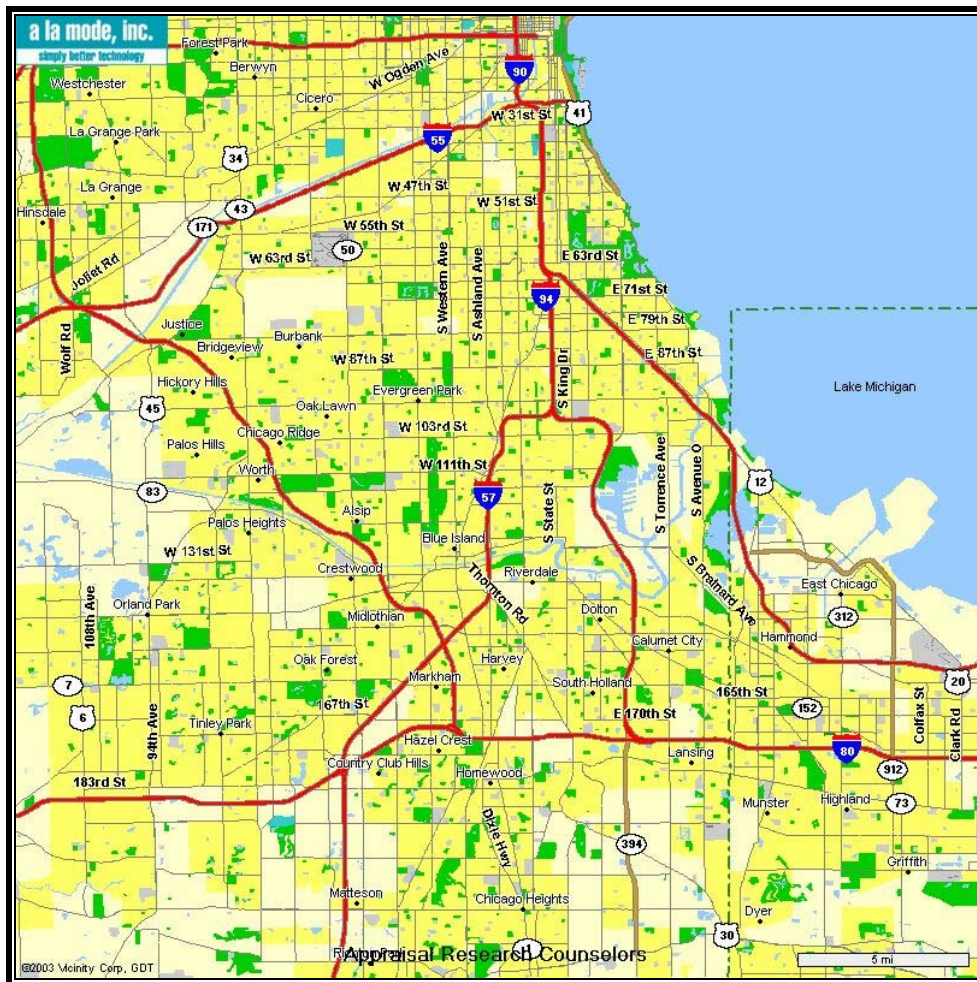


South Suburban Cook County Market Area

The South Suburban market area consists of the following community areas:

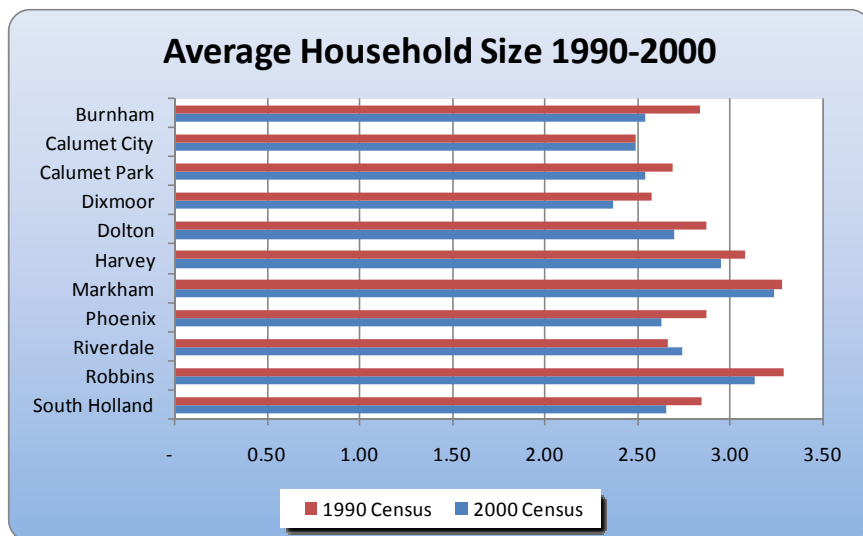
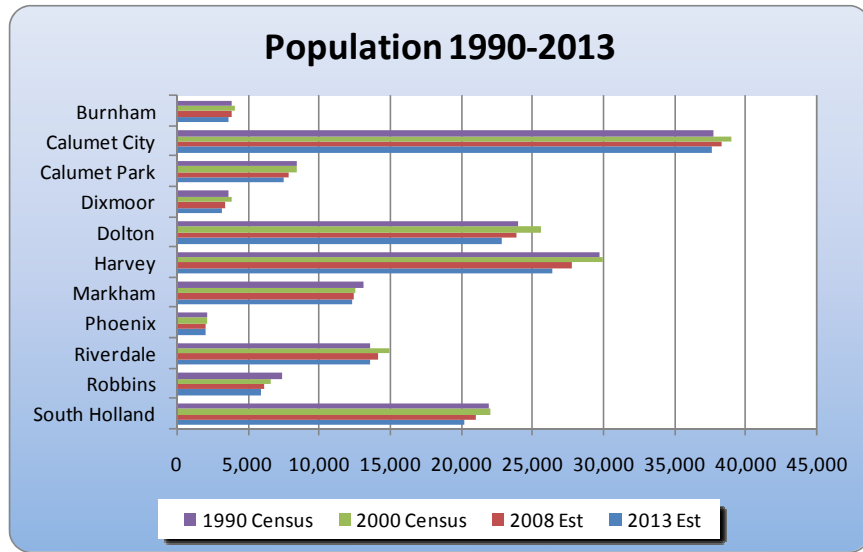
Burnham	Calumet City	Calumet Park
Dixmoor	Dolton	Harvey
Markham	Phoenix	Riverdale
Robbins	South Holland	

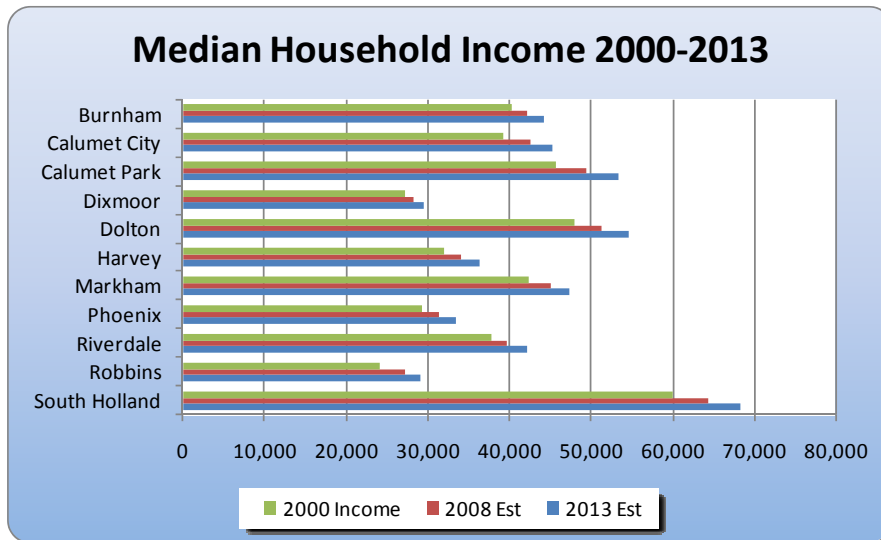
In broad terms, the market area consists of those suburbs that are south of the City of Chicago, west of the Indiana state line, east of Interstate 57 and north of Interstate 80. Because of the confluence of Interstates in the area, accessibility for the South Cook market throughout the region is good.



Market Area Map

Demographics





Institutional Uses

Several hospitals including St. Margaret’s in Hammond (essentially at the state line in Indiana), Ingalls Memorial Hospital in Harvey, serve the area with numerous other facilities within a short drive throughout the region. South Suburban Community College, located in South Holland, provides post-high school education opportunities for a number of area residents.

Recreation

There are several golf courses in the area including River Oaks and Burnham Woods with a number of facilities within a short drive.

There are numerous neighborhood parks scattered through the market. In addition, extensive forest preserves provide ample open space for the communities.

Transportation

The dominant transportation features for the South Suburban Cook County Market Area are the interstates of I-80, I-94 and I-57 providing excellent access throughout the region and United States. The Tri-State Tollway (294) runs along the west side of the market. The Metra Electric line, with stops at Riverdale, Ivanhoe (Riverdale), 147th/Sibley (Harvey) and Harvey provides excellent access to downtown Chicago.

Conclusions

The South Suburban Cook County Market Area was essentially fully developed after WWII as bedroom communities providing housing to residents working in the steel mills on Chicago's south side and Northwest Indiana. The transformation of this business has left the area without a major employment base and most area residents now commute outside the local market for employment opportunities.

Because the area was primarily developed years ago, little new construction has taken place. Population in many communities are on the rise as older residents are being replaced with households with families. The long-term outlook for the South Suburban Cook County Market Area remains stable.

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