

THE NEW RIVERPOINT



FULLERTON & CLYBOURN | LINCOLN PARK | CHICAGO
Redeveloping in a Remarkable Location

THE VISION



Riverpoint Center's new owner, **Federal Realty Investment Trust**, is prepared to make a significant investment to enhance the customer experience with activated common areas, outdoor seating, redefined storefronts and property signage to deliver an inviting destination along the Chicago River.

THE REASONS

Riverpoint serves an active, dynamic community looking for convenience and connection.

The new Riverpoint gives them both.

THE LOCATION



271,503

POPULATION
Within a 2 mile radius



\$125,199

AVERAGE INCOME



132,774

HOUSEHOLDS

THE PROPERTY



211,000

SF RETAIL & DINING



1/4 MILE

OF WATERFRONT



800

PARKING SPACES



THE KEY FACTS

- ▶ A long-term approach to mixed-use development, vertical growth and riverfront activation
- ▶ Research identifies key merchandising opportunities



ENTERTAINMENT



FAMILY DINING



FITNESS



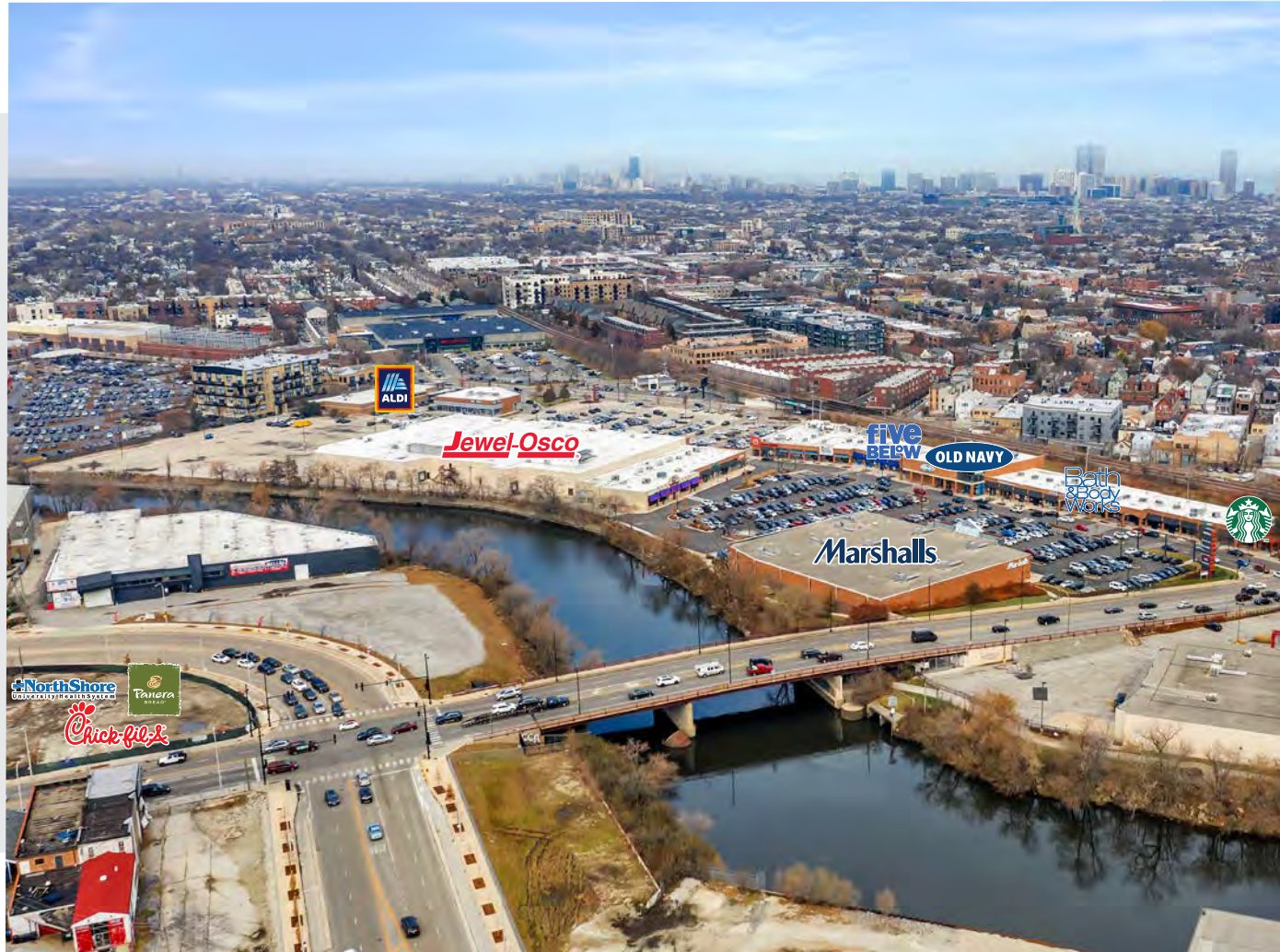
FAST CASUAL
RESTAURANTS



SALON



SERVICE



THE AREA DEVELOPMENTS

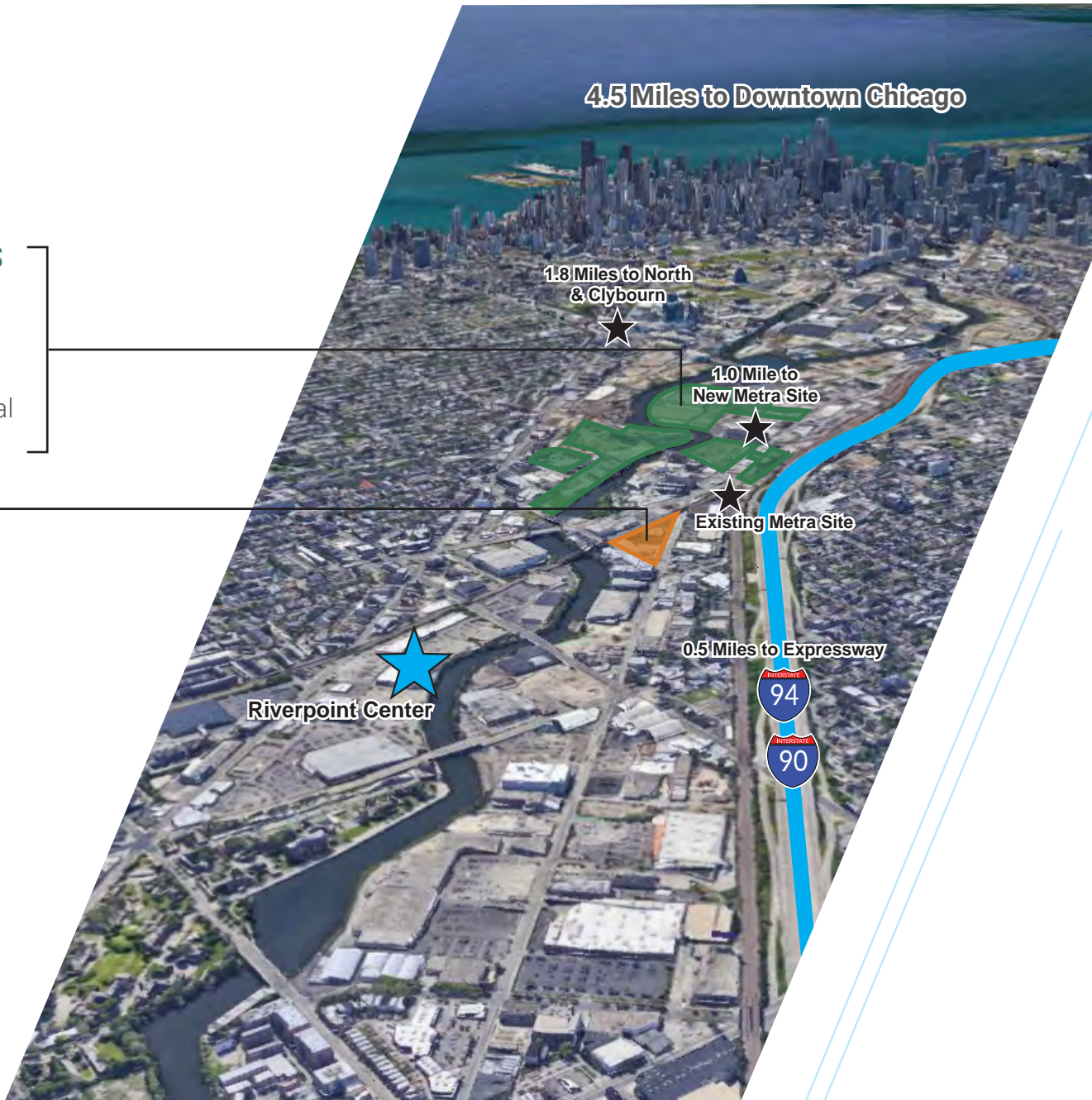
Is **strategically positioned** to benefit from the next wave of urban development.

TRIANGLE SQUARE

66 condos
300 apartments
36,000 SF retail

LINCOLN YARDS

1,000 hotel rooms
5,000 residencies
80,000 SF retail
8.7M SF commercial
Extended **606 Trail**



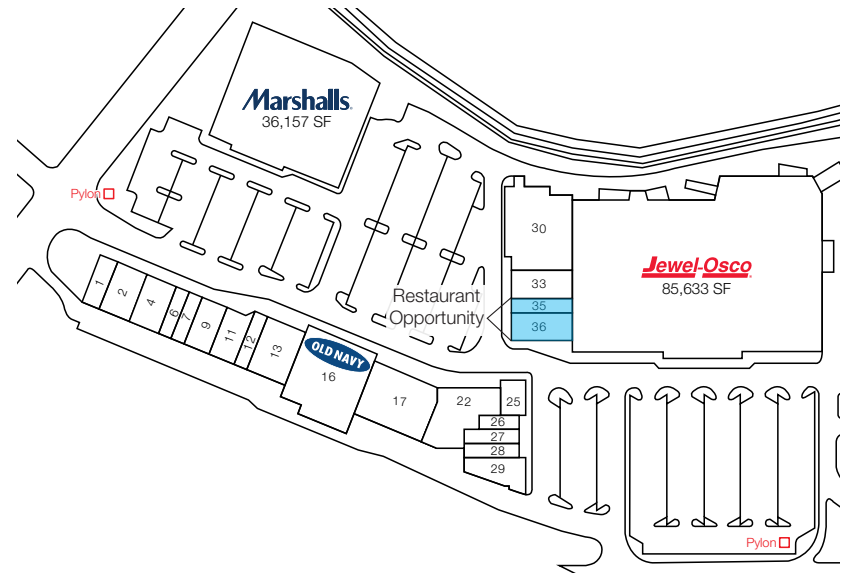
THE OPPORTUNITY



SUITE	TENANT	SPACE	SUITE	TENANT	SPACE	SUITE	TENANT	SPACE	SUITE	TENANT	SPACE
1	Starbucks	1,724	10-11	Bath & Body Works	4,594	25	Panda Express	1,724	33	PEARLE VISION	3,600
2	AT&T	3,357	12	Capriotti's	1,632	26	Available	1,182	35	Available	1,667
4	F45 Training	3,376	13	Famous Footwear	4,890	28	Levels Nail Bar	2,969	36	Available	3,403
6	Bank of America	1,430	16	Old Navy	12,100	29	Available (Coin Laundry)	3,194	ANCHOR	Marshalls	36,157
7	Available 1/1/25	1,430	17	Available 2/1/24	8,764	30	Chuck E. Cheese's	11,260	ANCHOR	Jewel-Osco	85,633
9	Claire's	1,200	22	Available	4,203				A	FedEx Office	4,500
			23	My Gym	2,553				B	Chicago Speech Therapy	4,500

THE RESTAURANT ENDCAP OPPORTUNITY

Up to 5,070 SF with ability to accommodate outdoor seating



Conceptual Renderings

THE NEIGHBORHOOD



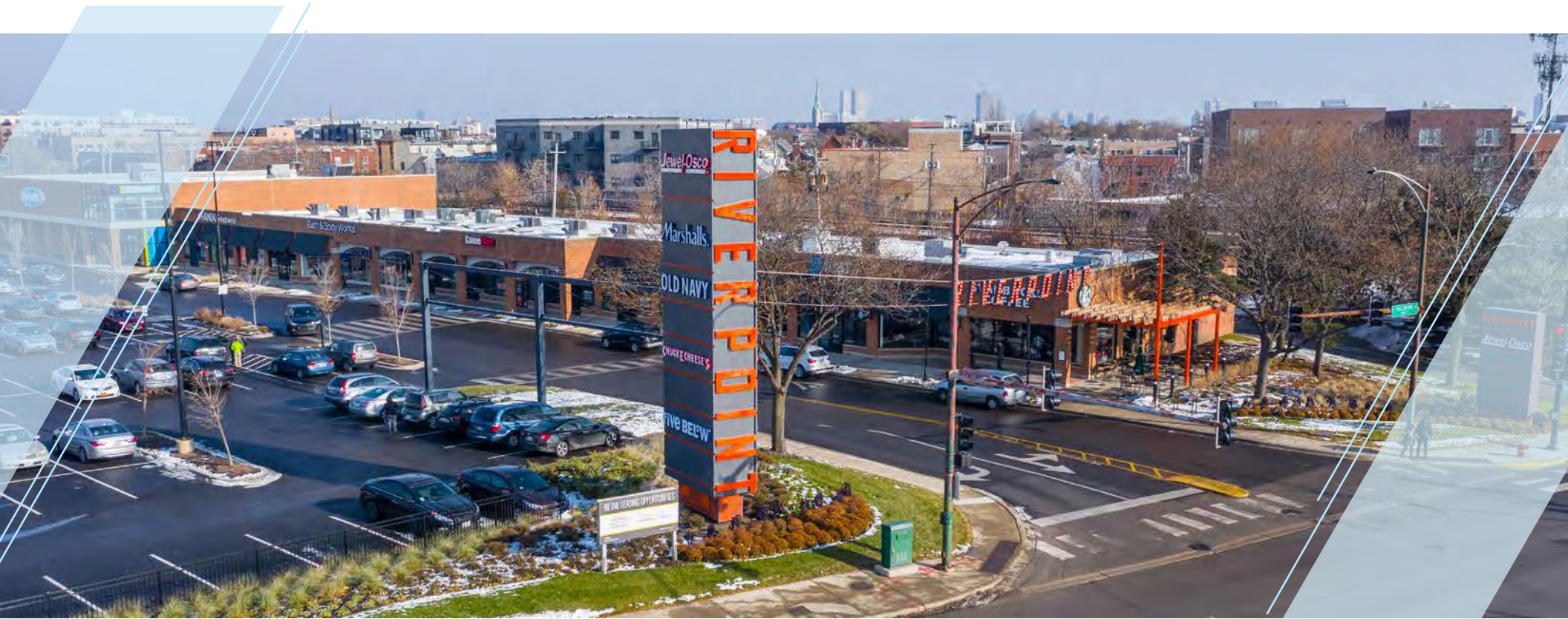
THE PROPERTY OWNER



Federal Realty has more than fifty years of experience delivering great retail environments. For twenty years, the Trust has been a leader in creating urban style projects with retail as the focal point of the neighborhood. To be successful, it takes a hands on manager who understands and prioritizes the needs of retail tenants. Federal Realty focuses on the details including access, signage, parking, merchandising mix, loading, visibility, storefront design standards, column spacing, ceiling heights, marketing and architecture. The Trust has all of this expertise in-house and can execute better than anyone in the industry. More importantly, it allows merchants to spend their valuable time focused on their business.

A trusted partner, a great investment.

LET'S CONTINUE THE CONVERSATION.



RIVERPOINT CENTER | LINCOLN PARK | CHICAGO

Owned by Federal Realty | Leased by Mid-America Asset Management



MARGET GRAHAM

630.954.7307

MGraham@MidAmericaGrp.com

JAIME PLATT BERTSCHE

630.954.7223

JBertche@MidAmericaGrp.com

CAMPBELL WICKLAND

630.954.7236

CWickland@MidAmericaGrp.com