

PORTFOLIO OVERVIEW



HARLEM IRVING COMPANIES

EXCELLENCE ◦ COMMUNITY ◦ LEADERSHIP

Harlem Irving Companies (also known as “HIC”) is a dynamic organization celebrating over 65 years of success. Our thriving establishment continues to distinguish itself as a leading developer of award-winning retail, residential and mixed-use properties in Chicagoland and beyond. The projects showcased here reflect our company’s unwavering commitment to excellence, and to the strong associations forged throughout these notable years with remarkable retailers and industry partners.

SHOPPING CENTERS/RETAIL



DEERFIELD DEPOT - 655 Lake Cook Rd., Deerfield, IL 60015

The center serves an affluent market with almost 170,000 residents in a five-mile radius with an average household income of \$160,083. Situated at the southeast corner of Lake Cook Rd. and Deer Lake Rd., this 130,813 s.f. center is anchored by Home Depot and its Garden Center. It features an on-site Metra commuter train station, 745 parking spaces, and three pad sites with frontage on Lake Cook Rd. and visibility from I-94.



DUNNING SQUARE - 6500 W. Irving Park Rd., Chicago, IL 60634

Dunning Square is anchored by Jewel-Osco and T.J. Maxx, with approximately 25 regional, local and national retailers and 542 parking spaces. Adjacent to several industrial businesses and office parks, as well as Chicago’s Wright College, Dunning Square draws a steady flow of local and visiting traffic. This 148,568 s.f. retail center is situated at the intersection of Irving Park Rd. and Narragansett Ave. on Chicago’s Northwest Side and serves an extremely dense population of 830,000 residents.



HARLEM IRVING PLAZA - 4104 N. Harlem Ave., Norridge, IL 60706

Harlem Irving Plaza (also known as “The HIP”) has over 705,000 sq. ft. of bustling retail space and boasts over \$550 in average sales per square foot. The HIP recently completed an impressive redevelopment and welcomed several notable stores including Dick’s Sporting Goods and Hobby Lobby (HIP’s newest anchors) along with DSW, a newly expanded Forever 21, and Five Below. HIP is also home to over 140 successful national, regional and local retailers including anchor stores Target, Kohl’s, Best Buy and Nordstrom Rack. The thriving shopping center is located next to the City of Chicago with over 1.3 million residents within a seven-mile radius.



HICKORY CREEK MARKETPLACE - 20101 S. La Grange Rd., Frankfort, IL 60423

Located at the northeast corner of U.S. Hwy. Rte. 45 and St. Francis Rd., Hickory Creek Marketplace is anchored by Home Depot with more than 170,000 s.f. of available retail and restaurant space. Frankfort, a premier community in Will County, caters to more than 120,000 residents with household incomes in excess of \$110,000 within a five-mile radius.



HUBBARD’S CAVE - 370 N. Des Plaines St., Chicago, IL 60661

Located at the corner of Kinzie Ave. and Des Plaines St. in Chicago, Hubbard’s Cave features a free standing 65,000 s.f. Jewel-Osco store situated on a 2.63 acre parcel that includes a 150 car elevated parking structure. This architectural masterpiece of an urban project is located within walking distance of downtown Chicago.



NORRIDGE MARKETPLACE - 4515 N. Harlem Ave., Norridge, IL 60706

Adjacent to numerous national retailers, this theater anchored redevelopment on Harlem Ave. serves a dense population of more than 660,000 residents within a five-mile radius. Norridge Marketplace is located two blocks north of Harlem Irving Plaza with traffic exceeding 32,000 VPD. This development on Chicago’s popular Northwest Side, features over 92,000 s.f. of retail, entertainment, and eateries.



NORTH OF HIP - 4250 N. Harlem Ave., Norridge, IL 60706

North of HIP is an expansion that was developed in 2013 and is located adjacent to Harlem Irving Plaza (“The HIP”), which is Harlem Irving Companies’ flagship property. North of HIP features over 92,000 s.f. of popular retail, eateries, and services and is anchored by Nordstrom Rack. The open air center sits in one of the most densely populated neighborhoods in all of Chicagoland, with an average household income of \$89,000 within the five-mile trade area, and over 1.3 million residents within seven miles of the center.



NORTH & NINTH - 800 W. North Ave., Melrose Park, IL 60160

Located at a prime intersection in Melrose Park on North Ave., the North & Ninth shopping center is home to popular retailers and eateries including Target Greatland, Jewel-Osco, Home Run Inn Pizza, Boston Market, and White Castle. Centrally located in the Chicago-metro area, the outdoor shopping center is situated in a high traffic, easily accessible thoroughfare.



NORTHLAKE COMMONS - 37 W. North Ave., Northlake, IL 60164

This Home Depot-anchored power center is located on a 24.6 acre site centrally located in the Chicago metropolitan area. It boasts 227,529 s.f. of retail and over 1,300 parking spaces. The site is adjacent to both a residential and business/industrial market area, serving a population base of over 320,000. It is easily accessible from the North Ave. exit of the I-290 and I-294 expressways.



PATRIOT MARKETPLACE - 2850 Patriot Blvd., Glenview, IL 60026

Patriot Marketplace is located in the affluent community of Glenview, IL, which boasts an average income of over \$145,000. This 252,418 s.f. center is anchored by Home Depot and Costco, with 1,139 parking spaces. Located off Willow Rd. and Lehigh, Patriot Marketplace integrates commercial development with an aesthetic, community-focused environment.



QUARRY PLAZA - 12000 S. Cicero Ave., Alsip, IL 60803

Located on a 23-acre parcel, the 228,000 s.f. retail center is anchored by Home Depot and LA Fitness, featuring approximately 1,195 parking spaces. Located in Alsip, IL, a developed suburb just south of Chicago, Quarry Plaza is less than one mile north of the I-294 exchange, allowing for easy access to and from downtown Chicago. There are over 11,000 businesses, with more than 100,000 employees, and a general population base of almost 350,000 people within five miles of the center.



SUTTON PARK - 1001 S. Sutton Rd., Streamwood, IL 60107

Located in Streamwood, IL, Sutton Park is situated at the southeast corner of Irving Park Rd. and Rte. 59. The state-of-the-art power center features 260,000 s.f. of retail space and is anchored by a 174,000 s.f. Super Target and a Marshalls. Sutton Park has a vibrant mix of retail, dining and banking. The site also includes Panera Bread, Famous Footwear, Chase Bank, Chili's, Discovery Clothing and 12,000 s.f. of small retail shops. Sutton Park draws from a five-mile trade area with a population of over 222,000 and an average household income of \$92,469.



THE PLAZA AT GRAND PRAIRIE - 5026 W. Holiday Dr., Peoria, IL 61615

This interstate-oriented retail power center contains 242,912 s.f. and is anchored by The Great Escape and Home Depot. It is also bordered by the Rte. 6/I-474 interchange and U.S. Rte. 150. Peoria is the global and national headquarters for Caterpillar, Inc. There are more than 130,000 people living within a 10-minute drive to the center. Join retailers such as Home Depot and eateries such as Culver's in the Peoria community.



THE SHOPS AT EMERALD - 123 S. Green St., Chicago, IL 60607

Located in Chicago's chic residential corridor, The Shops at Emerald sit in the heart of Greektown's "Restaurant Row." The site is conveniently located directly beneath an innovative development that boasts 212 residential condominiums and is adjacent to the financial district, downtown offices, University of Illinois at Chicago, as well as great shopping and restaurants. In the heart of the area named "The New Loop", The Shops at Emerald's centralized location provides direct access from both I-90 and I-290, as well as the Blue, Pink, and Green CTA lines and several CTA bus stops. Popular retailers include Starbucks, and is located steps away from Mariano's, Whole Foods, and Walgreens.



TWIN PONDS MARKETPLACE - 4447 Rte. 14, Crystal Lake, IL 60014

Located in Crystal Lake, IL, Twin Ponds Marketplace meets the challenge of integrating the convenience of a retail power center with the character and warmth of the surrounding community. With nearly 240,000 s.f. of space, Twin Ponds serves as the storefront for many successful national and regional retailers, including Home Depot, PetSmart, and OfficeMax. The unique location offers a growing trade area population of over 125,000 within a five-mile radius. Situated at the busy intersection of U.S. Rte. 14 and State Rte. 31, Twin Ponds is both highly visible and easily accessible.



WASHINGTON SQUARE - 4849 W. North Ave., Chicago, IL 60639

Washington Square is a success story of community redevelopment, marking a major turning point in the West Side of Chicago's economic growth. The prominent grocery-anchored center is situated at the intersection of North Ave. and Cicero, and caters to more than 1.1 million residents in a five-mile radius. The center features Food 4 Less, Ross, America's Kids and many more.



WILLOWBROOK TOWN CENTER - 7185 S. Kingery Hwy., Willowbrook, IL 60527

Willowbrook Town Center serves a growing population of over 290,000 residents within a three-mile radius, and an additional population of 33,000 employees with over 3,000 businesses. Situated on a 24-acre parcel at the intersection of Plainfield Rd. and Illinois Rte. 83, Willowbrook Town Center is a dynamic center featuring nearly 200,000 s.f. of retail stores, restaurants and banks. Willowbrook Town Center features popular retailers such as Bed Bath & Beyond, Marshalls, Michaels, Portillo's, Buffalo Wild Wings, Staples, Panera Bread, Starbucks, Skechers and more.

RESIDENTIAL/MIXED USE



10 NORTH MAIN - 10 N. Main St., Mount Prospect, IL 60056

10 North Main is nestled in downtown Mt. Prospect, where you can experience style, substance, and an unparalleled location. Transportation, extensive school systems, restaurants and a variety of professional businesses are conveniently within walking distance. The building is a five-story luxury apartment building with 97 apartment units and parking offered at ground level and four additional levels above. It features thoughtfully designed studio, one-bedroom, two-bedroom and three-bedroom homes with layouts that rival custom home finishes, along with a lavish collection of amenities.



270 HENNEPIN AVE. - 270 Hennepin Ave., Minneapolis, MN 55440

Situated on the north end of the vibrant Hennepin Ave. downtown corridor of Minneapolis, 270 Hennepin Ave. is a 21-story building consisting of 346 luxurious apartments on the upper floors, with the first floor being comprised of retail space. The tower design is meant to be an accumulation and gateway of the downtown core, The North Loop and the St. Anthony Falls Historic District. The glassy east side facade matches downtown skyscrapers, and the west side facade looks more similar to traditional brick warehouse buildings.



8 EAST HURON - 8 E. Huron St., Chicago, IL 60611

8 East Huron is a best-in-class luxury property with first class amenities and an unparalleled location in Chicago's Gold Coast neighborhood. The design provides an environment that is contemporary and exciting, while also evoking quality and warmth. Located at the northeast corner of State and Huron, the building contains approximately 2,500 s.f. of retail space. It offers 102 luxury apartments, 31 parking spaces and amenities including a rooftop deck, pool, fitness center with a yoga area and a resident lounge.



811 UPTOWN - 811 W. Agatite Ave., Chicago, IL 60640

This unique site, located in Chicago's Uptown neighborhood, offers the finest residential living experience. Direct access to Lake Shore Dr. and the Outer Drive means a resident of 811 Uptown can travel to Chicago's Loop in about 15 minutes via CTA buses or car. 811 Uptown is close to Montrose Beach and Chicago's Lakefront and features 36,606 s.f. of total retail space. The property features a full size pool, fitness center, yoga studio, BBQ area, indoor golf simulator, game room and TV lounge. The fourth level of the tower offers 1.5 acres of outdoor space, as well as pet friendly amenities including a dog wash and run area.



HALSTED FLATS - 3740 N. Halsted St., Chicago, IL 60613

Located between the Lake View and Boystown neighborhoods in Chicago, Halsted Flats brings a new level of apartment living to the city's North Side. This property offers a fun and exclusive lifestyle, just a few blocks from Lake Michigan. Halsted Flats, with its spacious floorplans, high-quality amenities and unparalleled views, is a stand-out among Lake View neighborhood apartments. This 15-story building features 10,967 s.f. of commercial space on the first floor, along with parking for 276 cars. It offers many amenities including a heated pool, cabanas, a sundeck, a fitness center and a BBQ and fire pit area.



HERE MINNEAPOLIS - 2813 S. 4th St. and 29th Ave. SE., Minneapolis, MN 55414

HERE Minneapolis project site is across the street from the Prospect Park LRT station and has convenient access to bus routes and bike lanes in the area. The project includes 163 market-rate micro apartment units, and an abundance of resident amenities including a lobby/leasing center, Wi-Fi coffee lounge, fitness center, study lounges on each floor, outdoor courtyard with grilling stations, and sky deck located on the 6th level with views of the surrounding area and downtown Minneapolis.



RAVENSWOOD & LAWRENCE - 1825 W. Lawrence Ave., Chicago, IL 60640

Ravenswood & Lawrence (anticipated opening in Fall 2022) will feature (two) four-story stylish brick façade buildings. The eastern building fronting Ravenswood Ave. will feature 55 luxury studio one-bedroom apartments. The western building will be comprised of 112 opulent studios, one-bedroom, and two-bedroom units. This stunning new development will offer transit-oriented renters a dream location, as it is just steps away from the Ravenswood Metra stop, and conveniently adjacent to a Mariano's and LA Fitness.



THE ARDUS - 676 LaSalle Dr., Chicago, IL 60654

The ArduS, located at the southwest corner of LaSalle Dr. and Huron St., has been in the heart of Chicago's River North neighborhood since its construction in the mid-1920s. Once home to factories and industrial warehouses, the River North district is now a hub for creativity, entertainment, and fine dining. Today, The ArduS has completed its second major revival, converting this outdated building into an amenity-rich property with industrial features and a modern feel. CEDARst and FLATS® HIC's joint venture partners, converted the original building into 149 apartment units and 10,125 s.f. of revitalized retail space.



THE SCOTT RESIDENCES - 211 W. Scott St., Chicago, IL 60610

The Scott Residences is located at the corner of Scott and Wells in Chicago's historic and most affluent Old Town neighborhood. The six-story, 71 unit rental features 9,230 s.f. of ground floor retail space and 72 parking spaces. The Scott Residences offers an excellent mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments. It features finishes like stone countertops and boutique hotel inspired amenities, including a fitness center and large shared terraces.

HOTEL



HOLIDAY INN OCEANFRONT AT SURFSIDE BEACH - 1601 N. Ocean Blvd., Surfside Beach, SC 29575

Minutes south of Myrtle Beach, Holiday Inn Oceanfront at Surfside Beach is just steps from the sparkling coastline. Boasting exhilarating views of the Atlantic, a recent \$6 million-dollar renovation highlights the contemporary style and relaxed, casual atmosphere for which this beach city, and hotel, is known for. The hotel features 133 re-imagined guest rooms, complete with new furniture, bedding, TVs, HVAC units as well as upgraded landscaping, a beautiful ocean-front pool deck, and lobby.

LEGACY

HIC has proudly developed numerous flourishing properties over the past several years, which are aptly named "Legacy" projects. Please find some of our Legacy projects highlighted below.



ENCLAVE BUCKTOWN - 2501 W. Homer St., Chicago, IL 60647

Enclave Bucktown, just steps away from The 606 trail, is a collection of 49 fresh, modern row homes located in one of Chicago's most coveted neighborhoods. Enclave homes have spacious interiors featuring exquisite designer finishes, European style cabinetry and high-end appliances. Enclave homes offer three or four bedrooms, all designed by award-winning architects and are Energy Star Certified®. With two-car garages, professionally landscaped yards and open roof decks providing space to entertain and unwind, it's true urban living at its best!



MOLINE TOWNE CENTER - 4160 10th Street Dr., Moline, IL 61265

This redeveloped power center is centrally located in Moline, IL next to John Deere Rd. The prominent big-box filled center caters to more than 130,000 residents and approximately 20,000 employees within a five-mile radius. Moline Town Center features a strong tenant mix with Hobby Lobby, Ross, PetSmart and Heartland Dental.



THE LINK - 2929 University Ave. SE, Minneapolis, MN 55414

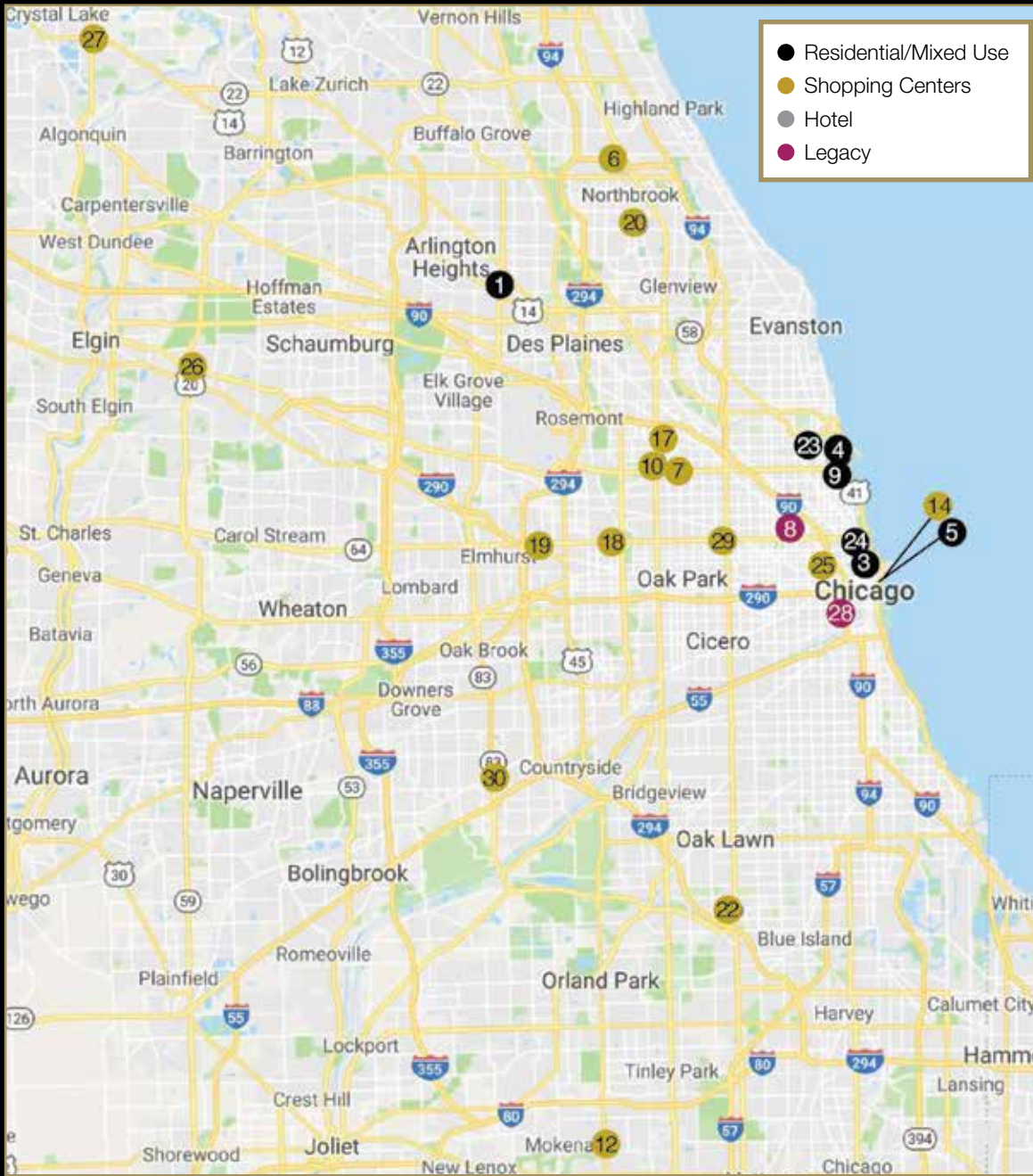
The Link is a large, mixed use project that opened in April 2018. These luxurious apartments are anchored by a new 30,000 s.f. Fresh Thyme grocery store and 8,400 s.f. of additional retail/restaurant space. The Link redefines luxury living in the Twin Cities and includes incredible amenities including a rooftop hot tub and lounge, grilling stations, a fitness suite complete with yoga room and a business center. The Link is conveniently located in the bustling Prospect Park E. River Rd. neighborhood, just five blocks east of the University of Minnesota. The Green light rail runs in front of the site on both University and 29th with the Prospect Park Station directly in front of The Link.



UNIVERSITY VILLAGE - 1434 S. Halsted St., Chicago, IL 60607

University Village is HIC's premier Legacy project. Adjacent to the University of Illinois, the legendary Maxwell Street and surrounding area on Chicago's Near West Side had become an area of urban decay. HIC, as part of the South Campus Development Team transformed this area into an award-winning urban, mixed-use redevelopment that honors the historical significance of Maxwell Street. Today, University Village extends over 58 impressive acres. University Village Marketplace provides 140,000 s.f. of specialty shops, restaurants, cafes and offices all within walking distance of over 900 exceptional urban residences.

PORTFOLIO OVERVIEW MAP



LEGEND

- 1 10 North Main
- 2 270 Hennepin
- 3 8 East Huron
- 4 811 Uptown
- 5 (The) Ards
- 6 Deerfield Depot
- 7 Dunning Square
- 8 Enclave Bucktown
- 9 Halsted Flats
- 10 Harlem Irving Plaza & North of Hip
- 11 HERE Minneapolis
- 12 Hickory Creek Marketplace
- 13 Holiday Inn Oceanfront at Surfside Beach
- 14 Hubbard's Cave
- 15 (The) Link
- 16 Moline Town Center
- 17 Norridge Marketplace
- 18 North and Ninth
- 19 Northlake Commons
- 20 Patriot Marketplace
- 21 (The) Plaza at Grand Prairie
- 22 Quarry Plaza
- 23 Ravenswood and Lawrence
- 24 (The) Scott Residences
- 25 (The) Shops at Emerald
- 26 Sutton Park
- 27 Twin Ponds Marketplace
- 28 University Village
- 29 Washington Square
- 30 Willowbrook Town Center



Holiday Inn Oceanfront
at Surfside Beach - Surfside, SC



270 Hennepin - Minneapolis, MN
HERE Minneapolis - Minneapolis, MN
The Link - Minneapolis, MN



Moline Town Center - Moline, IL



The Plaza at Grand Prairie -
Peoria, IL

Over 65 years of dedication to quality in every working relationship, from investor to tenant to consumer.