

# East Garfield Park [27]

Retail Potential [ in \$ Millions ]		Expenditure Leakage By Four Sample Store Types	
Total Consumer Expenditures	\$187 M	Grocery	\$14.6 M
Total Retail Sales	\$106 M	General Merchandise	\$19.0 M
Expenditure Leakage \$	\$81 M	Drug Stores	\$8.7 M
Expenditure Leakage %	43%	Restaurants	\$5.1 M
Concentrated Buying Power (\$/sq mi)	\$97 M		

Real Estate				
	Median Sale Price (2002)	1 Year Change	10 Year Change	Number of Units Sold (2002)
Single Family Detached	\$77,000	10%	-33%	15
Single Family Attached	\$149,900	30%		6
Multifamily Dwelling	\$159,900	18%	255%	63

Real Estate Investment	
New Purchase Loans #/Sq. Mi	70
5-Yr Trend New Purchase	28.30%
Rehab Loans #/Sq. Mi	22
5-Yr Trend Rehab #	-55.67%

Demographic Profile	
Total Population	20,553
Children (Under 16)	5,881
Seniors (65+)	2,102
Families	4,495
Persons Living Alone	1,631

Household Net Wealth	
Median Household Net Wealth	\$23,155
Concentrated Net Wealth (\$ / sq mi)	\$314 M

Middle Class [ Household Income \$50K - \$150K ]	
Number of Middle Class Households	1,274
Concentrated Middle Class (Households/ sq mi)	660
Percent of Middle Class Households	20%

Housing and Rental Market			
Occupied Housing Units	6,464	Gross Rents	
Rented	4,648	< \$750 / Mo.	3,855
Owned	1,816	\$750 - \$1,000 / Mo	587
		\$1,000 - \$1,250 Mo.	97
		\$1,250 - \$1,500 / Mo	44
		>\$1,500 - \$2,000/ Mo.	0
		>\$2,000	0

**Report Prepared for Retail Chicago**

Source: Metro Edge calculations based on data from Claritas (2002), Chicago Association of Realtors and the US Census Bureau  
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