

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Edgewater

MLS 8077



Canvassed in 6/2009

Because a neighborhood encompasses so much more than what its demographics and statistics reveal, a canvassing report is crucial for creating a more complete picture that also includes non-statistical information, such as the physical condition of buildings, true accessibility, public transportation options, ratio of visitors to residents and the graffiti and littering that a canvasser can witness. Through visits and photos of communities taken during peak hours, an outsider can gain a comprehensive understanding of a neighborhood that falls beyond its demographics.

Following is our finding.

This corridor of Edgewater contains a diverse presence of restaurants, commercial ventures, offices and residential options. Its assortment of ethnic restaurants is unparalleled, offering Indian, Ethiopian, Thai, Italian and many others. Most of these restaurants contribute to the corridor's worldly feel by outfitting their exteriors with unique displays, décor and signage. Many of these restaurants also provide patrons the option of outdoor seating, enhancing the area's overall appeal. The corridor also supports a wide variety of shops, boutiques and other retail ventures, including a vintage clothing shop, restored furniture store, organic market, wine cellar and custom framing store. Most retail along this corridor is without much competition, allowing it to thrive even in a tough economy. It is noteworthy that midway between Foster Ave. and Devon Ave. is a healthy stock of auto shops, auto parts stores and dealers. Though the area is very bike and pedestrian friendly, it also caters to the automobile.

It should be noted that, although this corridor maintains an urban feel, it exhibits multiple suburban-like developments. These include a Dominick's with a large parking lot, multiple fast food establishments with drive-ins and parking lots, and other "strip-center" developments with dedicated parking in the front. These developments are farther north in the corridor, closest to Devon Ave. The remainder of Broadway, north of Foster Ave., presents a well-

Edison Park
Norwood Park
Forest Glen
Jefferson Park
North Park
Albany Park
Lincoln Square
Rogers Park
West Ridge
Edgewater
Uptown
Portage Park
Irving Park
North Center
Lake View
Dunning
Belmont Cragin
Logan Square
Lincoln Park
Humboldt Park
West Town
Near North Side
Austin
West Garfield Park
East Garfield Park
Near West Side
The Loop
Near South Side
North Lawndale
Lower West Side
South Lawndale
Bridgeport
McKinley Park
Douglas
Armer Square
Oakland
Brighton Park
New City
Grand Boulevard
Kenwood
Hyde Park
Washington Park
Woodlawn
South Shore
South Chicago
Garfield Ridge
West Elston
Gage Park
Englewood
Greater Grand Crossing
Avalon Park
Calumet Heights
East Side
Clearing
West Lawn
Chicago Lawn
West Englewood
Auburn Gresham
Chatham
South Deering
Ashburn
Beverly
Washington Heights
Roseland
Pullman
Riverdale
Hegewisch
Mount Greenwood
Morgan Park
West Pullman

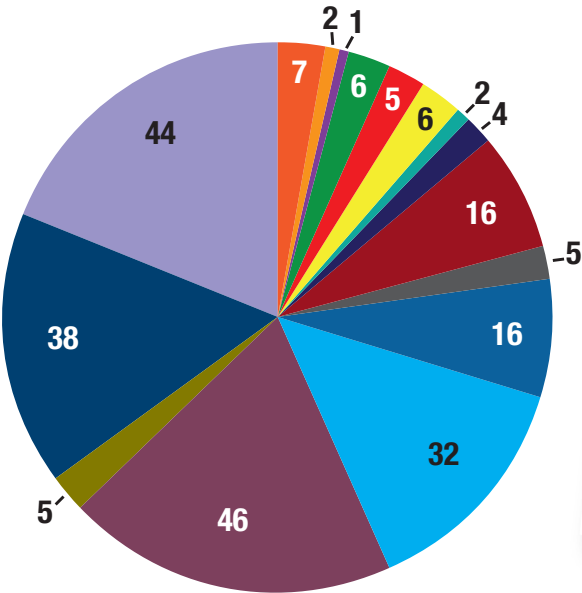
built streetscape with few parking lots and big box developments.

Overall, buildings in this corridor are of good quality. The area encompasses many new construction and refinished facades as well as historic buildings with well-preserved exteriors (i.e. Terra cotta, brick and stone). The sidewalks and streets are in very good condition. Most areas have large sidewalks that promote safe walk-ability, in addition to sidewalk cafes and restaurant seating.

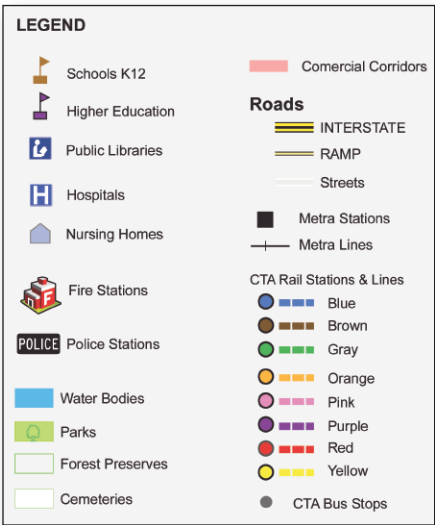
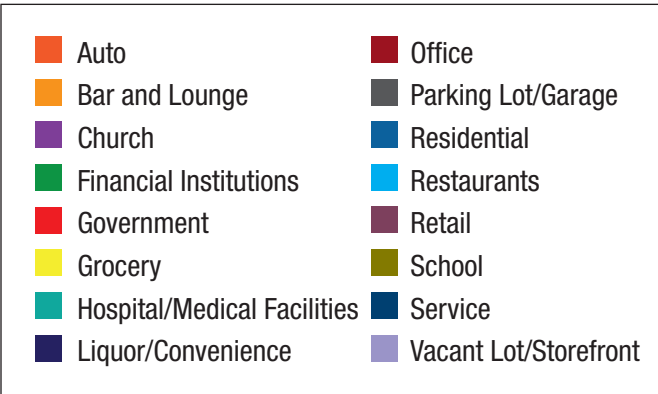
Residential profile: Edgewater has varied residential options, including single-family homes, apartment buildings and condos. Age ranges from historic structures to new construction.



Broadway Snapshot



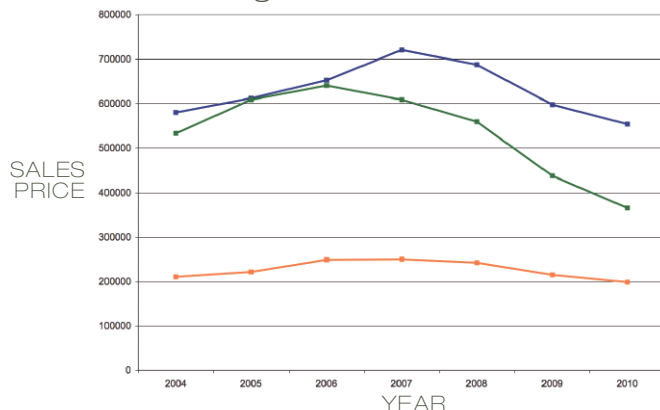
235 Businesses in Surveyed Area of Edgewater



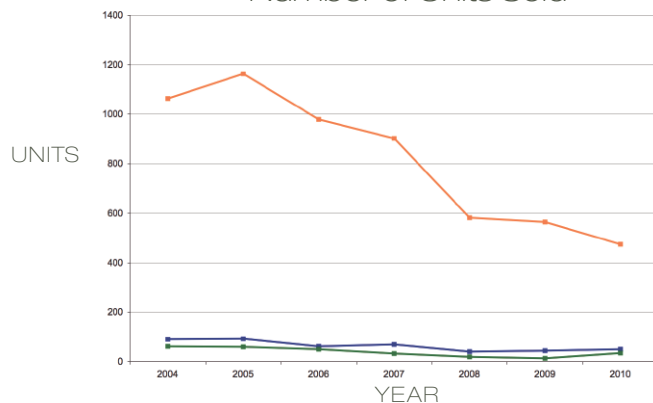
Edgewater by the Numbers

Housing Statistics

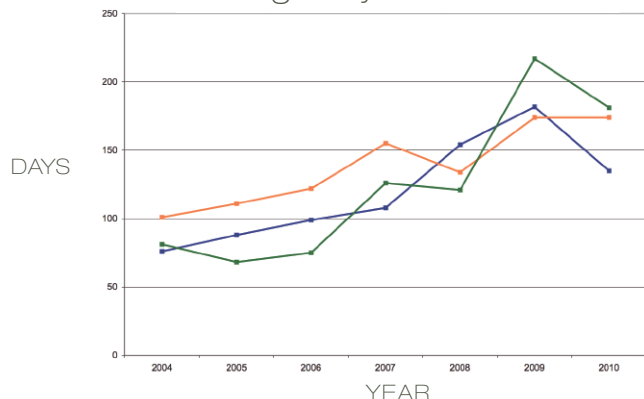
Average Residential Sale Price



Number of Units Sold



Average Days on the Market



■ Type 1 ■ Type 2 ■ Type 3

MLS Information (2004-2010) Property Type Classifications:

Type 1 - Single Family Detached; Type 2 - Multi Unit Attached; Type 3 - 2, 3, 4 Flats

STATISTIC SOURCE: Midwest Real Estate Data LLC (MRED)

Street/Corridor

N. Broadway
Foster Ave.
Devon Ave.
Peterson Ave.

Bus Routes

CTA 36
CTA 92
CTA 155
CTA 84

Ridership 2009*

2,989,221
2,446,057
2,544,381
1,404,312

Ridership 2008

5,812,043
2,562,577
2,487,720
1,443,778

Ridership 2007

5,218,475
2,410,201
2,210,151
1,340,330

Street/Corridor

N. Broadway /Bryn Mawr
N. Broadway/Thorndale
N. Broadway/Granville
N. Broadway/Loyola
W. Lunt/Ravenswood

CTA "L" Train/Metra

Red Line
Red Line
Red Line
Red Line
Metra BNSF - Rogers Park Station

Ridership 2009*

716,831
444,257
568,250
788,561
N/A

Ridership 2008

1,402,300
900,202
1,111,226
1,573,868
N/A

Ridership 2007

1,369,201
869,263
1,095,586
1,490,705
N/A

*2009 Chicago Transit Authority ridership numbers are through second quarter only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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