

AVAILABLE MULTI TENANT BUILDING WITH DRIVE-THRU AT COSTCO ANCHORED DEVELOPMENT



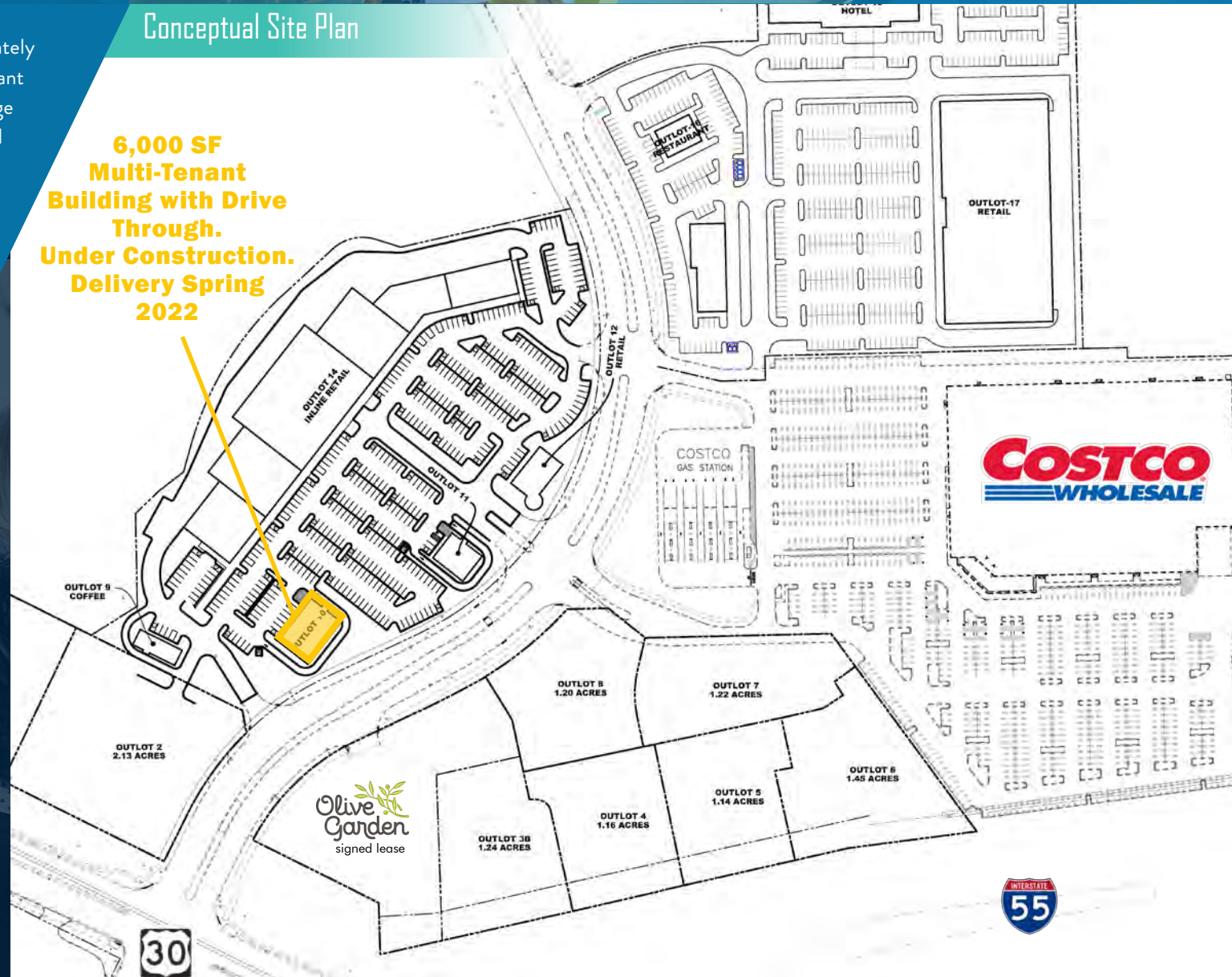
6,067 SF BUILDING AVAILABLE
ROUTE 30 & I-55
PLAINFIELD/JOLIET, ILLINOIS
UNDER CONSTRUCTION DELIVERY
SPRING 2022



Conceptual Site Plan

The planned mixed-use project includes approximately 172 acres of land situated at the northwest quadrant of the I-55 and US Route 30 full interchange and spans the communities of Plainfield and Joliet. The commercial component will include in excess of 500,000 square feet of retail, restaurant and entertainment uses anchored by a 150,000 square foot Costco. The Boulevard Place project intends to establish a hybrid lifestyle shopping experience with a streetscape designed to encourage patrons to linger and relax through well landscaped areas and pedestrian amenities.

**6,000 SF
Multi-Tenant
Building with Drive
Through.
Under Construction.
Delivery Spring
2022**



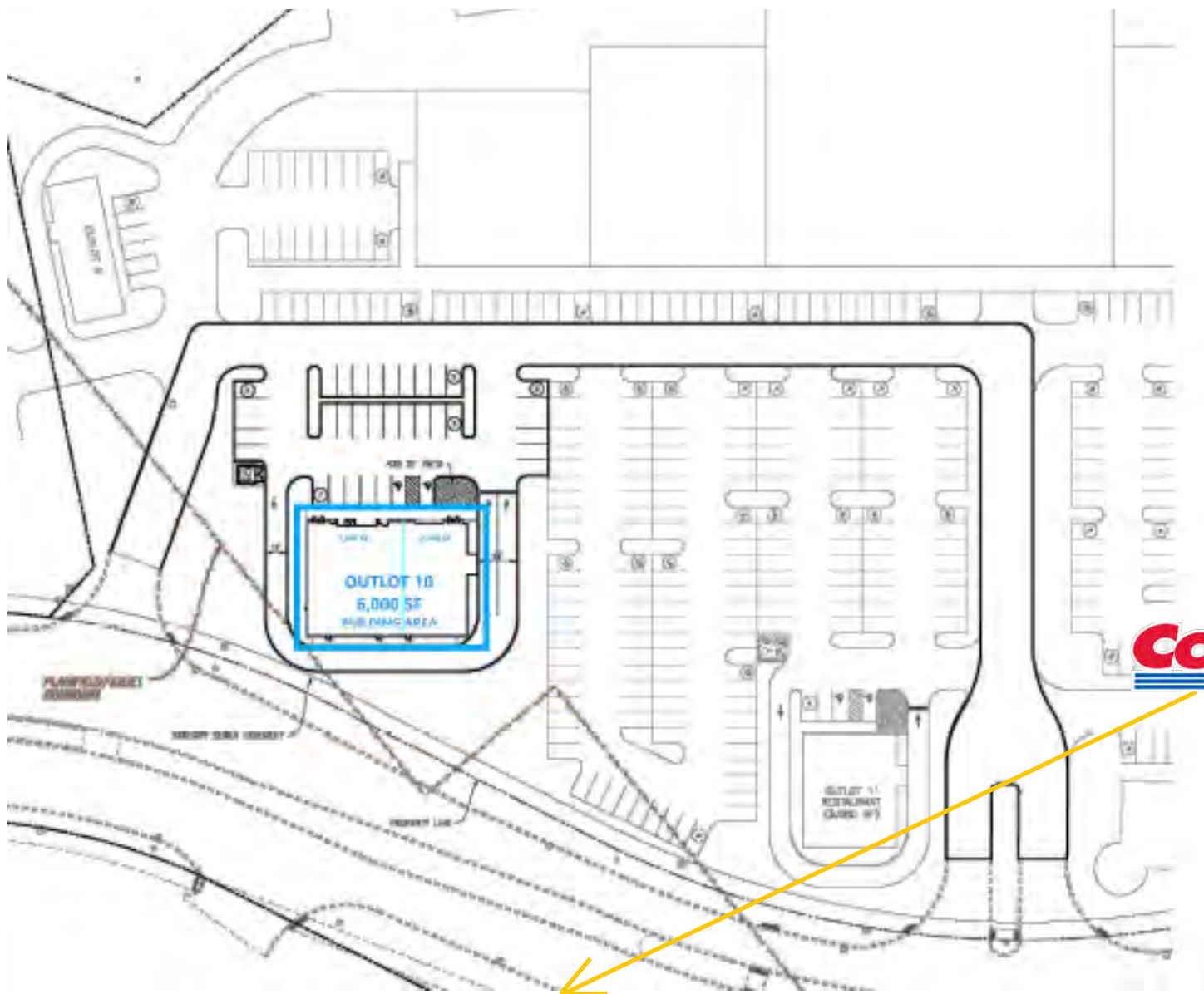
OUT LOTS AND RETAIL SPACE AVAILABLE



MULTI-TENANT BUILDING
WITH DRIVE THROUGH



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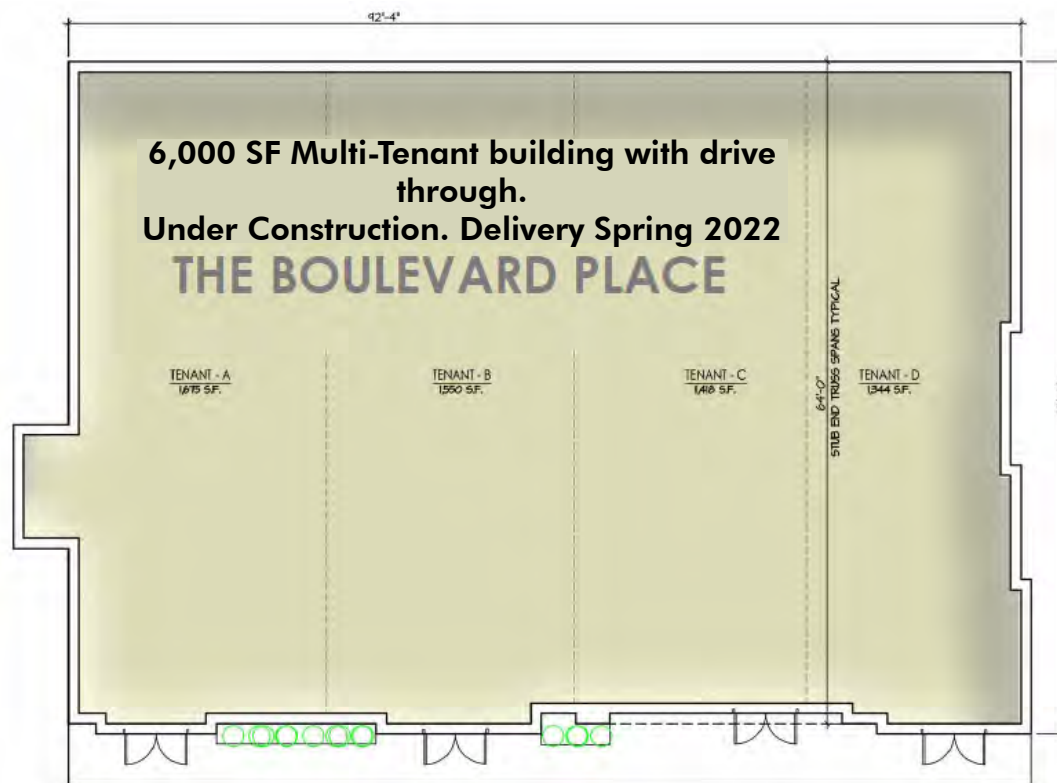
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PRELIMINARY FRONT EVALUATION



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PRELIMINARY REAR EVALUATION

LOCATION OVERVIEW



- Strong regional retail district with extended trade area due to strategic location at I-55 full interchange
- Excellent demographic profile with nearly 200,000 residents within 5 miles of the subject property
- Proximate to significant activity generators including the 950,000 square foot Louis Joliet Mall
- Other significant area retailers include Target, Home Depot, Dick's, Barnes & Noble, Ross Dress For Less, Joann Fabrics, Michael's, Bed Bath & Beyond, Pier 1 Imports, Best Buy, Ashley Furniture and Bob's Furniture
- Signalized access point along Route 30 with additional access from Renwick Road



POPULATION

current year estimate



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



MEDIAN AGE

POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
1 MILE 10,397	1 MILE 56,330	1 MILE \$108,358	1 MILE 37.3
3 MILES 56,330	3 MILES 58,344	3 MILES \$121,762	3 MILES 36.6
5 MILES 107,306	5 MILES 160,794	5 MILES \$119,418	5 MILES 36.2

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