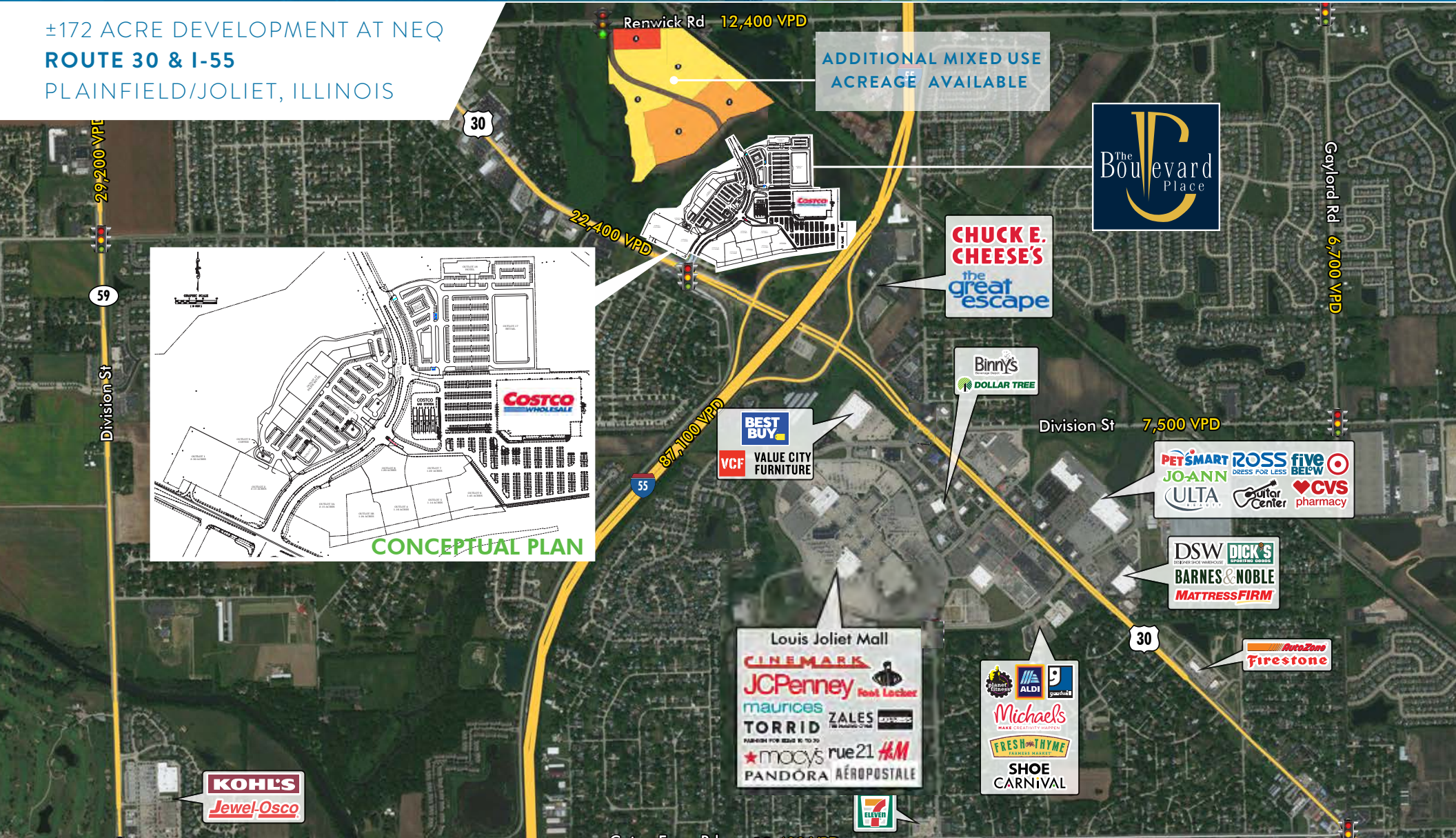


Outlots, Retail Space, Commercial Land Available



±172 ACRE DEVELOPMENT AT NEQ
ROUTE 30 & I-55
 PLAINFIELD/JOLIET, ILLINOIS



PROPERTY OVERVIEW



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.



Outlots, Retail Space, Commercial Land Available



Aerial Photos



Outlots, Retail Space, Commercial Land Available



Aerial Photos



UP + COMING FAMILIES



21,634
WITHIN TRADE AREA

23%
OF TRADE AREA



Average Household Size:
3.12



Median Age:
31.4



Median Household Income:
\$72,000

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

SOCCER MOMS



10,231
WITHIN TRADE AREA

13%
OF TRADE AREA



Average Household Size:
2.97



Median Age:
37.0



Median Household Income:
\$90,500

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164), and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

BOOMBURBS



6,000
WITHIN TRADE AREA

14%
OF TRADE AREA



Average Household Size:
3.25

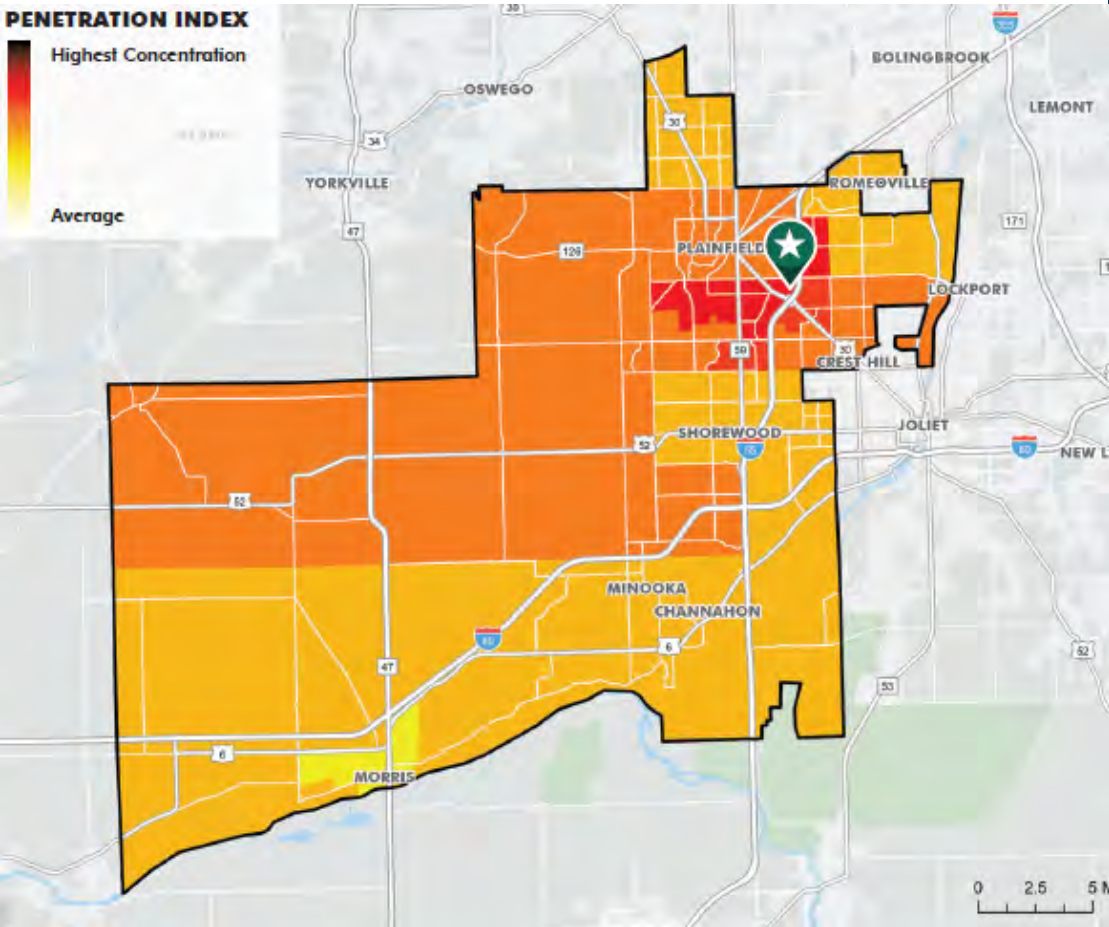


Median Age:
34.0



Median Household Income:
\$113,400

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 220); average household size is 3.25.
- Home ownership is 84% (Index 134), with the highest rate of mortgages, 71.5%(Index 173).
- Primarily single-family homes, in new neighborhoods, 66% built since 2000 (Index 441).
- Median home value is \$350,000 (Index 169).
- Lower housing vacancy rate at 3.7%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines (Index 141).



TRADE AREA DEMOGRAPHICS

Total Population
240K

Households
79K
 Total

Daytime Population
219K

Household Income
\$110K
 Average

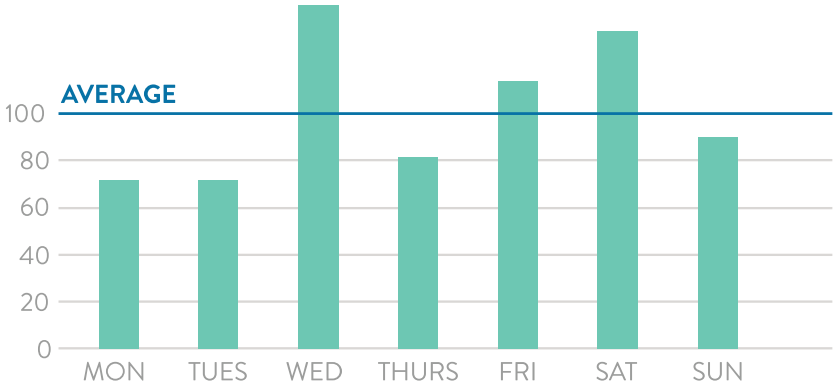
Apparel & Service Spending
\$186M
 Total

Restaurant Spending
\$317M
 Total

Weekday Traffic
69% of all devices seen on weekdays

Distance
 70% of customers live within **8.8mi**

TRAFFIC BY DAY



CUSTOMER RETENTION

Repeat
75%

Occasional
25%

SHOPPERS & WORKERS

Shoppers
95%

Workers
5%

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

1 MILE
10,397

3 MILES
56,330

5 MILES
107,306



DAYTIME POPULATION

1 MILE
56,330

3 MILES
58,344

5 MILES
160,794



AVERAGE HOUSEHOLD INCOME

1 MILE
\$108,358

3 MILES
\$121,762

5 MILES
\$119,418



MEDIAN AGE

1 MILE
37.3

3 MILES
36.6

5 MILES
36.2

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