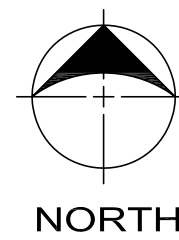
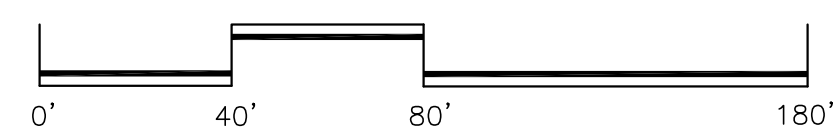


SITE AND BUILDING DATA

• SITE AREA	± 157,504 S.F.	± 3.616 ACRES
• BUILDING AREA		
- CONWAY		24,772 S.F.
- FRESH MARKET GROCERY		22,714 S.F.
TOTAL G.L.A.		47,486 S.F.
• PARKING	# SPACES	RATIO PROVIDED
- TOTAL	325 SPACES	6.84/1,000 S.F.

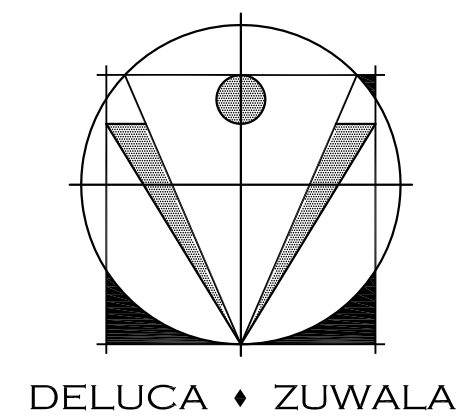
PRELIMINARY SITE PLAN

MARCH 8, 2011



NORTH

ALL DIMENSIONS AND PARKING COUNTS ARE APPROXIMATE. INFORMATION SHOWN WAS COMPILED FROM VARIOUS AERIAL PHOTOGRAPHS AND LIMITED SURVEY INFORMATION PREVIOUSLY DRAWN BY OTHERS.



D.Z.A.
ASSOCIATES, INC.
17W220 22ND STREET SUITE 440
OAKBROOK TERRACE, IL 60181
P:(630)993-0180 F:(630)993-0181

PROPOSED RETAIL DEVELOPMENT

Chicago, Illinois

11.013

MARCH 8, 2011

FULL PROFILE

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



Lat/Lon: 41.78475/-87.68379

61st St. & Western Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	9,881	56,801	121,967
	2015 Projected Population	9,504	54,114	116,671
	2000 Census Population	10,570	60,199	128,476
	1990 Census Population	9,866	54,371	117,850
	Historical Annual Growth 1990 to 2010	-	0.2%	0.2%
	Projected Annual Growth 2010 to 2015	-0.8%	-0.9%	-0.9%
HOUSEHOLDS	2010 Est. Households	2,554	14,743	32,307
	2015 Proj. Households	2,463	14,075	30,967
	2000 Census Households	2,752	15,615	33,988
	1990 Census Households	2,773	15,639	34,656
	Historical Annual Growth 1990 to 2010	-0.4%	-0.3%	-0.3%
	Projected Annual Growth 2010 to 2015	-0.7%	-0.9%	-0.8%
AGE	2010 Est. Population 0 to 9 Years	17.3%	18.4%	18.6%
	2010 Est. Population 10 to 19 Years	18.5%	18.0%	17.5%
	2010 Est. Population 20 to 29 Years	14.3%	14.8%	14.8%
	2010 Est. Population 30 to 44 Years	19.5%	19.8%	20.0%
	2010 Est. Population 45 to 59 Years	17.8%	17.1%	16.8%
	2010 Est. Population 60 to 74 Years	8.7%	8.5%	8.7%
	2010 Est. Population 75 Years Plus	4.1%	3.5%	3.7%
	2010 Est. Median Age	29.1	28.4	28.6
MARITAL STATUS & SEX	2010 Est. Male Population	48.2%	48.8%	49.1%
	2010 Est. Female Population	51.8%	51.2%	50.9%
	2010 Est. Never Married	45.5%	44.4%	42.3%
	2010 Est. Now Married	31.0%	32.0%	34.1%
	2010 Est. Separated or Divorced	16.9%	17.5%	17.5%
	2010 Est. Widowed	6.7%	6.1%	6.1%
INCOME	2010 Est. HH Income \$200,000 or More	0.9%	1.0%	0.9%
	2010 Est. HH Income \$150,000 to \$199,999	1.0%	1.1%	1.1%
	2010 Est. HH Income \$100,000 to \$149,999	4.6%	5.3%	5.1%
	2010 Est. HH Income \$75,000 to \$99,999	11.0%	9.8%	9.0%
	2010 Est. HH Income \$50,000 to \$74,999	17.8%	18.2%	17.0%
	2010 Est. HH Income \$35,000 to \$49,999	17.3%	14.8%	15.3%
	2010 Est. HH Income \$25,000 to \$34,999	13.4%	13.4%	13.1%
	2010 Est. HH Income \$15,000 to \$24,999	17.4%	14.7%	16.0%
	2010 Est. HH Income \$0 to \$14,999	16.6%	21.7%	22.4%
	2010 Est. Average Household Income	\$48,596	\$48,528	\$47,052
	2010 Est. Median HH Income	\$38,595	\$36,128	\$34,617
2010 Est. Per Capita Income	\$13,491	\$12,905	\$12,868	
2010 Est. Number of Businesses	217	761	1,609	
2010 Est. Total Number of Employees	2,007	6,403	15,746	

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FULL PROFILE

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61st St. & Western Ave. Chicago, IL		0.5 Mile	1 Mile	1.5 Miles
RACE	2010 Est. White Population	37.2%	43.4%	46.7%
	2010 Est. Black Population	57.5%	51.1%	47.4%
	2010 Est. Asian & Pacific Islander	2.8%	2.7%	2.8%
	2010 Est. American Indian & Alaska Native	0.6%	0.7%	0.7%
	2010 Est. Other Races Population	1.9%	2.2%	2.4%
HISPANIC	2010 Est. Hispanic Population	3,334	23,188	53,493
	2010 Est. Hispanic Population Percent	33.7%	40.8%	43.9%
	2015 Proj. Hispanic Population Percent	35.6%	42.9%	45.8%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,544	31,529	68,110
	2010 Est. Elementary (0 to 8)	14.2%	15.3%	16.9%
	2010 Est. Some High School (9 to 11)	12.6%	13.7%	14.2%
	2010 Est. High School Graduate (12)	33.5%	32.3%	31.5%
	2010 Est. Some College (13 to 16)	18.4%	17.9%	17.5%
	2010 Est. Associate Degree Only	7.2%	6.4%	5.8%
	2010 Est. Bachelor Degree Only	8.8%	9.0%	9.1%
	2010 Est. Graduate Degree	5.3%	5.4%	5.1%
HOUSING	2010 Est. Total Housing Units	3,032	17,051	37,694
	2010 Est. Owner Occupied Percent	45.2%	47.2%	46.5%
	2010 Est. Renter Occupied Percent	39.0%	39.2%	39.2%
	2010 Est. Vacant Housing Percent	15.7%	13.5%	14.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.2%	0.2%	0.3%
	2000 Homes Built 1995 to 1998	-	0.3%	1.3%
	2000 Homes Built 1990 to 1994	3.1%	0.8%	0.8%
	2000 Homes Built 1980 to 1989	2.6%	2.8%	2.2%
	2000 Homes Built 1970 to 1979	7.8%	7.6%	7.3%
	2000 Homes Built 1960 to 1969	16.3%	15.9%	15.7%
	2000 Homes Built 1950 to 1959	22.0%	20.5%	19.8%
	2000 Homes Built Before 1949	48.0%	51.9%	52.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.5%	0.2%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	-	0.1%
	2000 Home Value \$400,000 to \$499,999	-	-	0.1%
	2000 Home Value \$300,000 to \$399,999	-	-	0.1%
	2000 Home Value \$200,000 to \$299,999	2.2%	1.4%	1.1%
	2000 Home Value \$150,000 to \$199,999	3.0%	2.7%	2.9%
	2000 Home Value \$100,000 to \$149,999	20.0%	21.8%	25.2%
	2000 Home Value \$50,000 to \$99,999	70.1%	66.0%	62.3%
	2000 Home Value \$25,000 to \$49,999	3.1%	6.7%	6.8%
	2000 Home Value \$0 to \$24,999	1.0%	1.1%	1.4%
	2000 Median Home Value	\$86,680	\$85,966	\$86,812
	2000 Median Rent	\$509	\$479	\$456

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61st St. & Western Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	7,113	40,260	86,604
	2010 Est. Civilian Employed	49.7%	49.1%	49.3%
	2010 Est. Civilian Unemployed	12.0%	11.6%	11.1%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	38.3%	39.3%	39.6%
	2010 Labor Force: Males	47.2%	47.7%	48.1%
	2010 Labor Force: Females	52.8%	52.3%	51.9%
OCCUPATION	2000 Occupation: Population Age 16+	3,353	18,293	39,307
	2000 Mgmt, Business, & Financial Operations	4.8%	5.1%	5.1%
	2000 Professional & Related	10.7%	9.9%	9.5%
	2000 Service	21.9%	21.2%	20.4%
	2000 Sales and Office	28.0%	27.9%	27.5%
	2000 Farming, Fishing, and Forestry	0.5%	0.3%	0.5%
	2000 Construction, Extraction, & Maintenance	6.0%	8.3%	9.1%
	2000 Production, Transport, & Material Moving	28.1%	27.3%	27.9%
	2000 Percent White Collar Workers	43.5%	42.9%	42.1%
2000 Percent Blue Collar Workers	56.5%	57.1%	57.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	48.8%	49.9%	50.3%
	2000 Drive to Work in Carpool	23.5%	22.3%	20.5%
	2000 Travel to Work by Public Transportation	23.8%	23.0%	23.6%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	1.3%	2.3%	2.9%
	2000 Other Means	0.2%	0.9%	0.8%
	2000 Work at Home	2.4%	1.5%	1.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	7.5%	8.4%	8.8%
	2000 Travel to Work in 15 to 29 Minutes	22.5%	23.6%	24.7%
	2000 Travel to Work in 30 to 59 Minutes	47.6%	45.6%	44.3%
	2000 Travel to Work in 60 Minutes or More	22.4%	22.4%	22.2%
	2000 Average Travel Time to Work	38.0	39.5	38.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$109 M	\$630 M	\$1.35 B
	2010 Est. Apparel	\$5.34 M	\$30.8 M	\$66.1 M
	2010 Est. Contributions & Gifts	\$6.20 M	\$35.9 M	\$76.8 M
	2010 Est. Education & Reading	\$2.78 M	\$16.3 M	\$34.9 M
	2010 Est. Entertainment	\$6.04 M	\$34.7 M	\$74.3 M
	2010 Est. Food, Beverages & Tobacco	\$18.3 M	\$105 M	\$227 M
	2010 Est. Furnishings & Equipment	\$4.57 M	\$26.2 M	\$56.0 M
	2010 Est. Health Care & Insurance	\$7.99 M	\$46.0 M	\$99.0 M
	2010 Est. Household Operations & Shelter & Utilities	\$32.7 M	\$189 M	\$406 M
	2010 Est. Miscellaneous Expenses	\$1.86 M	\$10.7 M	\$23.0 M
	2010 Est. Personal Care	\$1.61 M	\$9.28 M	\$19.9 M
	2010 Est. Transportation	\$22.0 M	\$126 M	\$270 M

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