

WELCOME TO
EDGEWATER.
Your New Business Destination



EDGEWATER
DEVELOPMENT
CORPORATION

www.edgewaterdev.org

WELCOME.

The Edgewater Development Corporation welcomes you to our unique urban community situated on the north side of Chicago at Lake Michigan's shore. From bustling urban business districts, to the quiet respite of tree lined residential streets to some of the largest beaches along Lake Michigan, Edgewater offers something for everyone. Residents move to Edgewater because of the access to transit, amenities, a wide range of housing styles to choose from, a variety of options in our business districts for shopping and day-to-day services and access to the edge of Lake Michigan found nowhere else in the City of Chicago.

Edgewater Development Corporation's mission is to improve the quality of life for the neighborhood's residents through the enhancement and preservation of the commercial districts. Every year, nearly \$500 million is spent outside of our neighborhood. Our aim is to bring those dollars back into our community. Our promise is to work with you to find the best location for your business, one that will allow you to grow and prosper in our community. We are confident that there is a place for your business in Edgewater.

Welcome!

MISSION.

The mission of the Edgewater Development Corporation is to improve the quality of life for all community residents by attracting businesses and enhancing Edgewater's commercial districts.

We:

- Conduct an active commercial marketing, business attraction and development program.
- Develop, advocate, promote and cooperate with stakeholders in plans to enhance Edgewater's commercial corridors through improvements to infrastructure, parking and transportation.
- Offer innovative small business programs to help entrepreneurs and their businesses.
- Foster the creative arts as a catalyst for economic growth.

EDGEWATER A DIVERSITY THAT WORKS

Cover Photo

Architect: Studio Nigro Architecture + Design, in collaboration with Studio Talo Architecture Photo: Copyright Studio Talo Architecture

Edgewater is a destination lakefront community with a rich history

From 1885 ...

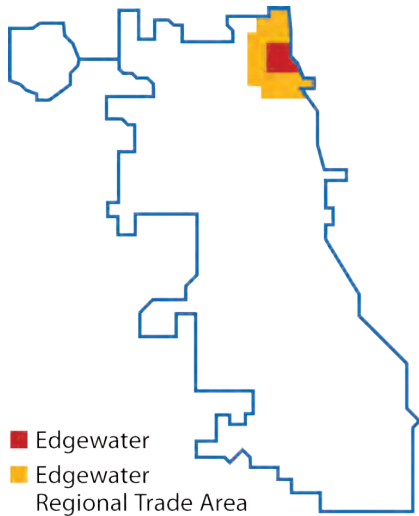
Established by Philadelphia developer, John Lewis Cochran as a model community with sewers, sidewalks, and Thomas Edison lighting. Early residents founded The Saddle & Cycle Club to promote horse riding and bicycling. The Edgewater Beach Hotel, built in 1916, set the tone for an elegant urban lifestyle by the lake.

... to today

Edgewater residents continue to enjoy modern urban living in a well designed community situated on Chicago's north side.



1930's Bryn Mawr Avenue
Photo taken by Ray Jonas, Courtesy Edgewater Historical Society.



You should locate your business in Edgewater because it has a sizable population

EDGEWATER AT A GLANCE

Strategic Location

Edgewater is bounded north and south by Devon and Foster Avenues and runs west from Lake Michigan to Ravenswood Avenue. It offers easy access to Chicago’s downtown six miles south, to O’Hare International Airport ten miles west and to affluent suburbs four miles north.

Regional Accessibility

Lake Shore Drive, Sheridan Road, Ashland Avenue and other regional corridors funnel customers to the neighborhood’s destination businesses. Five CTA rail stations and ten CTA bus lines serve the community.

High Traffic Counts

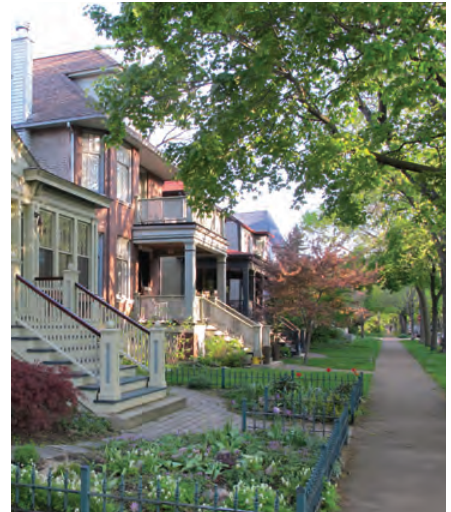
Approximately 151,000 vehicles enter the community at Foster Avenue, Bryn Mawr, Avenue and Hollywood Avenue via Lake Shore Drive. Broadway and Clark, the primary commercial streets, carry, respectively, 29,000 and 17,000 vehicles daily. These are levels of traffic characteristic of major shopping centers.

Medium Box Development Opportunity

Edgewater’s lot sizes and proximity to other neighborhoods with insufficient shopping make it best suited to medium box type retailers and top quality specialty stores.



...providing a strong clientele



Large & Densely Populated Market

Edgewater's retailers draw their sales from a trade area encompassing more than 230,000 people, enough to support a regional mall. The primary market – Edgewater itself– includes more than 56,500 people and offers a population density more than twice that of Lincoln Park. Edgewater residents spend more than \$500 million annually outside the area, indicating significant unmet retail needs.



A Diversity That Works

Edgewater is one of the nation's most ethnically and racially diverse neighborhoods, with a trade area population about 56% white, 18% African American, 15% Asian and 11% "other" or multiracial. Businesses appealing to African Americans and Africans, eastern and western Europeans, south and southeast Asians, Mexicans and Middle Easterners flourish side by side, attracting specialty customers from throughout the metropolitan area.

Shopper Base

Shoppers in Edgewater's trade area are heavily concentrated in the prime consuming years of 25 to 44. Nearly half the households contain only one person, a demographic with high interest in unique businesses and the larger retail stores that complement them. In addition, the neighborhood is home to over 20,000 students, faculty, and staff at the Lakeshore campus of Loyola University of Chicago.



...education, income and transportation

A higher income, highly educated community

Edgewater is a community of the highly-educated and well-paid, with a per-capita income nearly 20% higher than the national average. More than half of all workers over the age of 25 in Edgewater have obtained a Bachelor's Degree or higher, nearly double the national average.

A balanced transportation system

Edgewater is unique in the range of convenient transportation options including: Express bus routes and bus lines along it's major arteries; 4 CTA red line stations; numerous bike lanes, Divvy Bike and car-share stations; and easy access to Lake Shore Drive which makes driving downtown and to Michigan Avenue a mere 10 minute commute.

Major improvements scheduled for 2018 will bring renovations to several CTA stations and tracks, and a new Metra station at Ravenswood and Peterson, all of which will increase the community's ranking as a "Walker's Paradise" by walkscore.com and enable residents to accomplish daily errands without a car.



Photo by: Mark Beane



INVEST...

in Edgewater's future.



A Place to Enjoy Diversity That Works

The Edgewater area accommodates all living styles; from young singles and couples to students, families and active retirees. The housing mix includes high density lakefront highrises, single-family homes, elegant 1920's style multiunit buildings and newly built student housing. The neighborhood appeals to people who enjoy a tranquil residential life while living close to businesses, schools, work and play.



Strong Businesses

Each distinctive business district features well-established local businesses, patronized by a loyal local and regional customer base. Retail shopping, restaurants, theatres and entertainment provide a variety of ethnic flavors and cultural experiences.

Edgewater's new businesses benefit and thrive due to support from organizations and elected officials.



Chicago's Lakefront

Residents and visitors alike enjoy Edgewater's wide-open lakefront beaches and parks for swimming, walking, biking, jogging, skateboarding, volleyball, paddle boarding and boating.



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