



Bird's Eye View of Existing Building with Available Space Highlighted

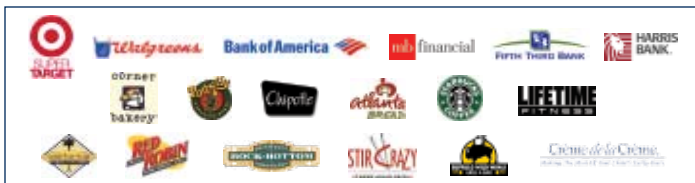


Entrance to the Regal Cantera Stadium 17 Movie Theater

PROPERTY DESCRIPTION & FEATURES

- Up to 34,000 SF available Spring 2012 at the Regal Cantera Stadium 17 movie theater (1 of the top 10 in the market)
- Abundant parking available
- Excellent visibility from Interstate 88
- Located adjacent to the Winfield Road exit ramp/toll booth
- 6 built restaurant pads in front of the theater
- Access from Winfield Road and Diehl Road
- Traffic Counts:
 - Interstate 88 141,600 VPD
 - Diehl Road 29,400 VPD
 - Winfield Road 24,000 VPD

AREA CO-TENANTS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	5,345	70,020	191,534
Households	2,148	27,376	71,791
Average Household Income	\$100,618	\$103,807	\$115,457
Daytime Employees	13,739	79,663	154,910

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28250 Diehl Road

Warrenville, IL 60555
New Retail Space Available at the Regal Cantera Stadium 17 Movie Theater



SITE AERIAL





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.80428/-88.17095

28250 Diehl Rd.		1 Mile	3 Miles	5 Miles
Warrenville, IL				
POPULATION	2010 Estimated Population	5,345	70,020	191,534
	2015 Projected Population	6,573	75,763	200,470
	2000 Census Population	4,596	62,179	175,720
	1990 Census Population	3,306	52,335	142,538
	Historical Annual Growth 1990 to 2010	3.1%	1.7%	1.7%
	Projected Annual Growth 2010 to 2015	4.6%	1.6%	0.9%
HOUSEHOLDS	2010 Est. Households	2,148	27,376	71,791
	2015 Proj. Households	2,644	29,936	76,488
	2000 Census Households	1,808	23,951	64,851
	1990 Census Households	1,245	19,578	50,852
	Historical Annual Growth 1990 to 2010	3.6%	2.0%	2.1%
	Projected Annual Growth 2010 to 2015	4.6%	1.9%	1.3%
AGE	2010 Est. Population 0 to 9 Years	11.9%	12.6%	13.2%
	2010 Est. Population 10 to 19 Years	12.9%	13.9%	14.2%
	2010 Est. Population 20 to 29 Years	12.6%	14.2%	13.3%
	2010 Est. Population 30 to 44 Years	20.6%	20.5%	20.5%
	2010 Est. Population 45 to 59 Years	23.1%	23.1%	23.5%
	2010 Est. Population 60 to 74 Years	12.7%	10.8%	10.7%
	2010 Est. Population 75 Years Plus	6.0%	4.8%	4.5%
	2010 Est. Median Age	38.4	36.3	36.6
MARITAL STATUS & SEX	2010 Est. Male Population	48.8%	49.4%	49.8%
	2010 Est. Female Population	51.2%	50.6%	50.2%
	2010 Est. Never Married	24.0%	26.1%	25.7%
	2010 Est. Now Married	58.2%	57.7%	59.7%
	2010 Est. Separated or Divorced	13.5%	12.3%	10.8%
	2010 Est. Widowed	4.2%	3.9%	3.9%
INCOME	2010 Est. HH Income \$200,000 or More	7.5%	8.5%	10.7%
	2010 Est. HH Income \$150,000 to \$199,999	9.1%	8.2%	9.8%
	2010 Est. HH Income \$100,000 to \$149,999	22.6%	19.9%	21.1%
	2010 Est. HH Income \$75,000 to \$99,999	16.3%	16.3%	15.3%
	2010 Est. HH Income \$50,000 to \$74,999	17.8%	18.8%	17.7%
	2010 Est. HH Income \$35,000 to \$49,999	9.5%	11.3%	10.6%
	2010 Est. HH Income \$25,000 to \$34,999	6.0%	6.1%	5.4%
	2010 Est. HH Income \$15,000 to \$24,999	6.1%	5.7%	4.6%
	2010 Est. HH Income \$0 to \$14,999	5.1%	5.2%	4.8%
	2010 Est. Average Household Income	\$100,618	\$103,807	\$115,457
	2010 Est. Median HH Income	\$85,128	\$83,097	\$89,855
	2010 Est. Per Capita Income	\$43,489	\$42,196	\$44,762
2010 Est. Number of Businesses	507	4,386	9,526	
2010 Est. Total Number of Employees	13,739	79,663	154,910	

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28250 Diehl Rd.		1 Mile	3 Miles	5 Miles
Warrenville, IL				
RACE	2010 Est. White Population	81.5%	83.3%	83.5%
	2010 Est. Black Population	4.6%	5.4%	5.5%
	2010 Est. Asian & Pacific Islander	13.0%	10.0%	9.6%
	2010 Est. American Indian & Alaska Native	0.3%	0.3%	0.3%
	2010 Est. Other Races Population	0.6%	0.9%	1.1%
HISPANIC	2010 Est. Hispanic Population	294	7,001	20,360
	2010 Est. Hispanic Population Percent	5.5%	10.0%	10.6%
	2015 Proj. Hispanic Population Percent	7.8%	11.9%	12.7%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	3,698	46,336	125,953
	2010 Est. Elementary (0 to 8)	1.2%	2.0%	2.3%
	2010 Est. Some High School (9 to 11)	2.2%	2.5%	2.5%
	2010 Est. High School Graduate (12)	16.1%	15.3%	14.7%
	2010 Est. Some College (13 to 16)	17.3%	18.5%	17.6%
	2010 Est. Associate Degree Only	5.9%	6.9%	6.8%
	2010 Est. Bachelor Degree Only	33.9%	31.9%	32.7%
	2010 Est. Graduate Degree	23.4%	22.9%	23.4%
HOUSING	2010 Est. Total Housing Units	2,358	29,698	77,242
	2010 Est. Owner Occupied Percent	64.9%	62.3%	66.9%
	2010 Est. Renter Occupied Percent	26.2%	29.9%	26.1%
	2010 Est. Vacant Housing Percent	8.9%	7.8%	7.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	8.3%	2.7%	2.8%
	2000 Homes Built 1995 to 1998	19.7%	10.5%	11.6%
	2000 Homes Built 1990 to 1994	10.8%	9.9%	11.4%
	2000 Homes Built 1980 to 1989	21.0%	29.6%	28.1%
	2000 Homes Built 1970 to 1979	23.8%	23.6%	24.1%
	2000 Homes Built 1960 to 1969	7.4%	9.0%	9.8%
	2000 Homes Built 1950 to 1959	5.0%	6.2%	6.7%
	2000 Homes Built Before 1949	4.0%	8.4%	5.6%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.2%	0.3%
	2000 Home Value \$500,000 to \$999,999	1.8%	2.1%	3.5%
	2000 Home Value \$400,000 to \$499,999	7.2%	4.0%	4.8%
	2000 Home Value \$300,000 to \$399,999	23.7%	12.4%	14.2%
	2000 Home Value \$200,000 to \$299,999	31.3%	33.0%	34.6%
	2000 Home Value \$150,000 to \$199,999	21.6%	25.3%	22.9%
	2000 Home Value \$100,000 to \$149,999	11.0%	20.0%	16.4%
	2000 Home Value \$50,000 to \$99,999	1.8%	2.3%	2.7%
	2000 Home Value \$25,000 to \$49,999	1.6%	0.6%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.3%
	2000 Median Home Value	\$247,182	\$217,908	\$230,311
	2000 Median Rent	\$963	\$871	\$872

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28250 Diehl Rd.		1 Mile	3 Miles	5 Miles
Warrenville, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	4,282	55,514	149,837
	2010 Est. Civilian Employed	61.6%	66.5%	66.3%
	2010 Est. Civilian Unemployed	7.1%	7.0%	6.5%
	2010 Est. in Armed Forces	0.1%	-	-
	2010 Est. not in Labor Force	31.2%	26.5%	27.2%
	2010 Labor Force: Males	48.2%	49.0%	49.4%
	2010 Labor Force: Females	51.8%	51.0%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	2,376	34,212	94,350
	2000 Mgmt, Business, & Financial Operations	25.5%	21.5%	23.1%
	2000 Professional & Related	29.8%	29.2%	28.9%
	2000 Service	7.6%	9.2%	8.6%
	2000 Sales and Office	27.3%	28.5%	28.0%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	5.5%	5.3%	4.8%
	2000 Production, Transport, & Material Moving	4.3%	6.2%	6.5%
	2000 Percent White Collar Workers	82.6%	79.3%	80.0%
	2000 Percent Blue Collar Workers	17.4%	20.7%	20.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	80.9%	77.2%	78.2%
	2000 Drive to Work in Carpool	5.2%	7.7%	6.4%
	2000 Travel to Work by Public Transportation	5.8%	7.6%	8.2%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	0.4%	2.1%	1.8%
	2000 Other Means	0.5%	0.4%	0.4%
	2000 Work at Home	7.3%	4.8%	4.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.2%	27.2%	25.2%
	2000 Travel to Work in 15 to 29 Minutes	29.2%	30.9%	31.0%
	2000 Travel to Work in 30 to 59 Minutes	29.9%	28.2%	29.0%
	2000 Travel to Work in 60 Minutes or More	14.8%	13.7%	14.8%
	2000 Average Travel Time to Work	28.4	27.3	28.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$153 M	\$1.98 B	\$5.59 B
	2010 Est. Apparel	\$7.36 M	\$95.3 M	\$270 M
	2010 Est. Contributions & Gifts	\$10.7 M	\$139 M	\$407 M
	2010 Est. Education & Reading	\$4.65 M	\$60.2 M	\$175 M
	2010 Est. Entertainment	\$8.66 M	\$112 M	\$317 M
	2010 Est. Food, Beverages & Tobacco	\$23.5 M	\$304 M	\$850 M
	2010 Est. Furnishings & Equipment	\$7.04 M	\$90.8 M	\$258 M
	2010 Est. Health Care & Insurance	\$10.5 M	\$136 M	\$380 M
	2010 Est. Household Operations & Shelter & Utilities	\$45.8 M	\$592 M	\$1.68 B
	2010 Est. Miscellaneous Expenses	\$2.48 M	\$32.0 M	\$89.3 M
	2010 Est. Personal Care	\$2.20 M	\$28.4 M	\$80.0 M
	2010 Est. Transportation	\$30.1 M	\$388 M	\$1.09 B

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