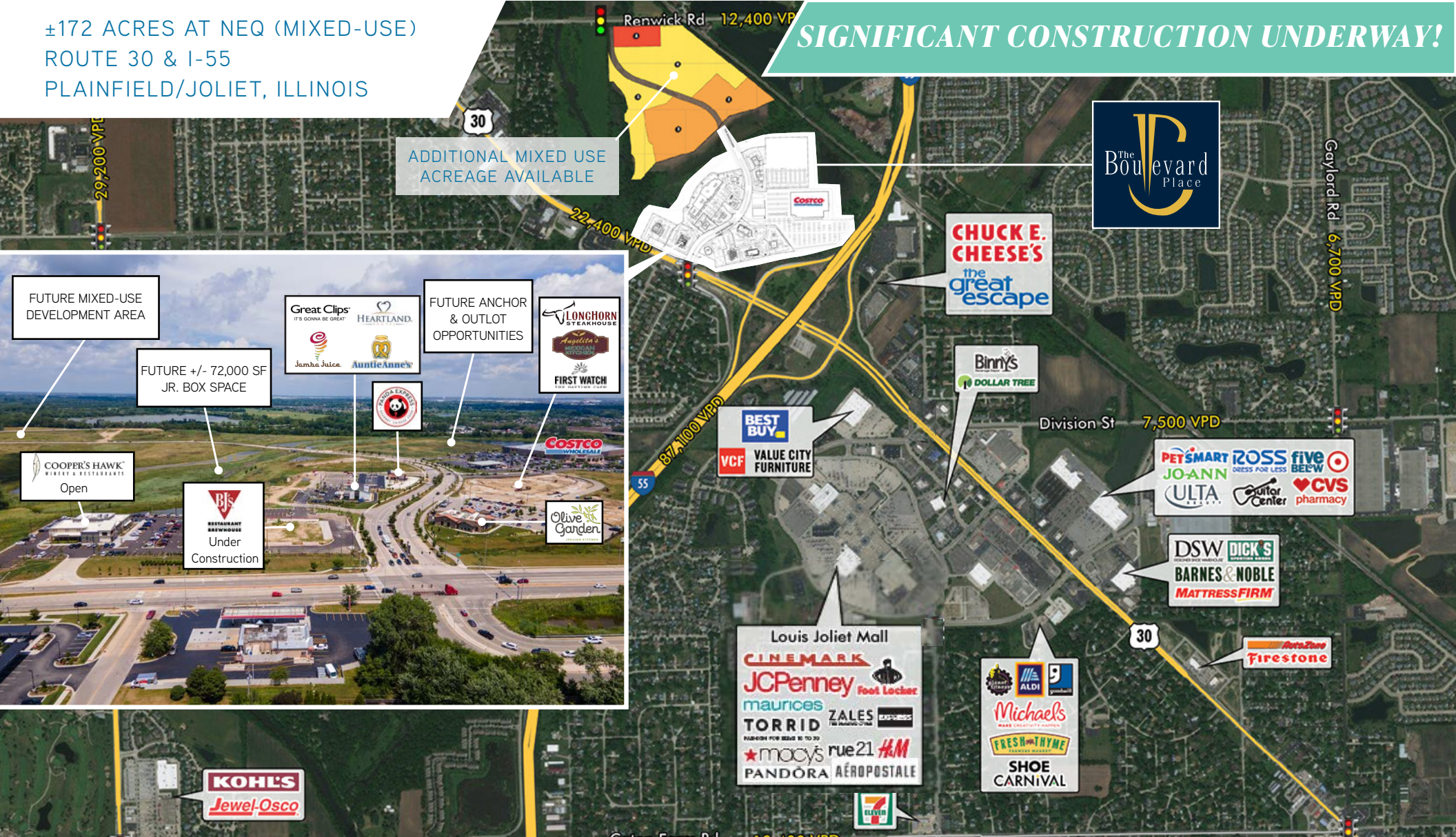


# Outlots, Retail Space, Commercial Land Available



±172 ACRES AT NEQ (MIXED-USE)  
ROUTE 30 & I-55  
PLAINFIELD/JOLIET, ILLINOIS

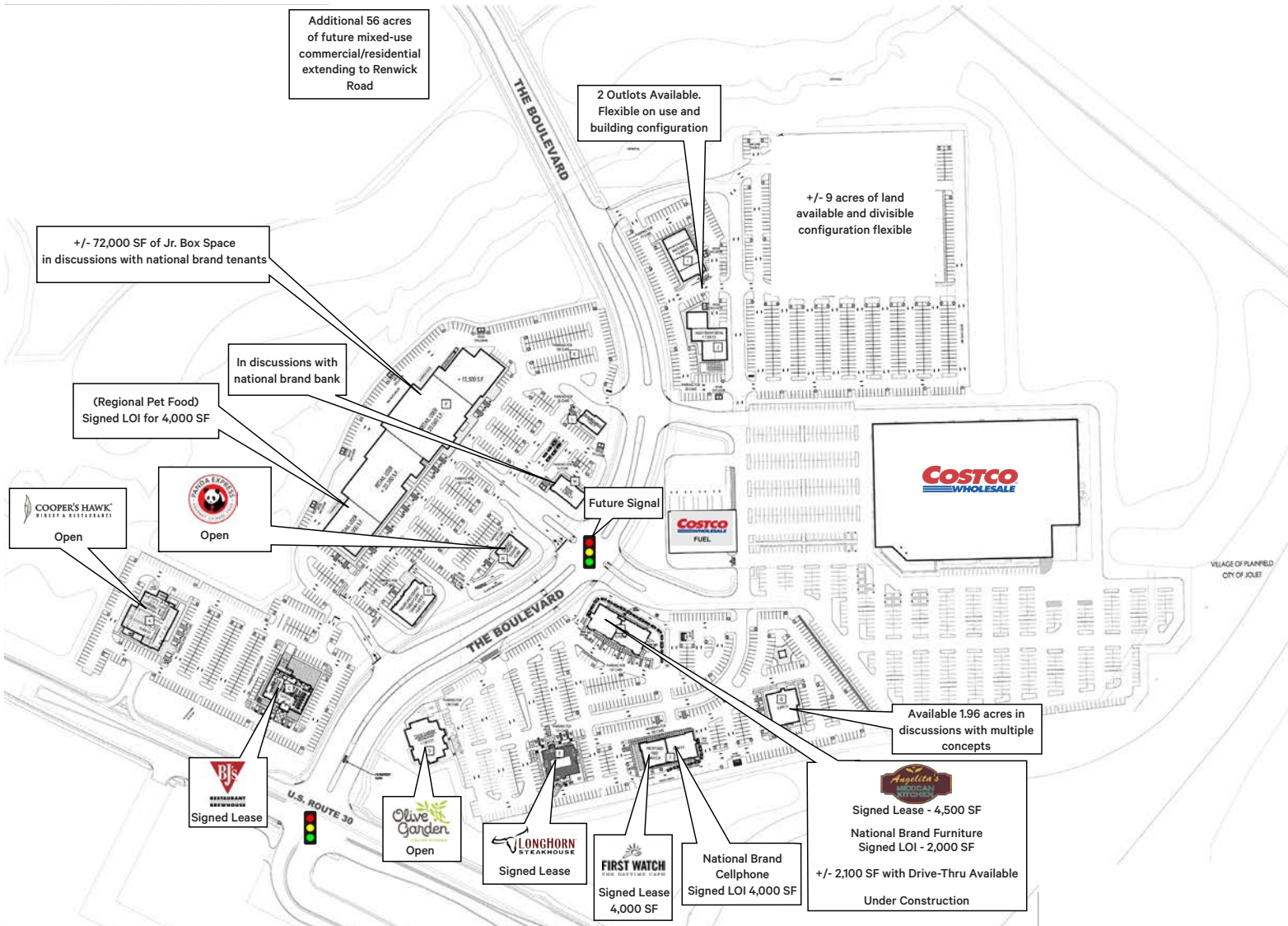
**SIGNIFICANT CONSTRUCTION UNDERWAY!**



# Site Plan



## Conceptual Site Plan-Flexibility on outlot size and configuration



# Outlots, Retail Space, Commercial Land Available



## Aerial Photos



# Outlots, Retail Space, Commercial Land Available



## Aerial Photos



# Outlots, Retail Space, Commercial Land Available



## Aerial Photos



# Outlots, Retail Space, Commercial Land Available



## PROPERTY OVERVIEW

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.



# UP + COMING FAMILIES



24,332 | 24.9%  
WITHIN TRADE AREA | 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).

# WORKDAY DRIVE



12,616 | 12.9%  
WITHIN TRADE AREA | OF TRADE AREA



Average Household Size:  
2.97



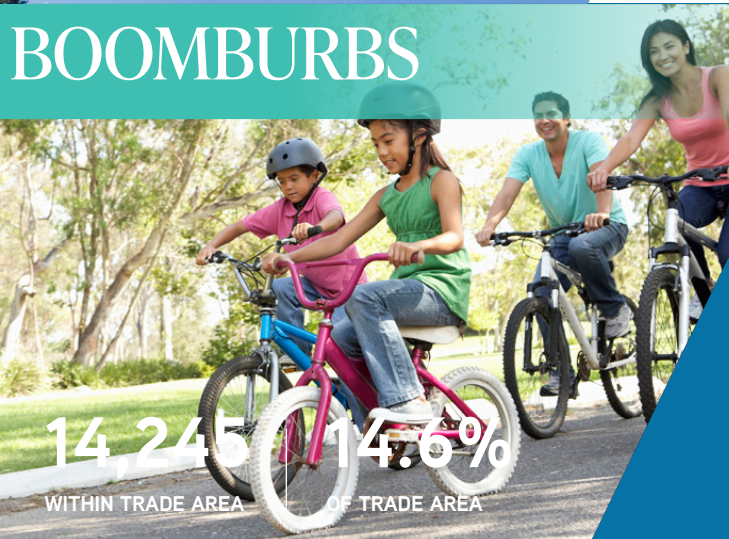
Median Age:  
37.0



Median Household Income:  
\$90,500

- Workday Drive 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



14,245 | 14.6%  
WITHIN TRADE AREA | OF TRADE AREA



Average Household Size:  
3.25

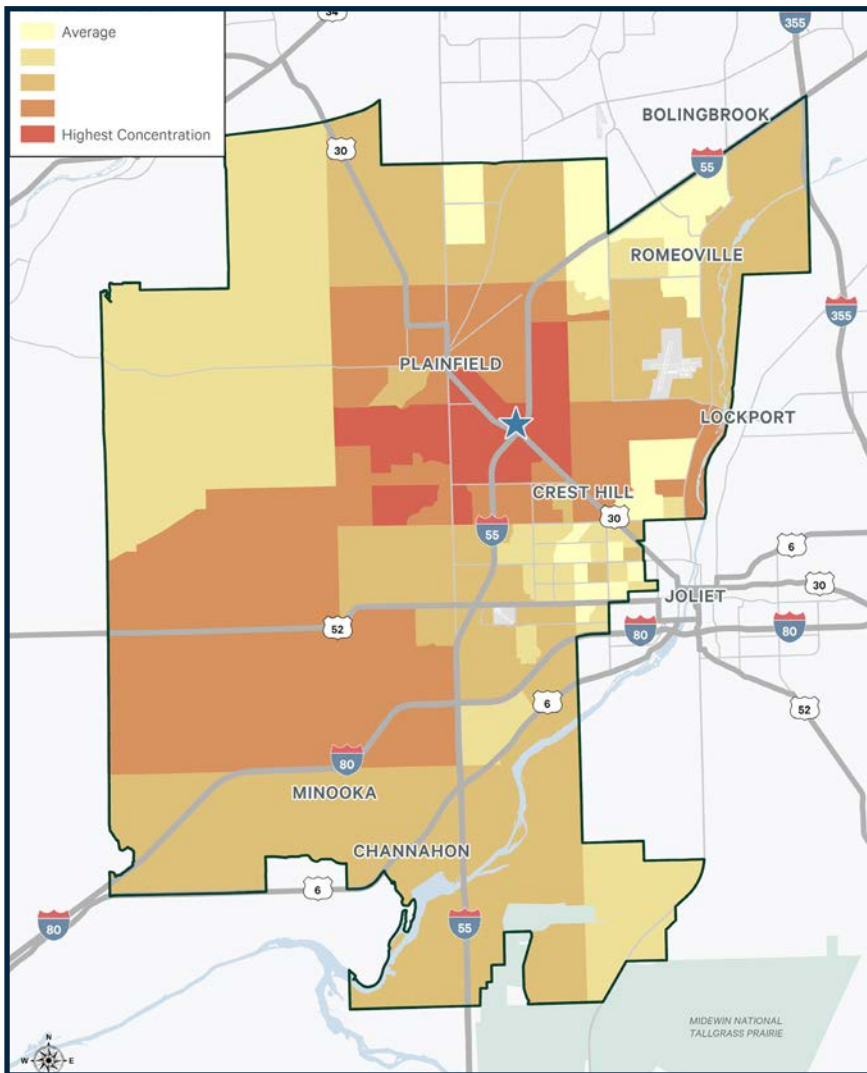


Median Age:  
34.0



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	Households	Daytime Population
<b>287K</b>	<b>97K</b>	<b>255K</b>
Total		
Household Income	Apparel & Service Spending	Restaurant Spending
<b>\$129K</b>	<b>\$265M</b>	<b>\$445M</b>
Average	Total	Total

Weekday Traffic

**70%** of all devices seen on weekdays

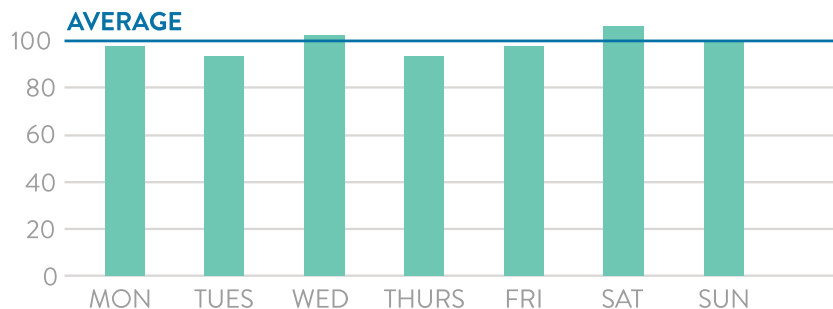
Weekend Traffic

**30%** of all devices seen on weekdays

Distance

70% of customers live within **12 mi**

## TRAFFIC BY DAY



## CUSTOMER RETENTION

Repeat

**65%**

Occasional

**35%**

## SHOPPERS & WORKERS

Shoppers

**98%**

Workers

**2%**

# 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 6,530	1 MILE 7,774	1 MILE \$110,688	1 MILE 39.5
3 MILES 66,905	3 MILES 56,413	3 MILES \$118,077	3 MILES 39.8
5 MILES 188,459	5 MILES 157,125	5 MILES \$117,382	5 MILES 38.8

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