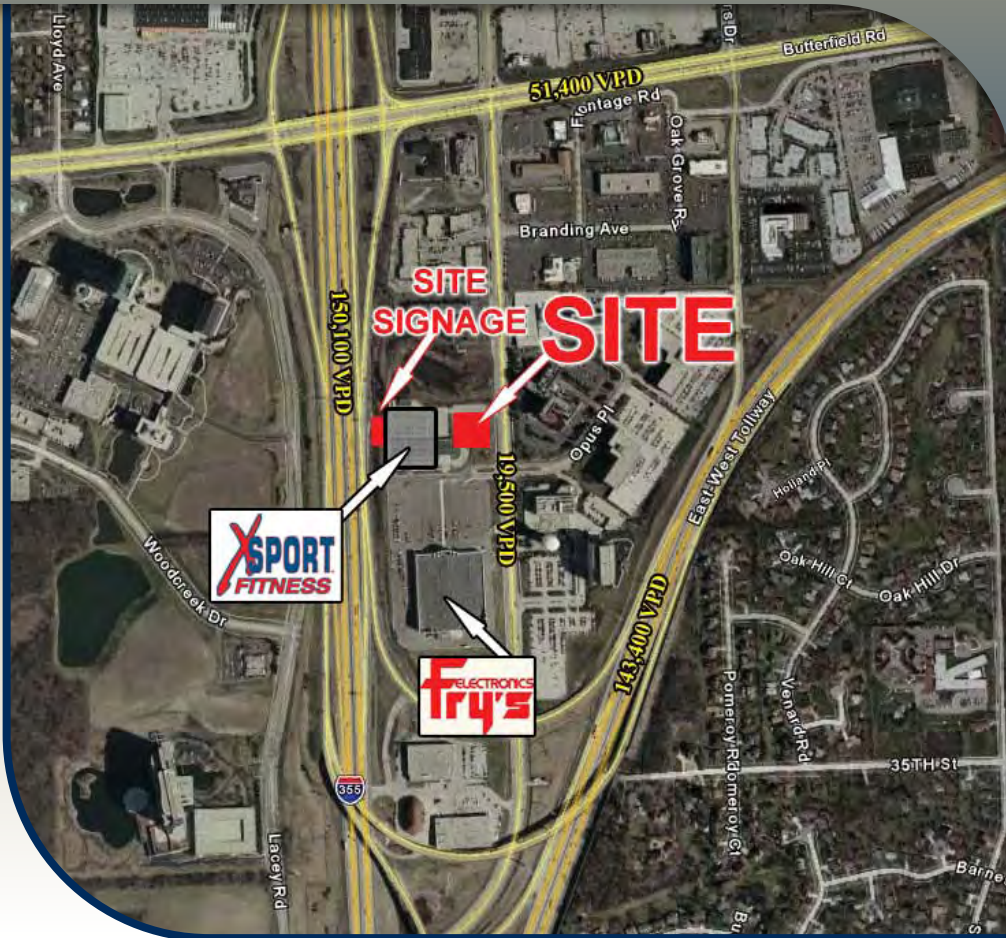


3200 Finley Road

10,000 SF Outlot or Inline Space Available in Downers Grove, IL



DEMOGRAPHICS

Population

1 Mile	7,259
3 Mile	83,337
5 Mile	276,589

Average Household Income

1 Mile	\$102,235
3 Mile	\$98,804
5 Mile	\$103,753

Brett Zimmerman

312.254.0720

brett@sierraadvisors.com

Cyndee Conway

312.254.0719

cyndee@sierraadvisors.com

640 North LaSalle, Suite 410
Chicago, IL 60654

312.422.7745 (fax)

www.sierraadvisors.com

- Up to 10,000 SF outlot or inline space available
- Drive-thru opportunity available
- 30' pylon sign available on I-355
- In front of a 45,000 SF XSport Fitness with exposure to I-355
- Approximately 2,000 gym members per day
- Highly visible location in a high traffic area
 - Finley Road: 19,500 VPD
 - Interstate 355: 131,800 VPD
 - Butterfield Road: 52,300 VPD
 - Interstate 88: 157,700 VPD
- 5,442 businesses and 92,491 employees within 3 miles

Local Knowledge. National Experience.

Sierra

REALTY ADVISORS



INTERSTATE 355

WETLAND BUFFER

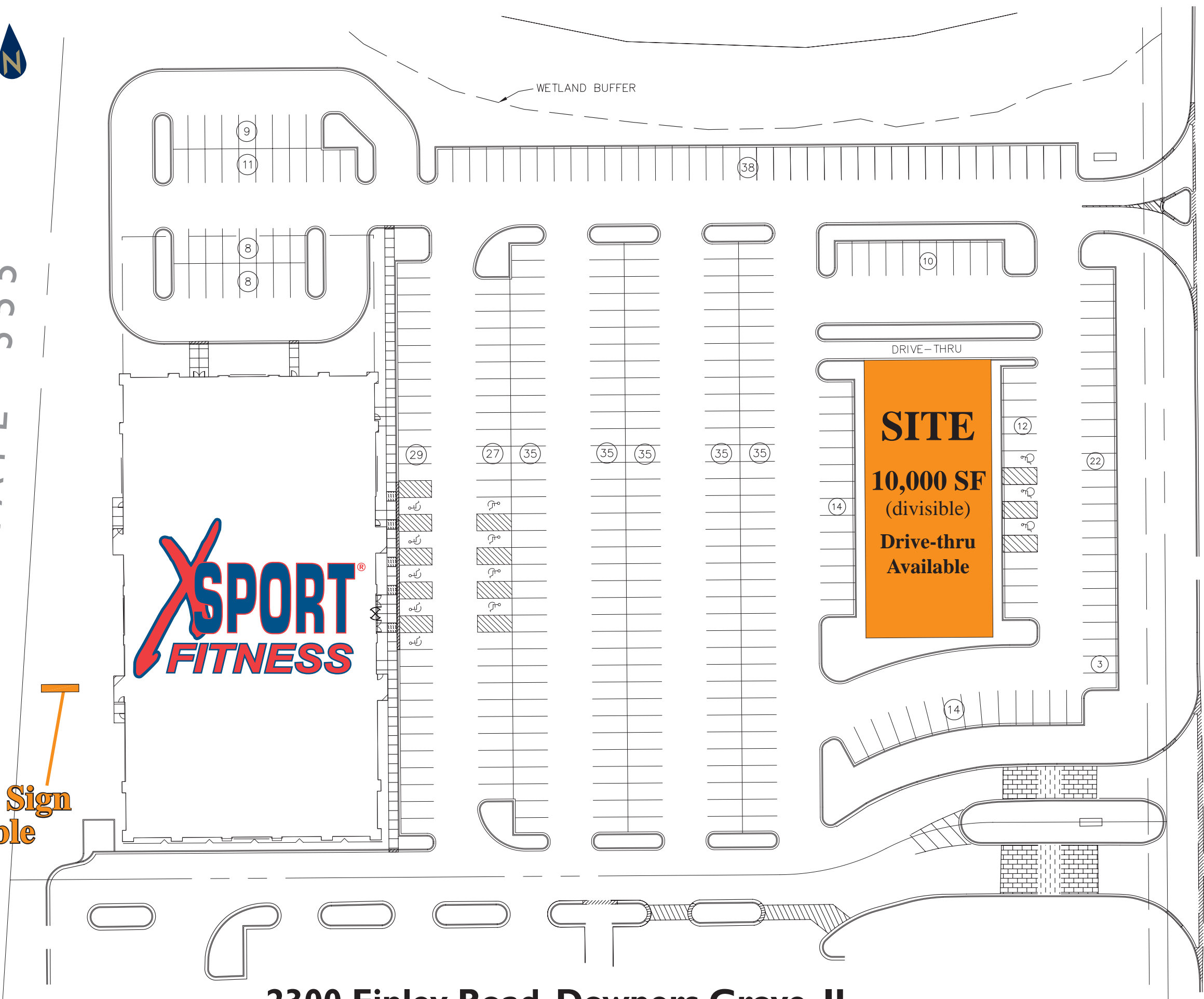
FINLEY ROAD



SITE
10,000 SF
(divisible)
Drive-thru
Available

30' Plyon Sign Available

2300 Finley Road, Downers Grove, IL





FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.829746/-88.0255295

April 2008

RF1

3200 Finley Rd Downers Grove, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	7,259	83,337	276,586
	2012 Projected Population	7,542	84,502	281,238
	2000 Census Population	6,828	81,606	269,592
	1990 Census Population	6,419	78,027	256,949
	Historical Annual Growth 1990 to 2007	0.8%	0.4%	0.4%
	Projected Annual Growth 2007 to 2012	0.8%	0.3%	0.3%
HOUSEHOLDS	2007 Est. Households	2,594	31,951	103,365
	2012 Proj. Households	2,701	32,058	103,862
	2000 Census Households	2,436	31,902	102,928
	1990 Census Households	2,259	30,286	96,610
	Historical Annual Growth 1990 to 2007	0.9%	0.3%	0.4%
	Projected Annual Growth 2007 to 2012	0.8%	0.1%	0.1%
AGE	2007 Est. Population 0 to 9 Years	10.0%	11.5%	12.4%
	2007 Est. Population 10 to 19 Years	11.6%	12.9%	13.6%
	2007 Est. Population 20 to 29 Years	8.8%	11.8%	11.8%
	2007 Est. Population 30 to 44 Years	17.0%	19.7%	20.6%
	2007 Est. Population 45 to 59 Years	22.7%	23.3%	22.9%
	2007 Est. Population 60 to 74 Years	14.0%	13.3%	12.1%
	2007 Est. Population 75 Years Plus	15.8%	7.6%	6.5%
	2007 Est. Median Age	48.1	40.6	38.9
MARITAL STATUS & SEX	2007 Est. Male Population	44.5%	48.3%	49.0%
	2007 Est. Female Population	55.5%	51.7%	51.0%
	2007 Est. Never Married	19.3%	25.0%	25.3%
	2007 Est. Now Married	54.1%	55.4%	57.2%
	2007 Est. Separated or Divorced	14.6%	12.0%	11.3%
	2007 Est. Widowed	12.1%	7.5%	6.3%
INCOME	2007 Est. HH Income \$200,000 or More	10.9%	9.9%	10.7%
	2007 Est. HH Income \$150,000 to 199,999	9.0%	7.3%	7.6%
	2007 Est. HH Income \$100,000 to 149,999	22.9%	18.9%	19.2%
	2007 Est. HH Income \$75,000 to 99,999	14.1%	14.3%	15.7%
	2007 Est. HH Income \$50,000 to 74,999	15.2%	18.3%	18.7%
	2007 Est. HH Income \$35,000 to 49,999	9.8%	11.5%	10.7%
	2007 Est. HH Income \$25,000 to 34,999	5.4%	7.4%	6.9%
	2007 Est. HH Income \$15,000 to 24,999	6.3%	6.1%	5.6%
	2007 Est. HH Income \$0 to 14,999	6.4%	6.2%	4.9%
	2007 Est. Average Household Income	\$ 102,235	\$ 98,804	\$ 103,753
	2007 Est. Median HH Income	\$ 93,897	\$ 80,656	\$ 84,431
	2007 Est. Per Capita Income	\$ 40,009	\$ 38,675	\$ 39,729
	2007 Est. Number of Businesses	880	5,442	14,817
2007 Est. Total Number of Employees	19,972	92,491	203,518	

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April 2008

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3200 Finley Rd Downers Grove, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
RACE	2007 Est. White Population	84.4%	81.0%	83.3%
	2007 Est. Black Population	3.7%	4.4%	3.8%
	2007 Est. Asian & Pacific Islander	9.7%	11.0%	9.7%
	2007 Est. American Indian & Alaska Native	0.1%	0.1%	0.1%
	2007 Est. Other Races Population	2.1%	3.5%	3.1%
HISPANIC	2007 Est. Hispanic Population	313	7,244	20,554
	2007 Est. Hispanic Population Percent	4.3%	8.7%	7.4%
	2012 Proj. Hispanic Population Percent	6.6%	10.9%	9.6%
	2000 Hispanic Population Percent	2.8%	6.2%	5.2%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	5,389	58,011	187,208
	2007 Est. Elementary (0 to 8)	4.2%	2.9%	2.4%
	2007 Est. Some High School (9 to 11)	4.5%	3.7%	3.4%
	2007 Est. High School Graduate (12)	23.8%	20.8%	20.3%
	2007 Est. Some College (13 to 16)	19.3%	19.0%	19.0%
	2007 Est. Associate Degree Only	6.7%	7.2%	7.4%
	2007 Est. Bachelor Degree Only	25.2%	28.1%	28.7%
	2007 Est. Graduate Degree	16.3%	18.4%	18.8%
HOUSING	2007 Est. Total Housing Units	2,790	34,820	112,578
	2007 Est. Owner Occupied Percent	82.5%	72.3%	70.4%
	2007 Est. Renter Occupied Percent	10.5%	19.4%	21.4%
	2007 Est. Vacant Housing Percent	7.0%	8.2%	8.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.2%	1.3%	1.0%
	2000 Homes Built 1995 to 1998	10.7%	3.9%	3.9%
	2000 Homes Built 1990 to 1994	4.5%	3.8%	5.4%
	2000 Homes Built 1980 to 1989	21.8%	15.0%	13.6%
	2000 Homes Built 1970 to 1979	25.6%	27.3%	25.4%
	2000 Homes Built 1960 to 1969	30.7%	22.3%	18.9%
	2000 Homes Built 1950 to 1959	4.4%	14.3%	16.4%
	2000 Homes Built Before 1949	1.1%	12.0%	15.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.6%	1.1%	1.0%
	2000 Home Value \$500,000 to \$999,999	0.9%	5.1%	5.4%
	2000 Home Value \$400,000 to \$499,999	4.7%	3.9%	4.6%
	2000 Home Value \$300,000 to \$399,999	16.9%	10.1%	9.7%
	2000 Home Value \$200,000 to \$299,999	27.7%	28.9%	27.5%
	2000 Home Value \$150,000 to \$199,999	39.9%	34.1%	32.8%
	2000 Home Value \$100,000 to \$149,999	8.1%	13.9%	16.5%
	2000 Home Value \$50,000 to \$99,999	1.2%	2.7%	2.3%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.1%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$ 230,388	\$ 235,023	\$ 231,342
	2000 Median Rent	\$ 1,097	\$ 745	\$ 768

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April 2008

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LABOR FORCE	2007 Est. Labor: Population Age 16+	6,017	67,264	219,499
	2007 Est. Civilian Employed	57.4%	64.3%	66.0%
	2007 Est. Civilian Unemployed	3.1%	4.2%	3.8%
	2007 Est. in Armed Forces	-	0.0%	0.0%
	2007 Est. not in Labor Force	39.5%	31.5%	30.1%
	2007 Labor Force: Males	43.4%	47.9%	48.6%
	2007 Labor Force: Females	56.6%	52.1%	51.4%
OCCUPATION	2000 Occupation: Population Age 16+	3,113	42,450	141,462
	2000 Mgmt, Business, & Financial Operations	22.5%	19.9%	20.2%
	2000 Professional and Related	27.1%	26.2%	26.4%
	2000 Service	7.8%	9.5%	9.4%
	2000 Sales and Office	31.4%	31.6%	30.4%
	2000 Farming, Fishing, and Forestry	-	0.0%	0.0%
	2000 Construction, Extraction, & Maintenance	3.2%	5.3%	5.9%
	2000 Production, Transport, & Material Moving	8.0%	7.5%	7.7%
	2000 Percent White Collar Workers	81.0%	77.7%	77.0%
2000 Percent Blue Collar Workers	19.0%	22.3%	23.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	85.3%	79.0%	77.7%
	2000 Drive to Work in Carpool	4.8%	7.0%	7.0%
	2000 Travel to Work by Public Transportation	6.6%	7.4%	8.3%
	2000 Drive to Work on Motorcycle	-	0.0%	0.0%
	2000 Walk or Bicycle to Work	0.3%	3.0%	3.1%
	2000 Other Means	0.4%	0.3%	0.3%
	2000 Work at Home	2.5%	3.3%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	25.3%	27.0%	26.7%
	2000 Travel to Work in 15 to 29 Minutes	29.1%	31.4%	31.3%
	2000 Travel to Work in 30 to 59 Minutes	32.5%	31.1%	30.3%
	2000 Travel to Work in 60 Minutes or More	13.1%	10.5%	11.7%
	2000 Average Travel Time to Work	28.4	26.2	26.7
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 186.0	\$ 2,226.0	\$ 7,451.8
	2007 Est. Apparel	\$ 9.0	\$ 107.5	\$ 360.5
	2007 Est. Contributions & Gifts	\$ 13.5	\$ 158.9	\$ 535.6
	2007 Est. Education & Reading	\$ 5.8	\$ 67.7	\$ 228.6
	2007 Est. Entertainment	\$ 10.5	\$ 125.8	\$ 422.0
	2007 Est. Food, Beverages & Tobacco	\$ 28.3	\$ 342.4	\$ 1,142.6
	2007 Est. Furnishings And Equipment	\$ 8.5	\$ 101.2	\$ 340.4
	2007 Est. Health Care & Insurance	\$ 12.7	\$ 153.2	\$ 510.2
	2007 Est. Household Operations & Shelter & Utilities	\$ 55.9	\$ 667.4	\$ 2,233.4
	2007 Est. Miscellaneous Expenses	\$ 3.0	\$ 36.0	\$ 119.9
	2007 Est. Personal Care	\$ 2.7	\$ 31.9	\$ 106.6
	2007 Est. Transportation	\$ 36.0	\$ 433.9	\$ 1,452.0

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