

NRPM

NORTH RIVERSIDE PARK MALL

Feil Real Estate

FRESHLY RENOVATED. FULLY REPOSITIONED. CHICAGO'S BEST.













NRPM

NORTH RIVERSIDE PARK MALL







North Riverside Park Mall is not your average Chicagoland regional center. It is a thriving one-of-a-kind property uniquely suited to serve a diverse and densely populated market. Locals have shopped this mall for generations.

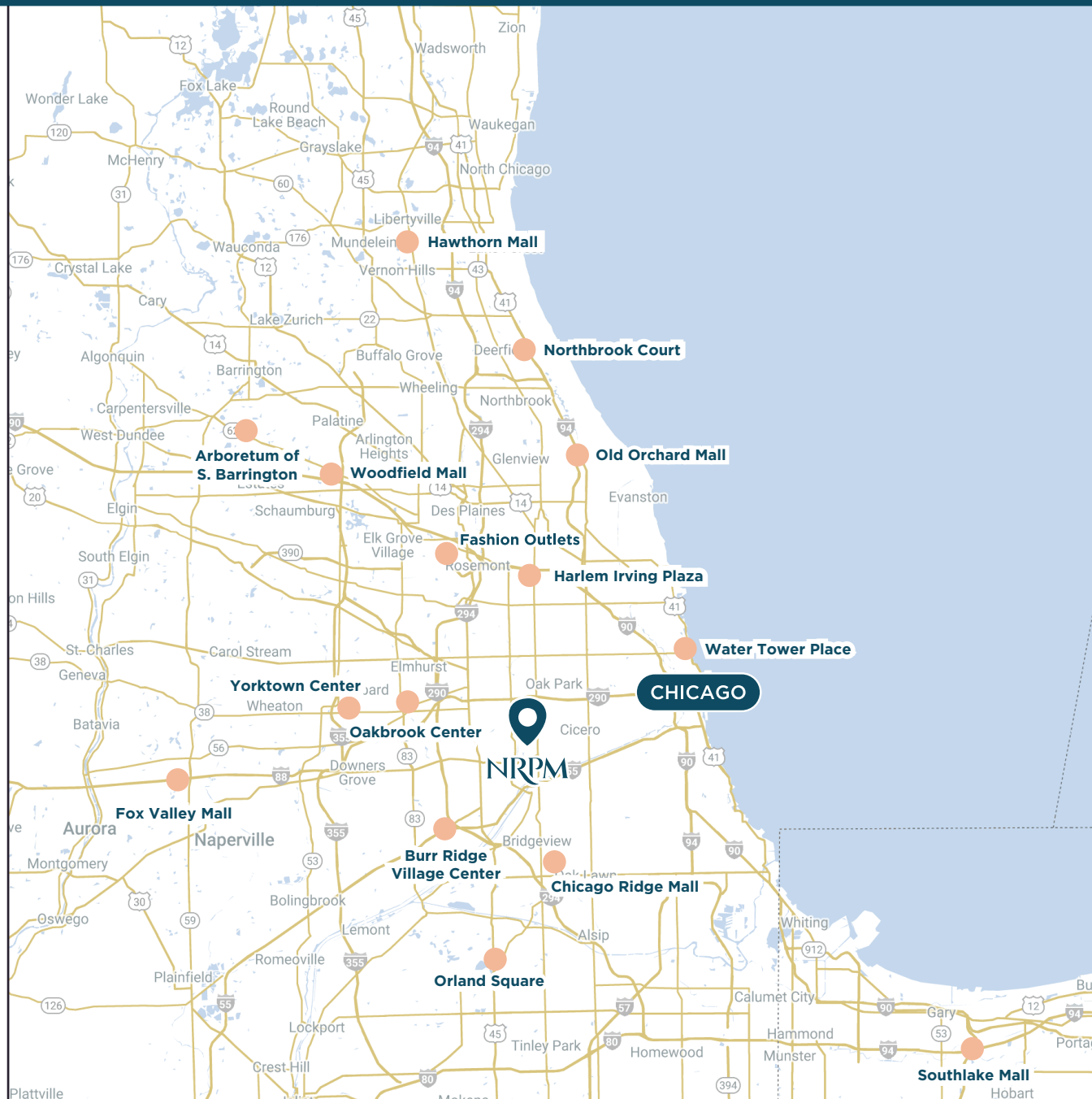
- **Two-level Center with 1.1 Million enclosed SF**
- **Shopping hub of Chicago, entry to Western Suburbs**
- **10 Miles West of The Loop, "next door" to Chicago**
- **Urban Venue with a Suburban Sensibility**
- **Loyal Customer Base in Densely Populated Region**
- **$11M Capital Investment & Renovation**

Uniquely Positioned

North Riverside Park Mall is uniquely positioned to serve shoppers from the Chicago area including Cicero, Berwyn Riverside, Brookfield, Oak Park, Chicago, and surrounding areas.

NRPM

Local Shopping Centers



LOCAL CENTERS

*Drivetimes from NRPM

Oakbrook Center 16 min drivetime

Burr Ridge Village Center 21 min drivetime

Yorktown Center 20 min drivetime

Harlem Irving Plaza 23 min drivetime

Chicago Ridge Mall 26 min drivetime

Fashion Outlets of Chicago 26 min drivetime

Water Tower Place 28 min drivetime

Woodfield Mall 28 min drivetime

Orland Square 31 min drivetime

Fox Valley Mall 32 min drivetime

Northbrook Court 40 min drivetime

Old Orchard Mall 36 min drivetime

Hawthorn Mall 43 min drivetime

Southlake Mall 56 min drivetime




WHERE OUR SHOPPERS LIVE
Fashion Outlets of Chicago
Harlem Irving Plaza
290
294
41
43
OAK PARK
CHICAGO
LAKE MICHIGAN
290
Loyola University Medical Center
NRPM
West Cermak Road
45
BERWYN
Oakbrook Center
Little Village
10 MILES
5 MILES
3 MILES
2,360,000 pop.
650,794 pop.
263,271 pop.
Brookfield Zoo
MacNeal Hospital
CICERO
90
34
294
Harlem Avenue
55
# of Visits
High
Low

The Chicago regional mall that serves generations of loyal shoppers

* Food Court Renovation Slated for Holiday 2026

The Trade Area

North Riverside Park Mall is perfectly suited to the trade area's unique demographics with an impressive population density:

	3 Mile	5 Mile	10 Mile
Trade Area Population	263,271	650,794*	2,360,000
Average HH Income	$82,145	$77,594	$76,383

**377,375 under age 35 | trade population within 5 miles*

Chicago Metropolitan Area is ranked 3rd out of 384 MSAs in the United States

Area Traffic Counts



Traffic Counts:

West Cermak Road = 30,061 Vehicles Per Day
Harlem Avenue = 16,576 Vehicles Per Day

7 Million Visitors Annually

71 MINS.
Average shopper dwell time

88.28%
Shoppers living within 10 miles of the property.

ETHNICALLY DIVERSE
58% Hispanic
19% Black
18% White
3% Asian
2% Two or more

5.4
Average Visits per Year

A true community gathering place

More than 40 annual events, attracting thousands of new and loyal shoppers



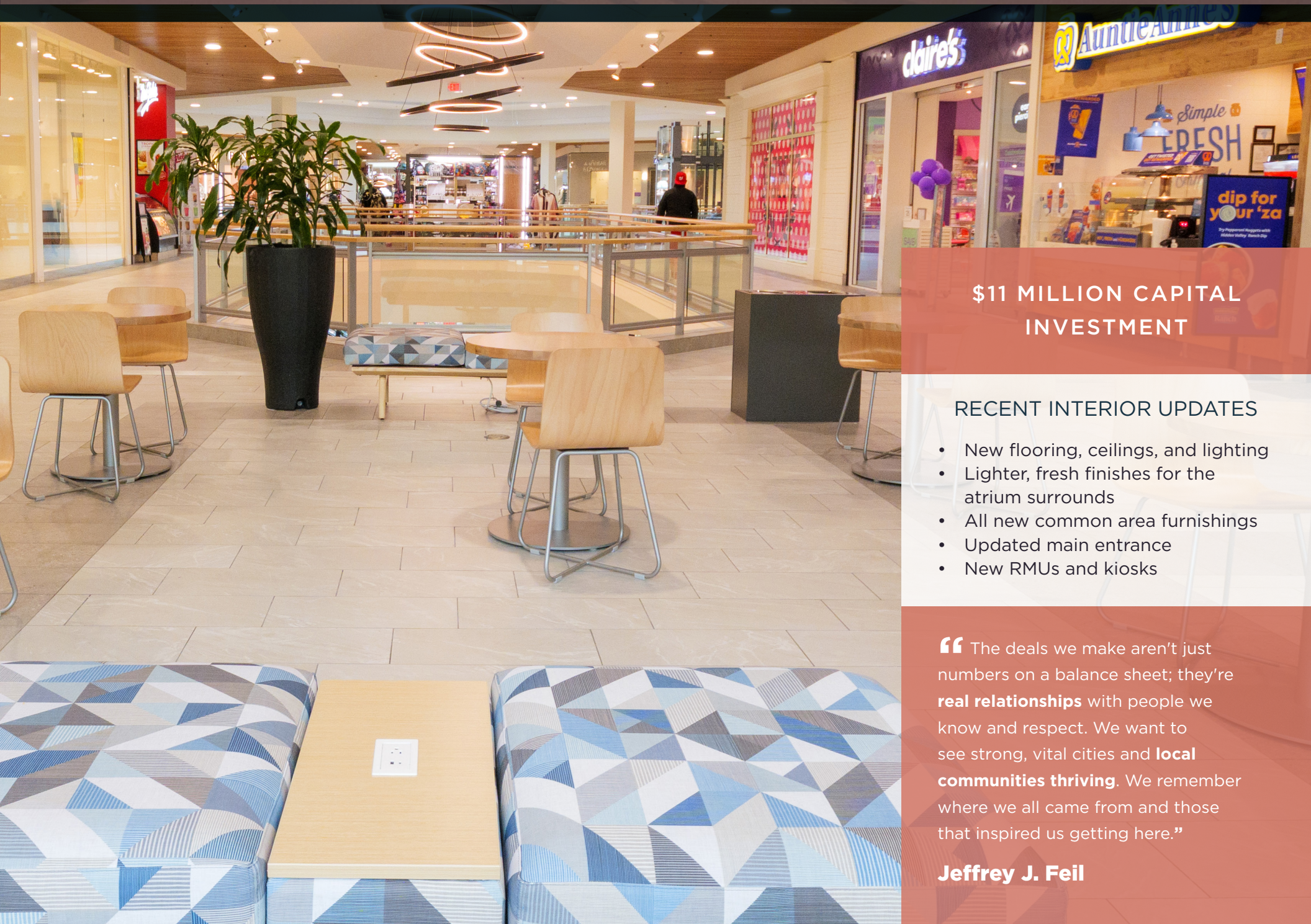












$11 MILLION CAPITAL INVESTMENT

RECENT INTERIOR UPDATES

- New flooring, ceilings, and lighting
- Lighter, fresh finishes for the atrium surrounds
- All new common area furnishings
- Updated main entrance
- New RMUs and kiosks

"The deals we make aren't just numbers on a balance sheet; they're **real relationships** with people we know and respect. We want to see strong, vital cities and **local communities thriving**. We remember where we all came from and those that inspired us getting here."

Jeffrey J. Feil


Kids Foot Locker


JD


H&M


PANDORA
PANDORA


AÉROPOSTALE
FACTORY STORE
50–70% OFF


ALDI
FRESH

NRPM


Kids Foot Locker


Bath&BodyWorks


PINK


AÉROPOSTALE


H&M


BOWLING & AMUSEMENT
ROUND1


EXPRESS


PANDORA


Gloria Jean's
COFFEES


ALDI

NPRM NEW DEALS

Lovisa



U.S. POLO ASSN.
SINCE 1890

MINISO

KPOT

SEVEN BREW
7B
DRIVE THRU COFFEE

KIDS EMPIRE


DTLR


KIDS EMPIRE
KIDS EMPIRE
NOW OPEN!


Lovisa
Lovisa
FREE! PIERCING


MINI SOU
MINI SOU



With a 50-year history in the community and reputation for community gathering, generations of families still shop North Riverside Park Mall together. We are positioned for the next 50 years of retail and placemaking.

Feil Real Estate

For over 70 years, The Feil Organization, an established investment, development and management firm based in New York City, has been a powerful force in real estate. We've achieved success by adhering to a core group of principles: diversity of holdings to weather fickle financial trends and climates; low debt to keep capital working for us and our clients; and extensive expertise to manage and operate our own properties.

LEASING

TRICIA PHILLPOTT
Regional Director of Retail Leasing
504.835.8000
tphillpott@feil.com

KAELAN MCARTHUR
Retail Leasing Representative
504.262.9397
kmcarthur@feil.com

BRIAN LADE
Regional Asset Manager
504.835.8000
blade@feil.com

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NORTH RIVERSIDE
PARK MALL

Feil Real Estate

7501 West Cermak Road
North Riverside, IL 60546
NorthRiversideParkMall.com
708.442.1111

@NorthRiversideParkMall