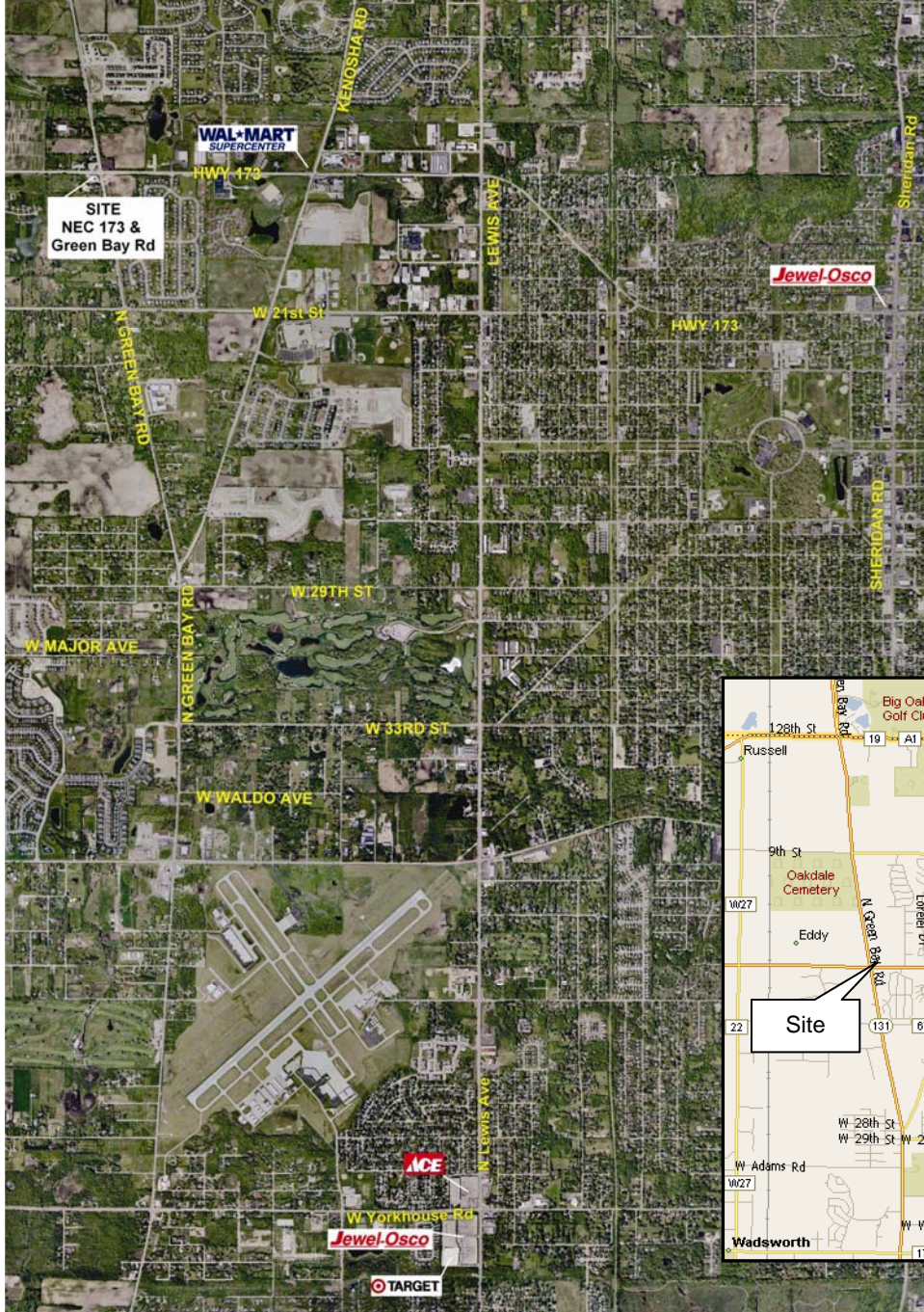




New Retail Development Great Lakes Crossings NEC Route 173 & Green Bay Road Zion, Illinois



SITE:

- +/- 20 Acres
- +/- 100,000 SF Retail Shop Space
- +/- 1 Acre Pad Sites
- 3 Acre Office Site

PHASE I:

- Multi-Tenant Building
- CVS - 10,672 SF

OCCUPANCY:

- Phase I occupancy
- 2ndQtr 2008

TRAFFIC COUNTS:

- Rt. 173 & Green Bay Road - 27,300



Available for Sale/Lease

Trade Area Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
<u>2006</u> Population	30,595	69,393	152,025
Avg. HH Income	\$64,863	\$67,891	\$66,753
Daytime Pop	6,165	18,223	48,584

For further information call:

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AFFINITY

COMMERCIAL REAL ESTATE

PROPOSED ACCESS:

Full Access off Route 173 (Rosecrans Road) and Full Access off Green Bay Road (Rt. 131)

RESIDENTIAL GROWTH:

Over 5,500 new housing units, either planned or built in this corridor!

COMMUNITY SNAPSHOT:

Zion is in a strong growth mode from both a residential and commercial standpoint.

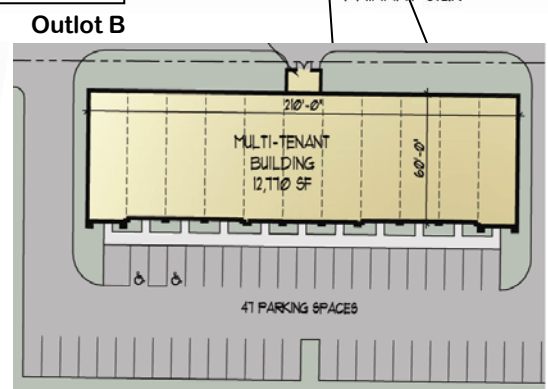
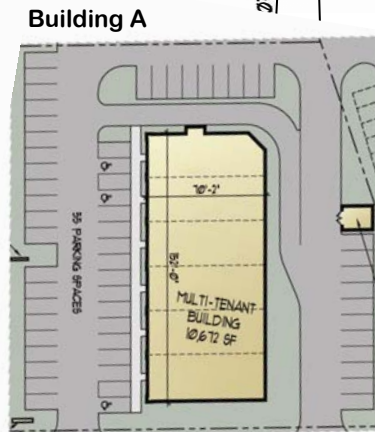
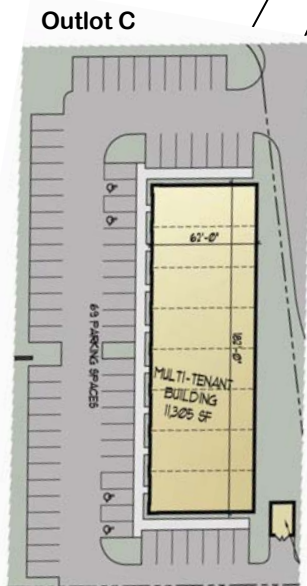
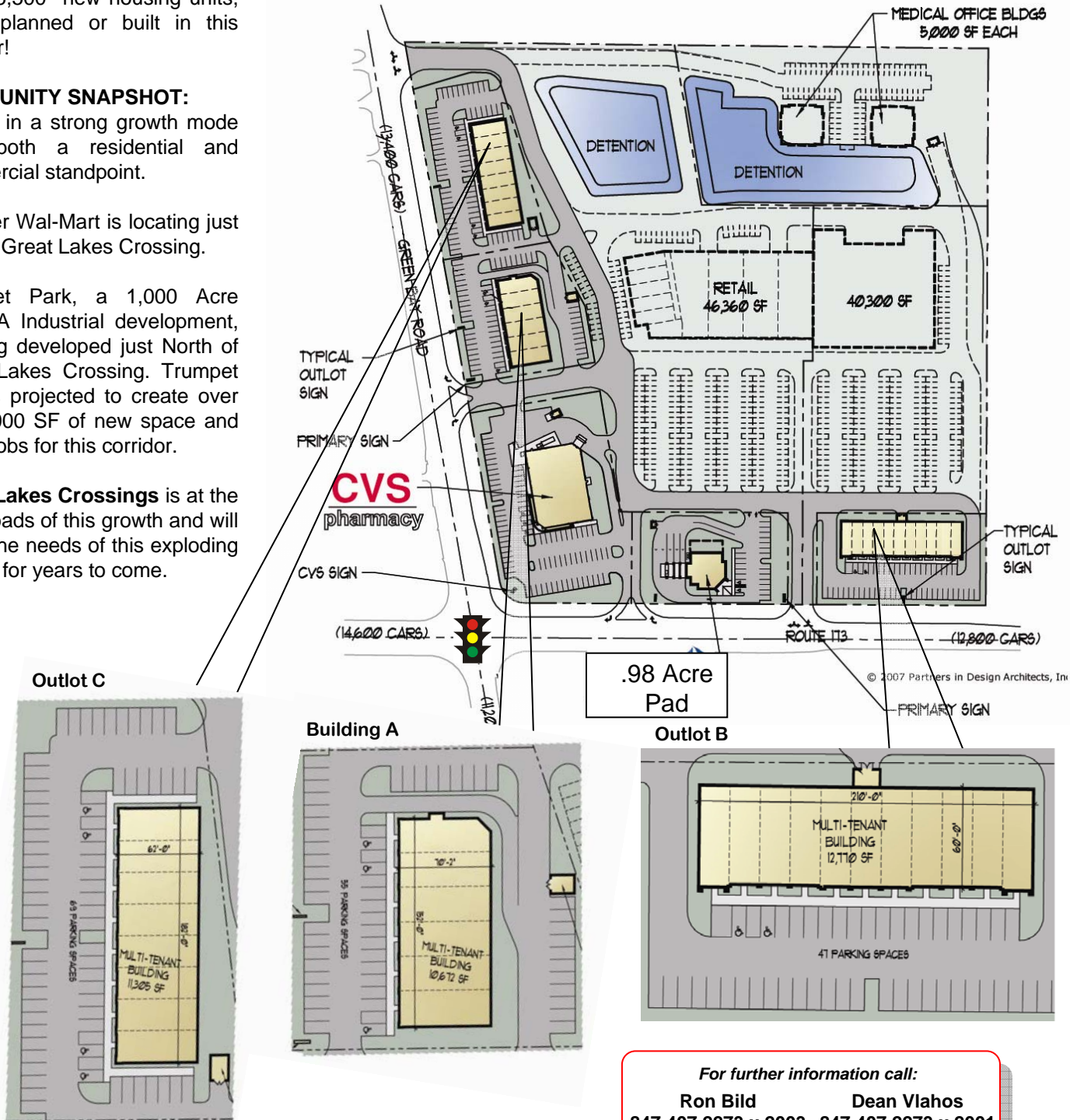
A Super Wal-Mart is locating just east of Great Lakes Crossing.

Trumpet Park, a 1,000 Acre Class A Industrial development, is being developed just North of Great Lakes Crossing. Trumpet Park is projected to create over 5,000,000 SF of new space and 5,000 jobs for this corridor.

Great Lakes Crossings is at the crossroads of this growth and will serve the needs of this exploding market for years to come.

	SIZE	BUILDING	PARKING	RATIO
CVS	1.84 Acres			
PAD	.98 Acres			
OUTLOT A	1.08 Acres	10,672 SF	55 Spaces	5.1/1000
OUTLOT B	1.06 Acres	12,770 SF	41 Spaces	3.67/1000
OUTLOT C	1.16 Acres	11,305 SF	69 Spaces	6.11/1000
NET DEVELOPABLE AREA	20.28 Acres			

LEGEND:
[Grey Box] PHASE II - FUTURE DEVELOPMENT



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The information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil-drainage or other such matters.

Available for Sale/Lease