

New Development

# THE SHOPS AT SIX CORNERS

SEC Irving Park Road & Kilpatrick Avenue  
Portage Park-Irving Park / Chicago

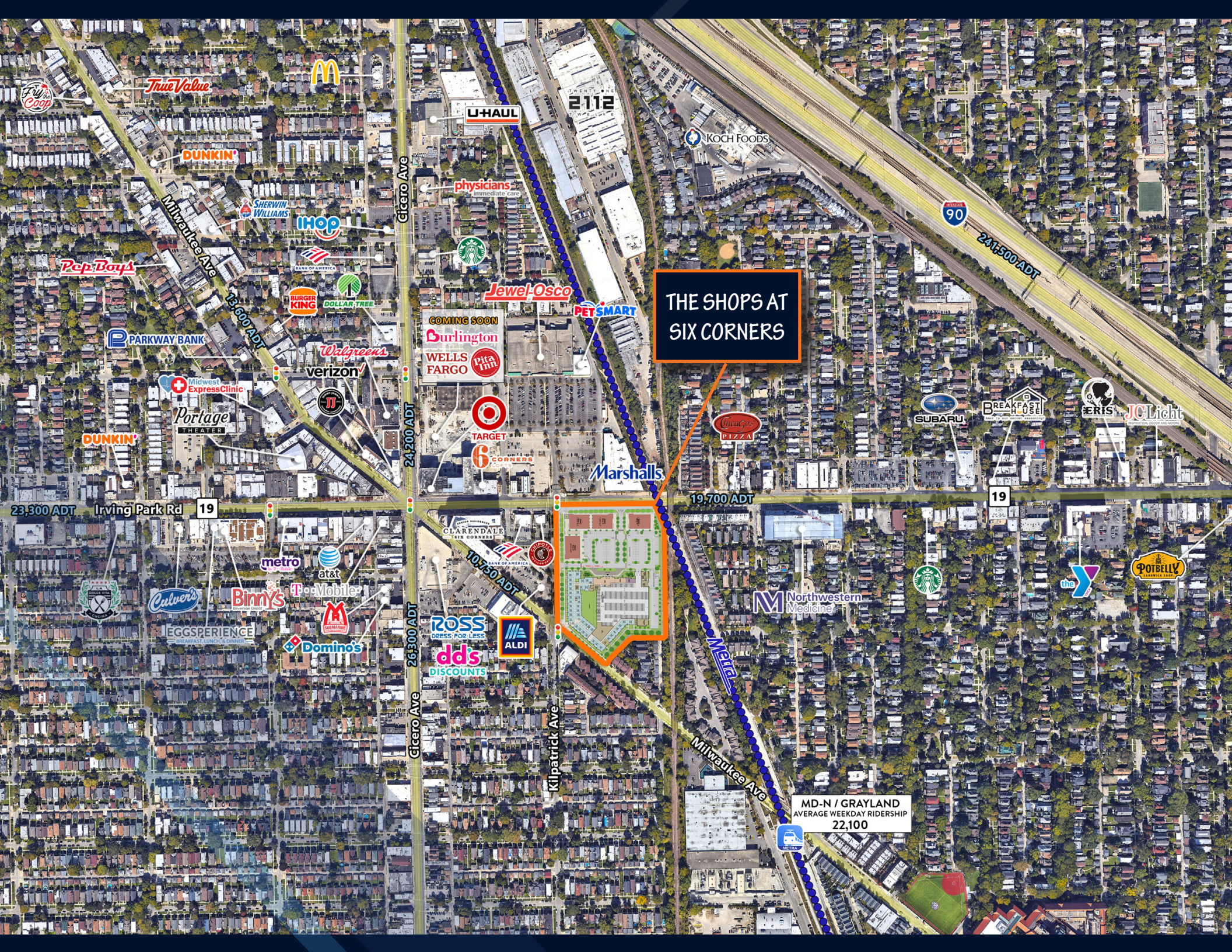
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REAL ESTATE

Developed By  
**XRPR**  
DEVELOPMENT



PROPOSED RENDERING





THE SHOPS AT  
SIX CORNERS

MD-N / GRAYLAND  
AVERAGE WEEKDAY RIDERSHIP  
22,100



# Property Details

## LOCATION

SEC Irving Park Road & Kilpatrick Avenue  
Chicago, Illinois 60641

## RETAIL SPACE AVAILABLE

### Anchor Position Available

- Grocery, Medical, Health Club

### Outlot Opportunity For Lease

- Restaurants, Retail, Service
- Drive-thru available

*Various Configuration Options*

## DEMOGRAPHICS

	½ Mile	1 Mile	1 ½ Miles
Total Population	10,035	44,994	109,178
Average HH Income	\$158,391	\$146,651	\$135,730
Daytime Population	9,694	34,742	81,540

## SUMMARY

Future retail space in the thriving Six Corners neighborhood of Chicago.

A new mixed-use development featuring approximately 30,000 SF of retail space and five stories housing 235 apartment units.

A vibrant market positioned at the intersection of major roadways and public transit options, including Metra, CTA trains and buses, and I-90/I-94.

A densely populated and affluent residential area with high levels of both vehicle and commuter traffic.

Stunning new retail, restaurant, service, and drive-thru spaces designed to meet the needs of this outstanding community.

## AREA TENANTS



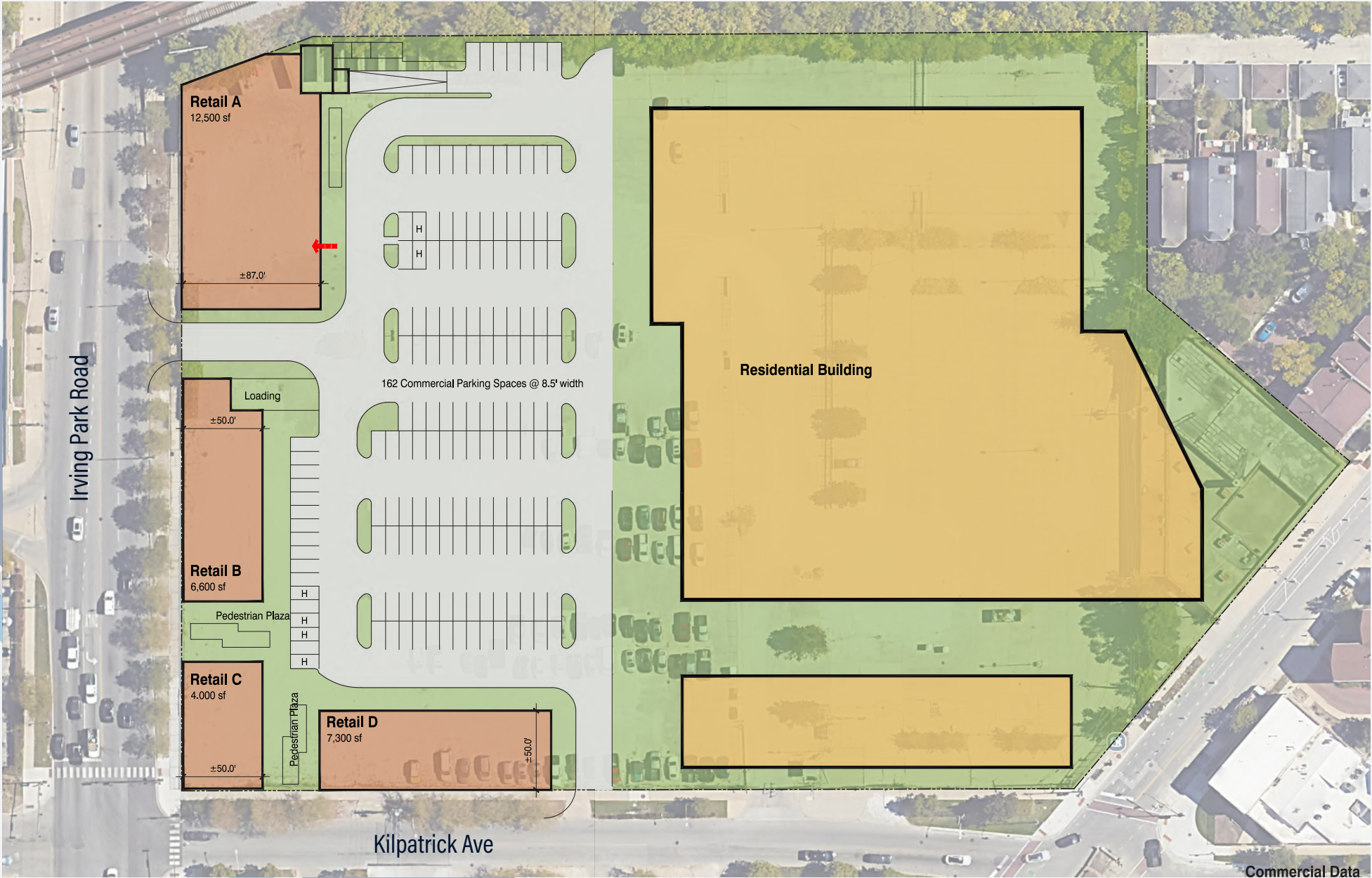
**Jewel-Osco**



**Marshalls**



# Conceptual Site Plan





# Renderings



# A · R · C

## REAL ESTATE

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