

# MarketPlace at Darien

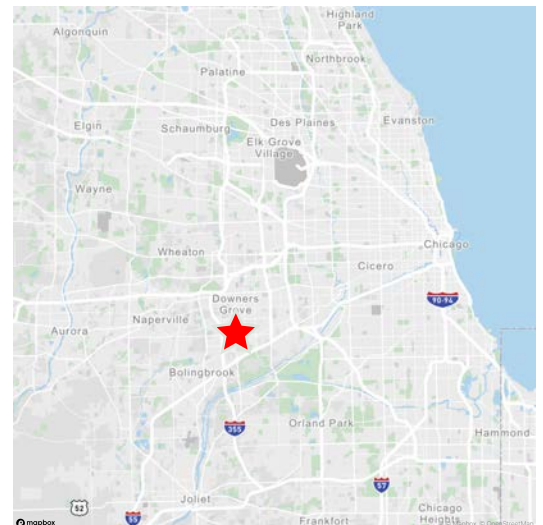
## Confidential Offering - Please Do Not Disturb Current Tenant

SWC 75th Street & Lyman Avenue | Darien, Illinois 60561

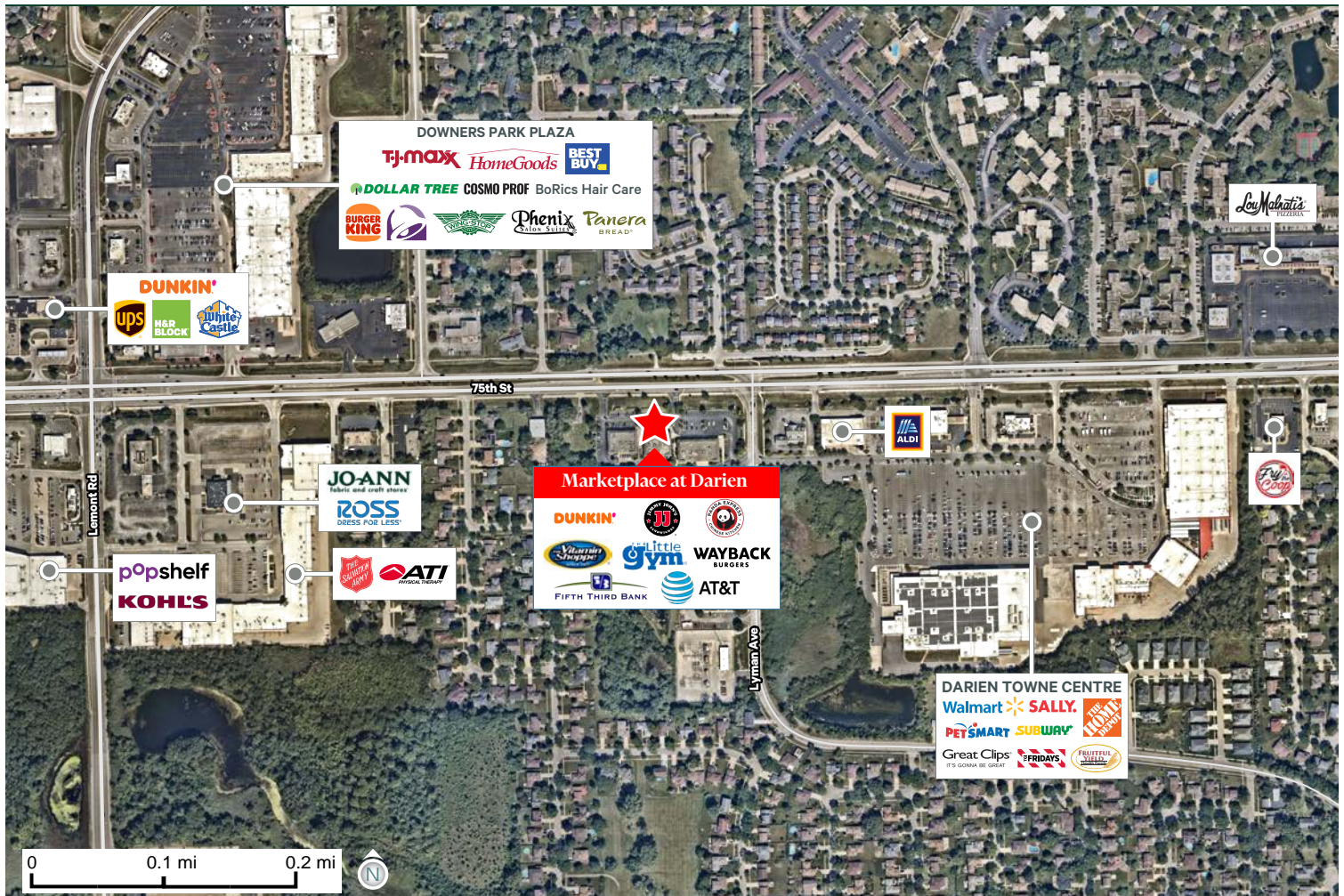


### Property Highlights

- + +/- 1,351 SF available
- + Pylon signage available at nominal monthly cost
- + Affluent market with average housing values of almost \$450,000 within a 3-mile radius
- + Strong sub-regional retail market with nearby major retailers Wal-Mart, Home Depot, Kohls, TJ Maxx, At Home, Ross, Best Buy + many more!
- + Entertainment, dining, & daily needs options abound in this Darien market from Carrabba's to Panda Express to Wayback Burgers and many more choices
- + Great visibility and access to 75th Street with multiple access drives and signalized intersection
- + Location is accessible to a I-355 interchange with 75th Street in less than 1.5 miles



Aerial

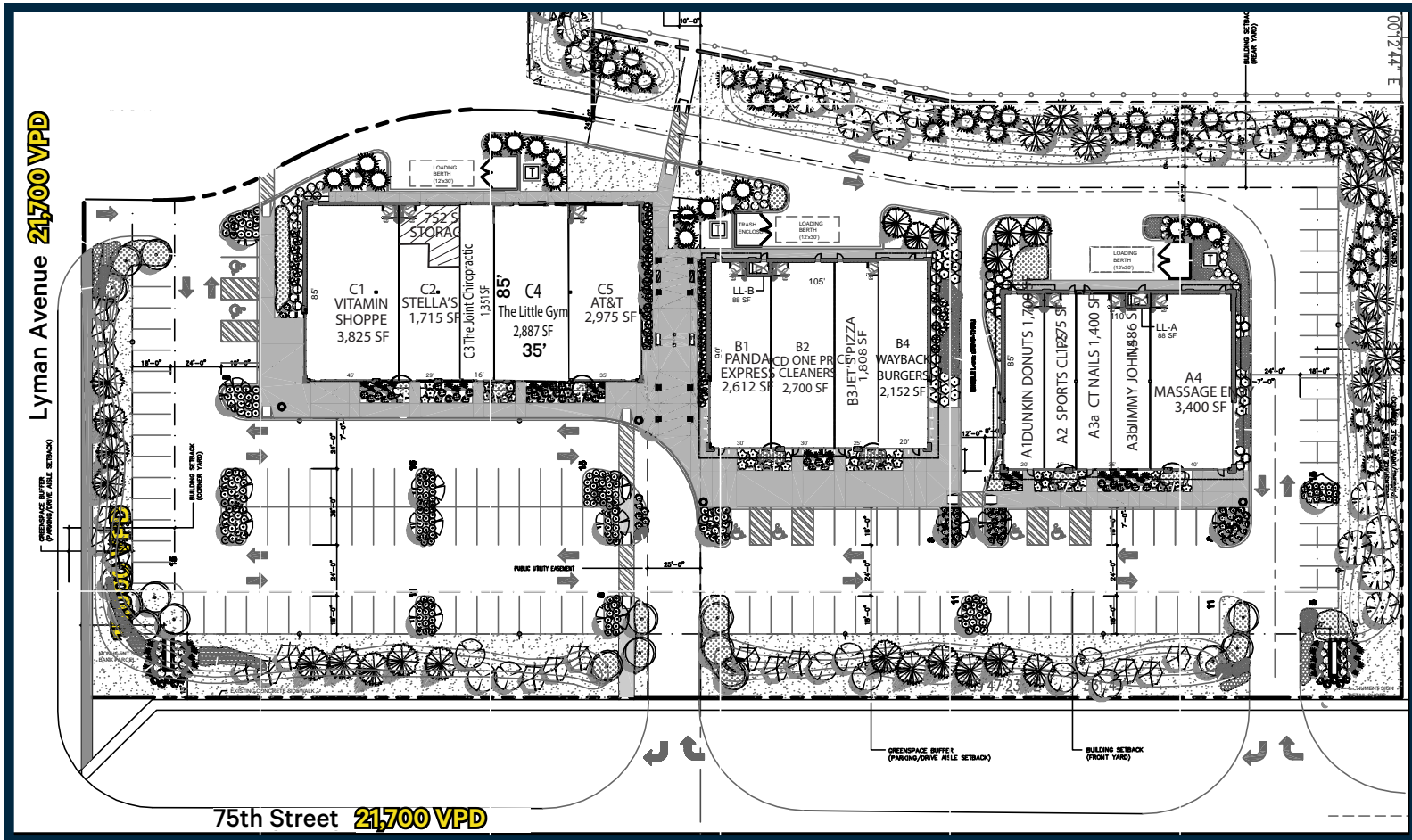


Demographics	1 Mile	2 Mile	3 Mile
Population	10,877	49,046	99,481
Average Household Income	\$140,822	\$142,397	\$144,191
Average Household Value	\$442,671	\$449,950	\$449,399
Daytime Population	9,899	37,840	77,269
Employees	4,123	13,554	28,412

Traffic Counts	
Lyman Avenue	2,250 ADT
75th Street	28,000 ADT

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Site Plan



Tenant	Unit	Square Feet
Vitamin Shoppe	C1	3,825
Stella's	C2	1,715
The Joint Chiropractic	C3	1,351
The Little Gym	C4	2,887
AT&T	C5	2,975
Panda Express	B1	2,612
CD One Price Cleaners	B2	2,700

Tenant	Unit	Square Feet
Jet's Pizza	B3	1,808
Wayback Burgers	B4	2,152
Dunkin Donuts	A1	1,700
Sports Clips	A2	1,275
CT Nails	A3a	1,400
Jimmy Johns	A3b	1,486
Massage Envy	A4	3,400

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