

South Chicago [46]

Retail Potential [in \$ Millions]		Expenditure Leakage By Four Sample Store Types	
Total Consumer Expenditures	\$368 M	Grocery	(\$4.4) M
Total Retail Sales	\$273 M	General Merchandise	\$17.2 M
Expenditure Leakage \$	\$95 M	Drug Stores	\$2.1 M
Expenditure Leakage %	26%	Restaurants	\$10.9 M
Concentrated Buying Power (\$/sq mi)	\$110 M		

Real Estate				
	Median Sale Price (2002)	1 Year Change	10 Year Change	Number of Units Sold (2002)
Single Family Detached	\$80,000	10%	23%	110
Single Family Attached	\$43,900	-4%		23
Multifamily Dwelling	\$75,000	36%	6%	87

Real Estate Investment	
New Purchase Loans #/Sq. Mi	75
5-Yr Trend New Purchase	26.77%
Rehab Loans #/Sq. Mi	22
5-Yr Trend Rehab #	-61.78%

Demographic Profile	
Total Population	38,105
Children (Under 16)	10,798
Seniors (65+)	3,621
Families	8,971
Persons Living Alone	2,995

Household Net Wealth	
Median Household Net Wealth	\$44,358
Concentrated Net Wealth (\$ / sq mi)	\$493 M

Middle Class [Household Income \$50K - \$150K]	
Number of Middle Class Households	3,994
Concentrated Middle Class (Households/ sq mi)	1,192
Percent of Middle Class Households	32%

Housing and Rental Market			
Occupied Housing Units		Gross Rents	
Rented	7,115	< \$750 / Mo.	5,897
Owned	5,375	\$750 - \$1,000 / Mo	757
		\$1,000 - \$1,250 Mo.	151
		\$1,250 - \$1,500 / Mo	47
		>\$1,500 - \$2,000/ Mo.	25
		>\$2,000	11

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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