



The Chester Avenue commercial corridor is served by the Route 13 trolley.



Vacancy and dilapidated structures are a significant issue on Chester Avenue.

- The Chester Avenue Commercial Corridor extends from 53rd Street to 58th Street.
- Chester Avenue's 46 retail stores occupy 71,000 SF of space and generate over \$16 million in annual sales.
- Chester Avenue's retail stores offer a wide variety of neighborhood convenience products.

Chester Avenue Revitalization Project (CARP)

The Southwest Economic Conference will facilitate improvements to the Chester Avenue by partnering with commercial corridor stakeholders to initiate the Chester Avenue Revitalization Project. Specific steps include:

- 1. Create CARP Development Strategy.** The Southwest Economic Conference will partner with the Chester Avenue Merchants Association, the African Cultural Alliance of North America, and other Chester Avenue stakeholders to undertake the preparation of a CARP development strategy. This plan will utilize retail market analysis data already compiled as part of the Woodland Avenue Revitalization Project.
- 2. Engage Chester Avenue residents.** Unlike the Woodland Avenue Revitalization Project, it is likely that CARP will require some residential development. To this end, it is essential that Chester Avenue vicinity residents be engaged in the CARP planning process.



Chester Avenue Revitalization Project (CARP)

The Chester Avenue commercial corridor, extending from 53rd Street to 58th Street, consists almost exclusively of neighborhood convenience stores. The 46 stores in this corridor occupy 71,600 SF of space and generate just over \$16 million in annual sales. While the Chester Avenue retail corridor is vibrant and represents a wide variety of store types to accommodate the neighborhood demand for convenience goods, these viable stores are scattered among numerous vacant storefronts. Additionally, the corridor is marred by its deteriorated physical condition.

Potential retail development opportunities and enhancements for the Chester Avenue commercial corridor should be focused on the consolidation of the retail area to eliminate storefront vacancies and strengthen the blocks between 54th and 57th Streets as a convenience goods shopping node. The effective revitalization of Chester Avenue as a neighborhood shopping node will complement efforts on nearby Woodland Avenue, which serves a larger, more regional market with a broader range of shopping goods stores.



The Chester Avenue commercial corridor is a vibrant neighborhood shopping area.