



Village of Riverside
Retail/Business Opportunities

Reasons to Choose Riverside

Village Overview

Population: 8,874

Households: 3,439

Average Household Income: \$107,130

Median Disposable Income: \$57,563

Average Household Net Worth: \$1,092,190

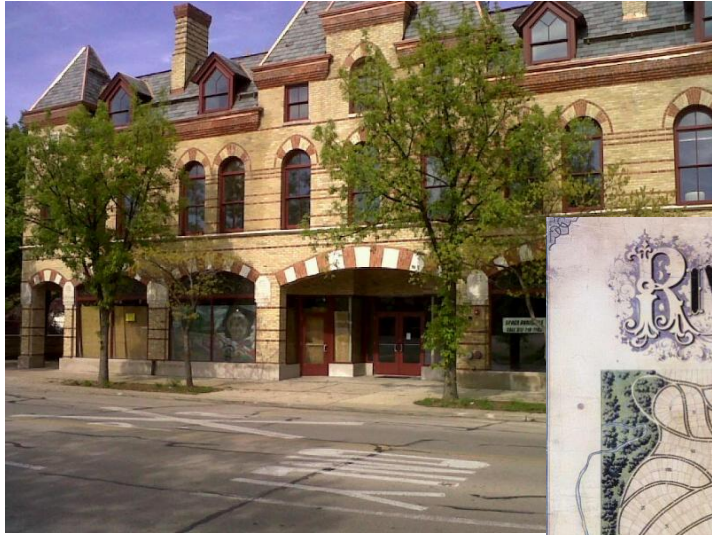
73% of Riverside households have average incomes greater than \$50k

Traffic Counts:

Harlem/Burlington St.(3 blocks east of Riverside CBD): 29,000 vehicles

1st Ave/Forest Ave. (3 blocks west of Riverside CBD): 41,300 vehicles

National Historic Landmark Community



National Historic Landmark Community



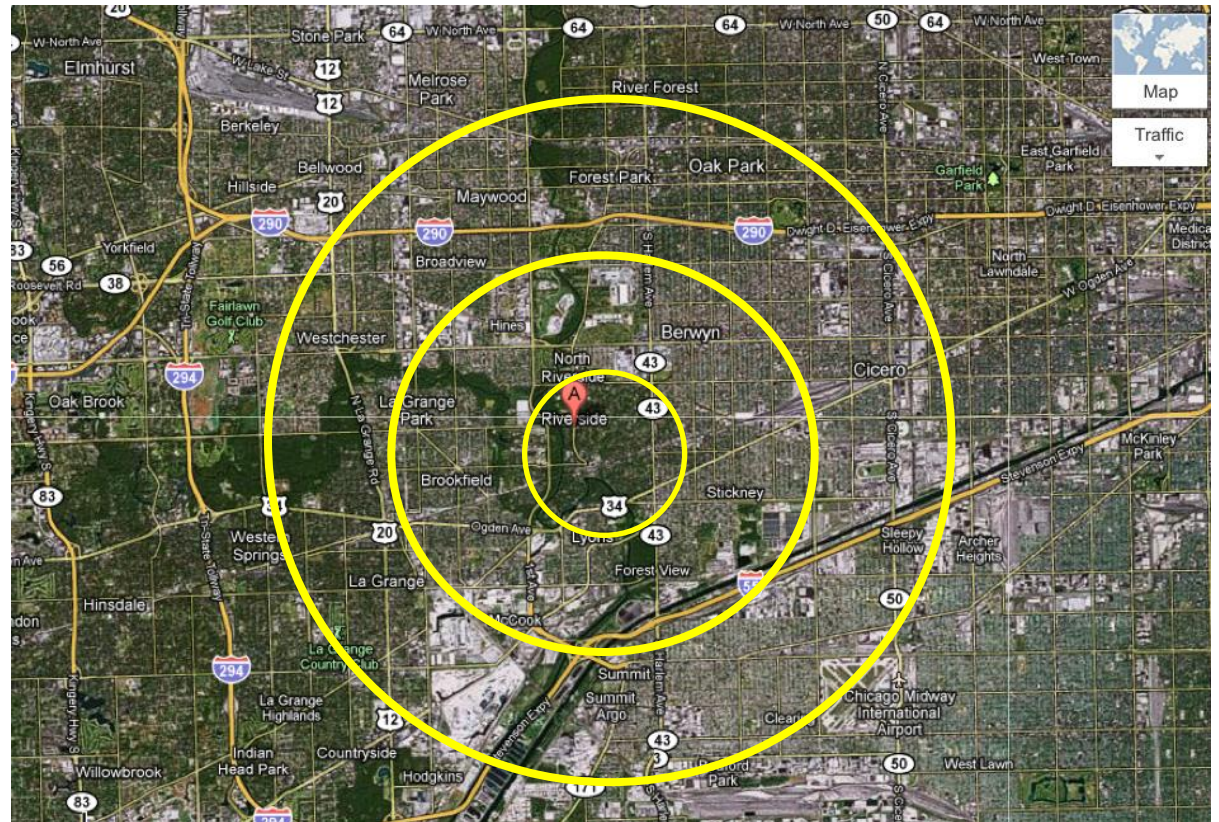
Designed in 1869 by Frederick Law Olmsted, the Father of Landscape Architecture, the Village of Riverside was one of the first planned communities. Our community offers a unique and historic setting to live, visit, and enjoy. Riverside is a National Historic Landmark (since 1970). With its expansive green parkways, curvilinear streets, remarkable architecture, and gas-lit street lanterns there is plenty to explore and discover in the Village of Riverside.

Engaged Community, Quality of Life

- National Historic Landmark with worldwide recognition of signature landscape
- Frederick Law Olmsted's first planned suburban community
- Vibrant local arts, architecture and community service groups
- Top rated elementary and high schools
- Annual events: Riverside Arts Weekend (May), Farmers Market (weekly June – October), Walking Tours, Cruise Nights (monthly June – September), FRED (Landscape Design and Education) weekend – August
- Numerous Chamber of Commerce events throughout the year

Total Daytime Population

1 mile radius : 13,847
3 mile radius : 158,097
5 mile radius : 479,405



Average Household Income

Riverside: \$107,130

1 mile radius: \$81,783

3 mile radius : \$67,610

5 mile radius : \$69,903

Average Cook County HHI: \$52,516

Riverside: Demographics

Key Household Age/Income Demographics

<u>Age of HH</u>	<u>Avg HH Income</u>	<u>Avg Disp Income</u>	<u>% of total HHs</u>
25-34	\$112,381	\$51,866	11.2%
35-44	\$118,585	\$64,016	17.6%
45-54	\$118,828	\$65,213	24.0%
55-64	\$115,223	\$55,909	18.7%

52.8% of Riverside's households are age 54 or younger and have \$50,000 - \$65,000 in disposable income.

Easy Access from Major Roads

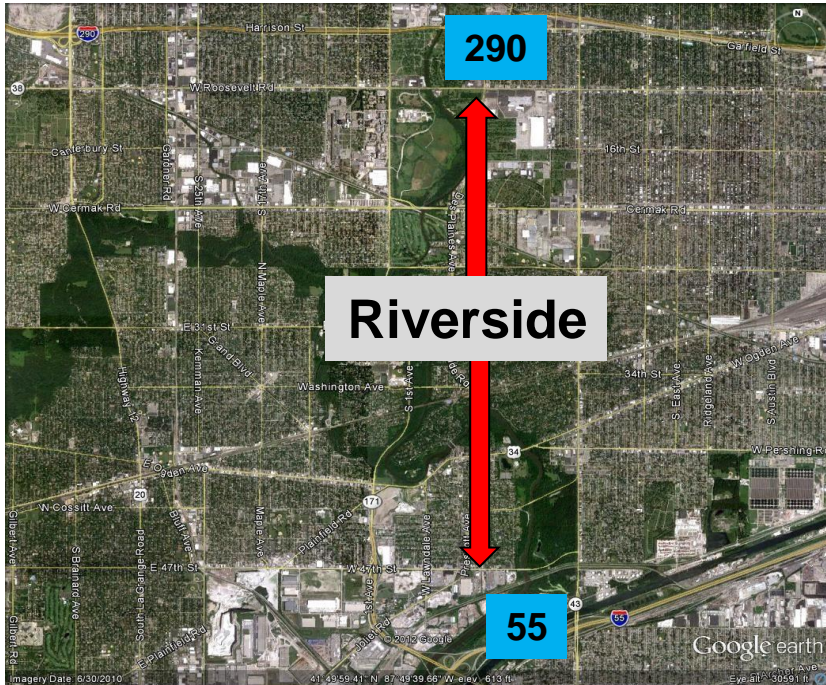
Riverside's Central Business District (CBD) is just three blocks east of of First Avenue and three blocks west of of Harlem Avenue, with three straight, arterial streets offering fast and easy access to the CBD from these major intersections.

Riverside's Harlem Business District is located along the west side of Harlem between 26th Street and Ogden Avenue.



Easy Access from Metra & Major Expressways

Riverside's Train Station is located in the heart of the Central Business District (CBD)



Riverside's CBD and Harlem Business District are near Interstate 290 & Interstate 55 and 15 minutes from downtown Chicago

Easy Access from Major Attractions

Riverside's Central Business District and Harlem Avenue Business District are minutes from:

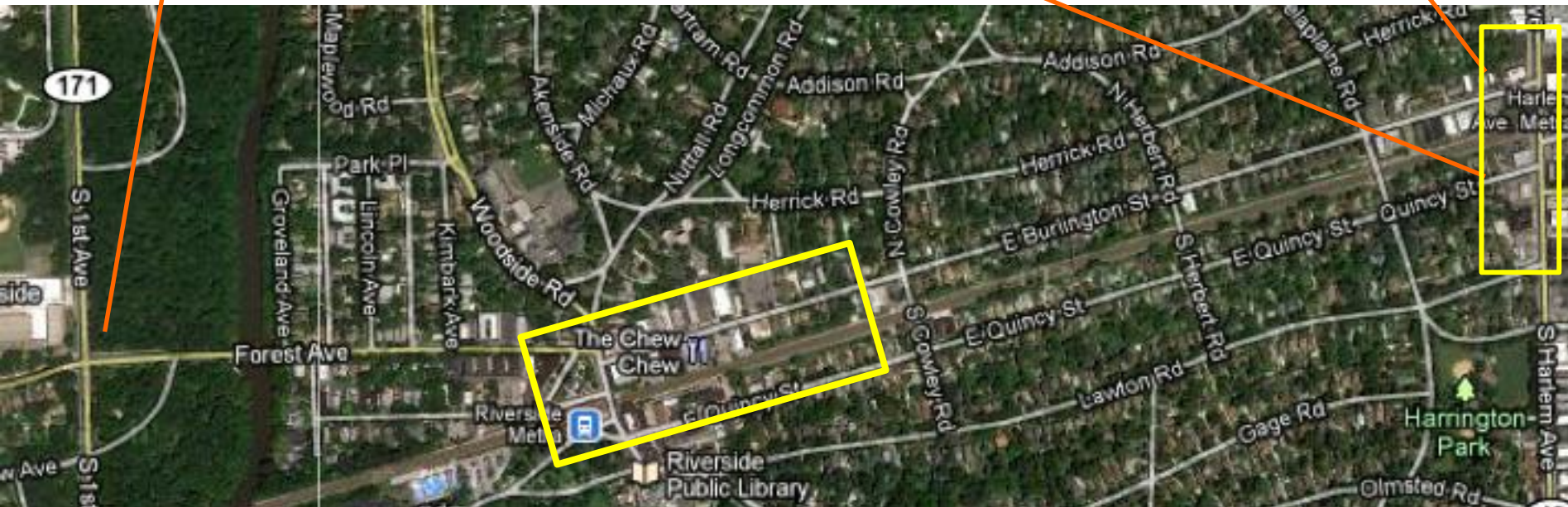
- **Chicago Zoological Society - Brookfield Zoo**
Illinois' second-most popular cultural tourist attraction with more than 2 million visitors a year.
- **Loyola Hospital** – located on 1st Avenue Loyola employs 458 residents, 117 fellows, 552 medical students, 68 RN graduate faculty and 325 RN graduate students.
- **McNeal Hospital** – located in Berwyn McNeal employs over 400 certified physicians.
- **Hawthorne and Maywood Horse Race Tracks** – Hawthorne located in Cicero is the Chicago's oldest horse racing venue while Maywood in Melrose Park was the first to offer harness racing.
- **Riverside Historical Museum**

Daily Traffic Counts

First Ave. and Forest Ave.
(3 blocks west of Riverside CBD):
41,300 vehicles

Harlem Ave. and Burlington St.
(3 blocks east of Riverside CBD & Adjacent to
Harlem Business District): 29,000 vehicles

Harlem Ave. and Quincy St.
(3 blocks east of Riverside CBD & Adjacent to
Harlem Business District)): 29,000 vehicles





Ample Parking

Riverside has ample street parking in its CBD (154 spots), and provides a free, 43-spot off-street lot for employees of local businesses. It also has a number of off-street lots for patrons of our local businesses.

Street parking:	154 spots
Municipal lots for patrons:	36 spots (additional 30 to be built in 2012)
Employee parking lot:	43 spots

Types of Existing Businesses



25 Retail



10 Restaurants

Aunt Diana's Chocolate



LANDMARK
KITCHEN & BATH DESIGN

Mollie's Public House



50 Service

Salon D'Amore



4 Auto

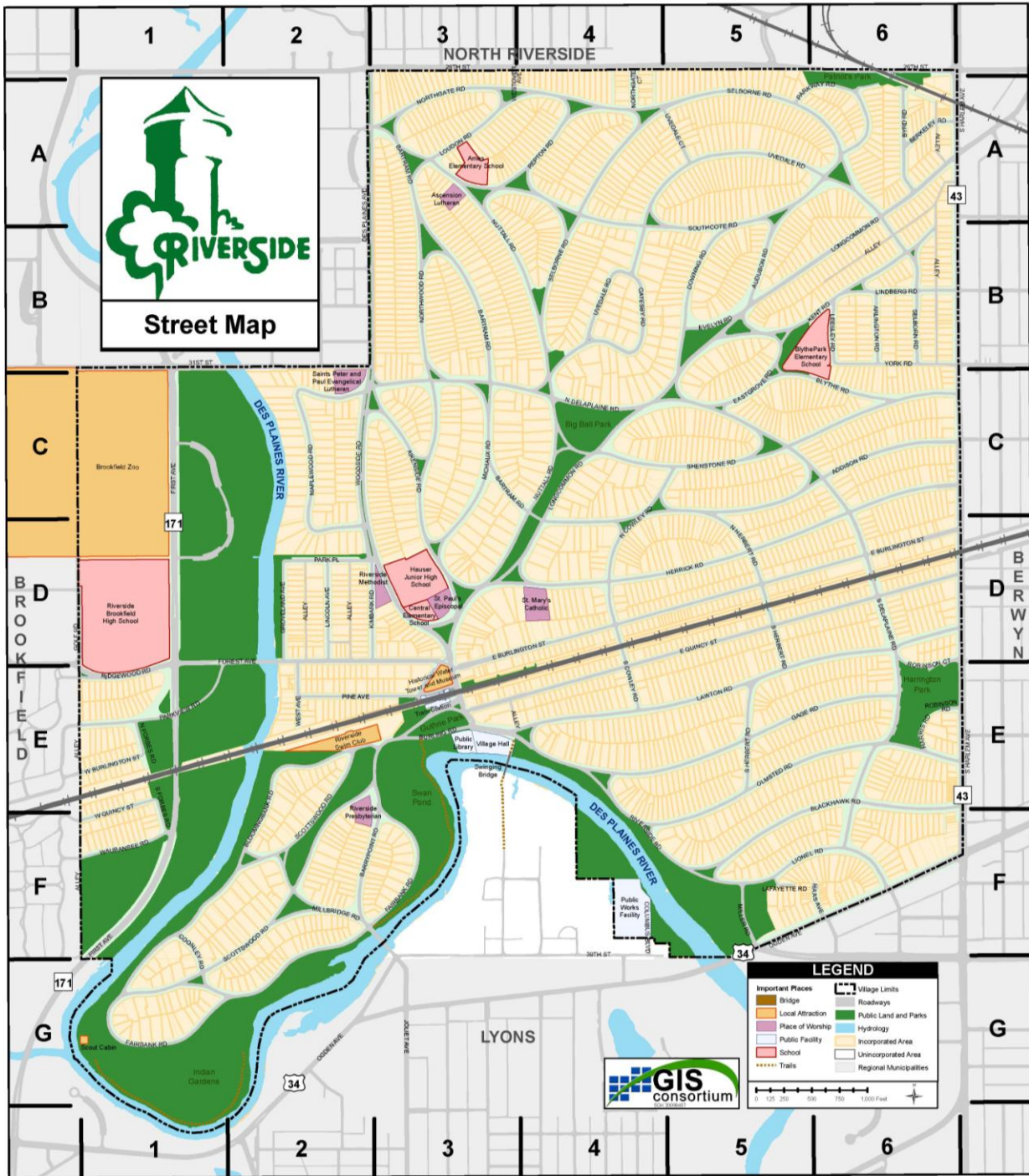


3244 S. Harlem Avenue - Riverside, Illinois 60544 - 708.442.5799



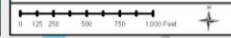


Street Map



LEGEND

Bridge	Village Limits
Local Attraction	Public Land and Parks
Place of Worship	Hydrology
Public Facility	Incorporated Area
School	Unincorporated Area
Trails	Regional Municipalities



Contact Information

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Riverside Chamber of Commerce

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Additional Information

Village of Riverside website

www.riverside.il.us

[West Suburban Living Article](#)