provides convenient accessibility for customers arriving via Touhy Avenue and Northwest Highway.
- Tenants at The Shops of Uptown enjoy prominent visibility and placemaking given most spaces feature signage and entrances on both the street and parking courtyard sides of the center.
- There are two city-owned surface-level public parking lots providing parking for customers of the center. The parking lot located in Phase II (adjacent to Trader Joe's) features 73 parking spaces, and the parking lot located in Phase III (above the sub-surface lot) features 43 parking spaces.





- The Shops of Uptown is a grocery-anchored neighborhood shopping center featuring a complementary tenancy of dining, health and wellness, and personal services tenants that benefit from Park Ridge's dense and affluent surrounding demographics.
- The subject offering boasts a weighted average lease term of 4.3 years which presents a stable income stream for an investor backed by future upside through the lease up of the existing vacancies and marking below market leases to market.
- Recent leasing velocity at The Shops of Uptown includes Hand & Stone Massage, Milan Laser, Detox Den, Lagree, Nothing Bundt Cakes, and Reign MedSpa. 85% of the tenancy has annual rent escalations, driving additional income growth.

GROCERY AND SPECIALTY RETAIL (31.8% OF GROSS INCOME)	RESTAURANT & DINING (30.9% OF GROSS INCOME)
   	     
HEALTH & WELLNESS (18.7% OF GROSS INCOME)	FITNESS (10.8% OF GROSS INCOME)
    	   





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