



View of Proposed Building Looking East on Main Street



Bird's Eye View of Site Looking East on Main Street

PROPERTY DESCRIPTION & FEATURES

- New mixed-use development with:
 - 17,440 SF of street level retail space
 - 82,610 SF of office space
 - 203 parking spaces
- Steps away from the Main Street stations for both the CTA Purple Line and the Metra
- Located just about 1 mile from the Northwestern University campus with its more than 18,000 students, nearly 3,000 faculty members, and over 5,600 staff members
- Traffic Counts:
 - Chicago Avenue 17,000 VPD
 - Main Street 11,200 VPD

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	2 MILE	3 MILE
Population	32,394	120,037	235,314
Households	14,906	46,572	90,225
Average Household Income	\$95,992	\$76,281	\$78,667
Daytime Employees	16,221	51,223	86,158

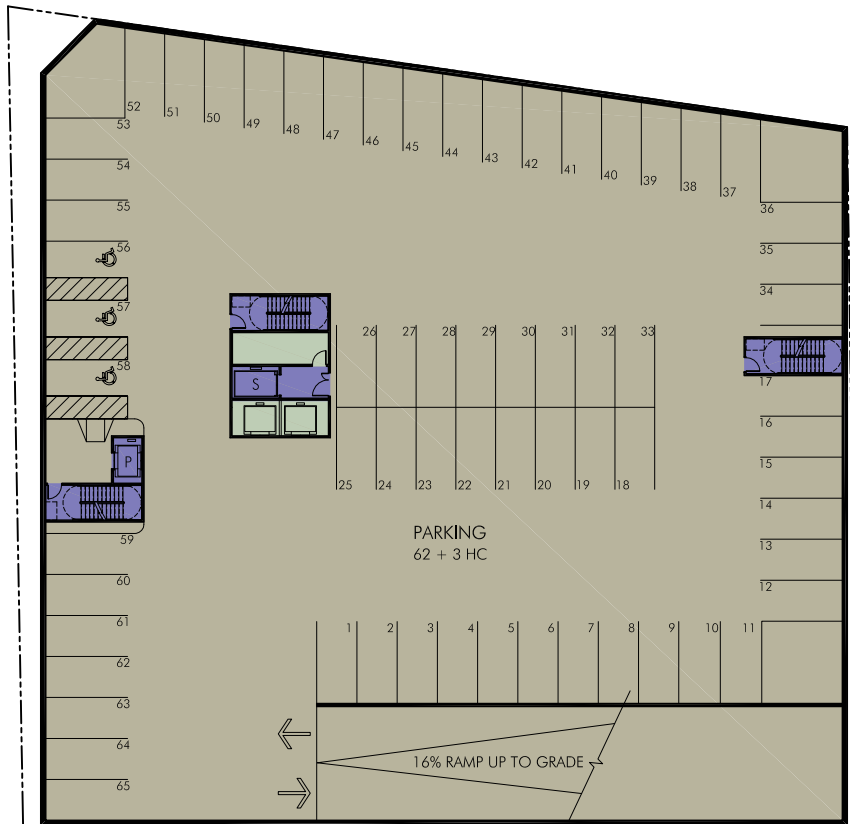
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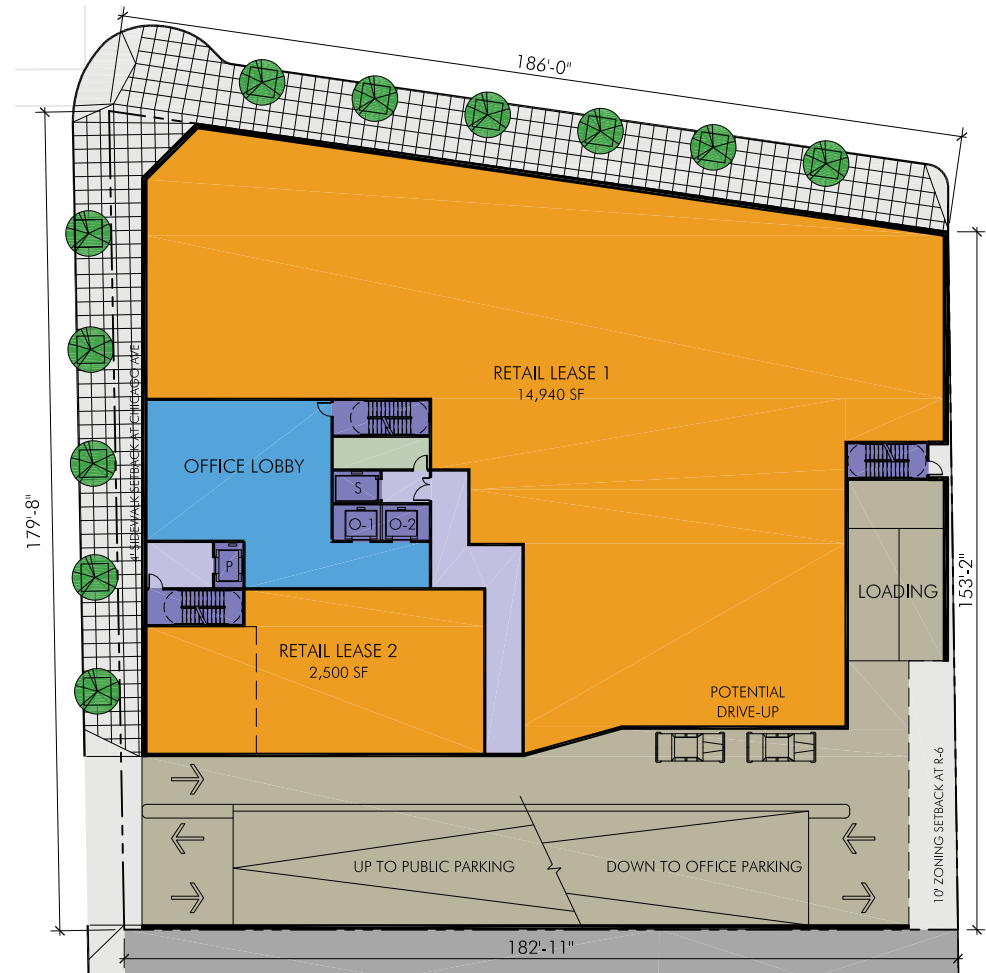
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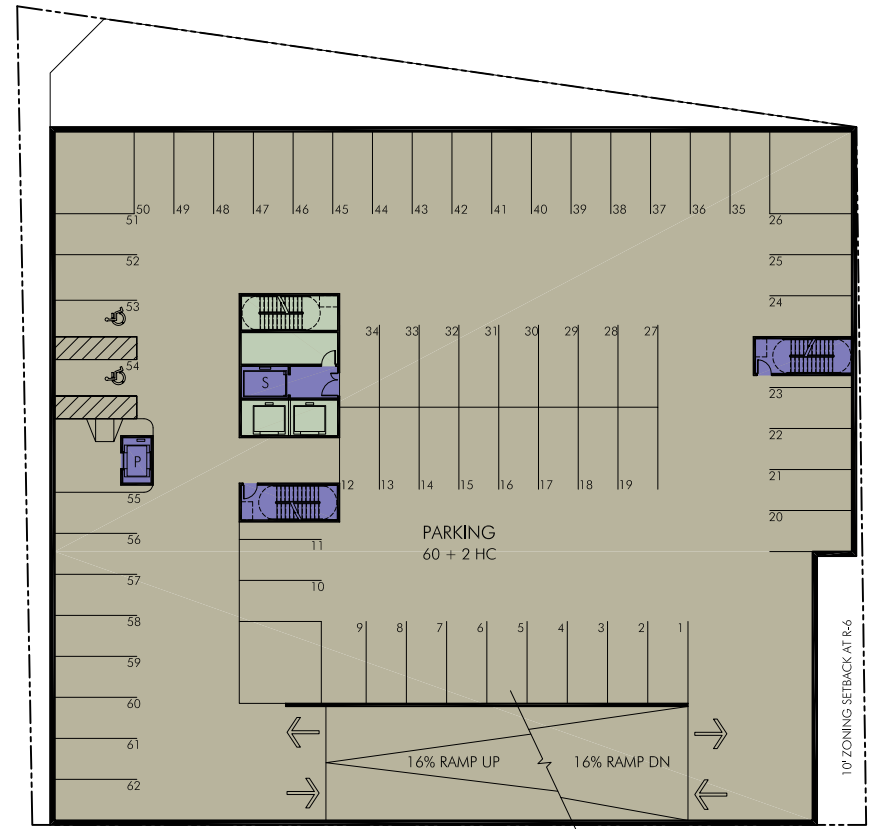
LOWER LEVEL PARKING



GRADE LEVEL



LEVEL 2



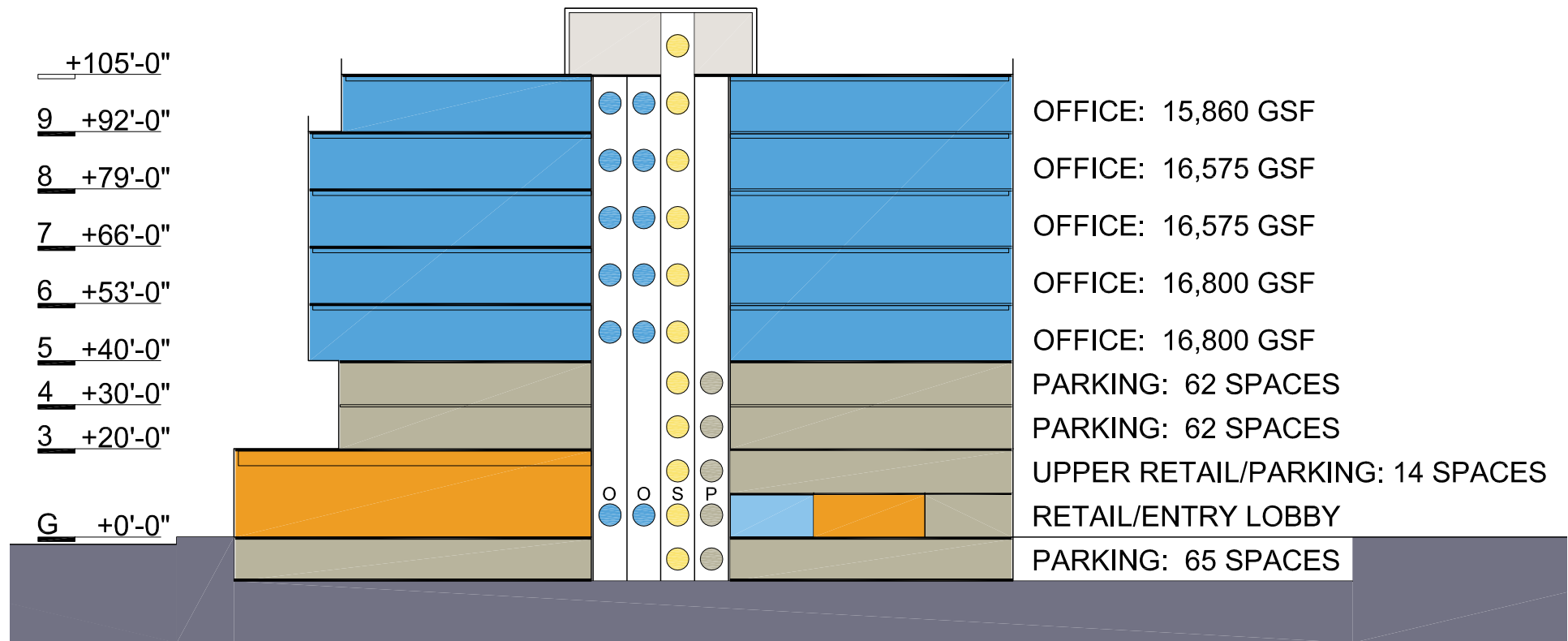
PARKING LEVELS 3 & 4

Chicago & Main Evanston, IL 60202

New Mixed-Use Development Near Northwestern University



SECTION CUT

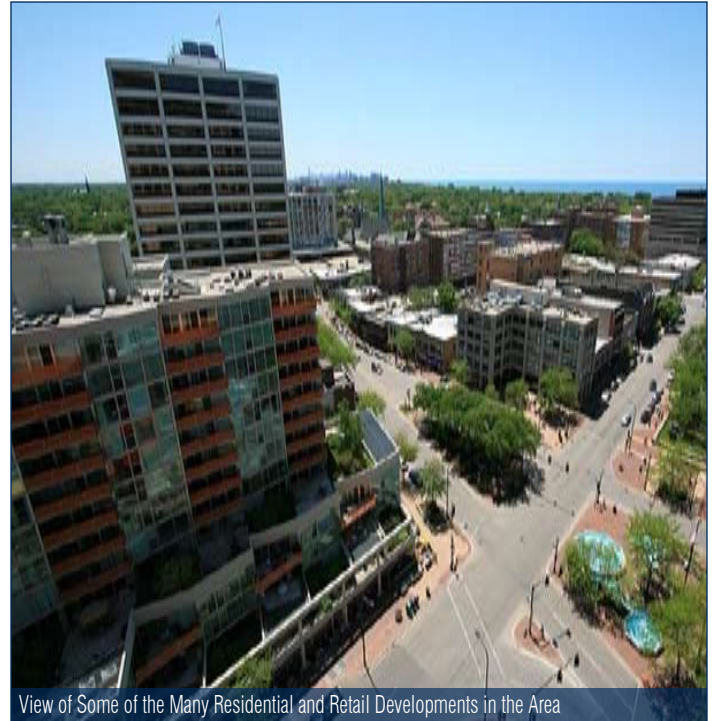


Evanston, Illinois

Located Just North of the City of Chicago and Diverse in Many Ways



View of the Davis Street Metra and CTA Stations that Link to Chicago and the Suburbs



View of Some of the Many Residential and Retail Developments in the Area

AREA INFORMATION

Evanston, IL is home to Northwestern University and other educational institutions as well as headquarters of Alpha Phi International women's fraternity, Rotary International, the National Lekotek Center, the Sigma Alpha Epsilon fraternity, the Sigma Chi Fraternity and the Woman's Christian Temperance Union.

Evanston's growth occurred largely because of its accessibility from Chicago by rail. The Northwestern founders did not finalize their commitment to siting the university there until they were assured the Chicago & Milwaukee railroad line would run there. C&M trains began stopping in Evanston in 1855. Transit continues to make Evanston attractive today. The CTA's Purple Line, part of the Chicago 'L' system, runs through Evanston as well as Metra's Union Pacific/North Line, six CTA bus routes, and four Pace bus routes.

NORTHWESTERN UNIVERSITY

Northwestern University (NU) is a non-sectarian private research university located in Evanston, IL and downtown Chicago, IL. NU's main campus is a 240-acre parcel in Evanston, along the shore of Lake Michigan. Selected campuses of NU's professional schools such as the School of Law, the Feinberg School of Medicine, and parts of the Kellogg School of Management are located in the Streeterville neighborhood of downtown Chicago.



Bird's Eye View of Northwestern University's Main Campus

NU was founded in 1851 to serve the people of the Northwest Territory. The university is organized into eleven schools and colleges and in 2007, enrolled 8,284 undergraduate and 9,744 graduate and professional students and granted 2,089 bachelor's degrees and 3,543 graduate and professional degrees. NU employs 2,925 full-time faculty members and approximately 5,600 staff members among its eleven schools.

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FULL PROFILE

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



Lat/Lon: 42.03394/-87.67938

Chicago Ave. & Main St. Evanston, IL		1 Mile	2 Miles	3 Miles
POPULATION	2010 Estimated Population	32,394	120,037	235,314
	2015 Projected Population	32,433	122,957	236,260
	2000 Census Population	33,057	123,047	241,307
	1990 Census Population	32,852	118,690	228,381
	Historical Annual Growth 1990 to 2010	-0.1%	0.1%	0.2%
	Projected Annual Growth 2010 to 2015	-	0.5%	0.1%
HOUSEHOLDS	2010 Est. Households	14,906	46,572	90,225
	2015 Proj. Households	15,038	48,466	91,408
	2000 Census Households	15,153	47,975	92,816
	1990 Census Households	14,630	46,512	90,281
	Historical Annual Growth 1990 to 2010	0.1%	-	-
	Projected Annual Growth 2010 to 2015	0.2%	0.8%	0.3%
AGE	2010 Est. Population 0 to 9 Years	11.7%	12.6%	12.8%
	2010 Est. Population 10 to 19 Years	10.7%	13.7%	13.5%
	2010 Est. Population 20 to 29 Years	16.1%	17.2%	15.6%
	2010 Est. Population 30 to 44 Years	24.6%	21.9%	21.6%
	2010 Est. Population 45 to 59 Years	21.9%	19.5%	20.0%
	2010 Est. Population 60 to 74 Years	9.8%	9.7%	10.5%
	2010 Est. Population 75 Years Plus	5.2%	5.4%	6.0%
	2010 Est. Median Age	35.8	34.0	35.2
MARITAL STATUS & SEX	2010 Est. Male Population	48.0%	49.1%	49.4%
	2010 Est. Female Population	52.0%	50.9%	50.6%
	2010 Est. Never Married	40.8%	41.7%	38.0%
	2010 Est. Now Married	39.9%	35.6%	40.6%
	2010 Est. Separated or Divorced	14.8%	17.5%	15.5%
	2010 Est. Widowed	4.5%	5.1%	5.9%
INCOME	2010 Est. HH Income \$200,000 or More	7.7%	4.8%	5.6%
	2010 Est. HH Income \$150,000 to \$199,999	6.3%	4.7%	5.2%
	2010 Est. HH Income \$100,000 to \$149,999	16.3%	12.8%	12.5%
	2010 Est. HH Income \$75,000 to \$99,999	12.4%	10.6%	10.2%
	2010 Est. HH Income \$50,000 to \$74,999	17.3%	16.8%	15.9%
	2010 Est. HH Income \$35,000 to \$49,999	12.5%	14.2%	13.7%
	2010 Est. HH Income \$25,000 to \$34,999	7.9%	10.6%	10.5%
	2010 Est. HH Income \$15,000 to \$24,999	10.0%	11.2%	11.4%
	2010 Est. HH Income \$0 to \$14,999	9.8%	14.3%	15.0%
	2010 Est. Average Household Income	\$95,992	\$76,281	\$78,667
	2010 Est. Median HH Income	\$66,878	\$53,779	\$56,710
	2010 Est. Per Capita Income	\$44,792	\$30,943	\$31,541
2010 Est. Number of Businesses	1,654	4,552	8,143	
2010 Est. Total Number of Employees	16,221	51,223	86,158	

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FULL PROFILE

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Chicago Ave. & Main St.		1 Mile	2 Miles	3 Miles
Evanston, IL				
RACE	2010 Est. White Population	71.0%	64.5%	66.5%
	2010 Est. Black Population	22.1%	25.2%	19.1%
	2010 Est. Asian & Pacific Islander	5.7%	8.6%	12.7%
	2010 Est. American Indian & Alaska Native	0.4%	0.5%	0.5%
	2010 Est. Other Races Population	0.8%	1.1%	1.1%
HISPANIC	2010 Est. Hispanic Population	3,746	23,335	45,303
	2010 Est. Hispanic Population Percent	11.6%	19.4%	19.3%
	2015 Proj. Hispanic Population Percent	14.4%	21.4%	21.6%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	22,802	76,967	153,358
	2010 Est. Elementary (0 to 8)	3.0%	6.7%	6.9%
	2010 Est. Some High School (9 to 11)	3.8%	5.8%	5.7%
	2010 Est. High School Graduate (12)	11.5%	17.7%	18.7%
	2010 Est. Some College (13 to 16)	13.5%	15.4%	15.3%
	2010 Est. Associate Degree Only	3.9%	5.5%	5.5%
	2010 Est. Bachelor Degree Only	30.8%	25.9%	25.9%
	2010 Est. Graduate Degree	33.4%	23.0%	22.0%
HOUSING	2010 Est. Total Housing Units	16,496	51,680	99,699
	2010 Est. Owner Occupied Percent	43.3%	40.5%	43.9%
	2010 Est. Renter Occupied Percent	47.0%	49.6%	46.6%
	2010 Est. Vacant Housing Percent	9.6%	9.9%	9.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.3%	0.2%	0.2%
	2000 Homes Built 1995 to 1998	1.8%	1.5%	1.1%
	2000 Homes Built 1990 to 1994	0.8%	1.0%	0.9%
	2000 Homes Built 1980 to 1989	2.6%	2.8%	3.3%
	2000 Homes Built 1970 to 1979	5.3%	7.1%	8.0%
	2000 Homes Built 1960 to 1969	13.0%	14.6%	15.0%
	2000 Homes Built 1950 to 1959	15.7%	19.5%	19.7%
	2000 Homes Built Before 1949	60.4%	53.3%	51.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	4.2%	1.6%	1.3%
	2000 Home Value \$500,000 to \$999,999	18.1%	7.8%	9.7%
	2000 Home Value \$400,000 to \$499,999	9.3%	5.0%	7.5%
	2000 Home Value \$300,000 to \$399,999	15.5%	11.0%	13.0%
	2000 Home Value \$200,000 to \$299,999	25.2%	27.7%	30.4%
	2000 Home Value \$150,000 to \$199,999	16.6%	24.6%	22.7%
	2000 Home Value \$100,000 to \$149,999	8.8%	17.2%	11.8%
	2000 Home Value \$50,000 to \$99,999	1.8%	4.6%	2.9%
	2000 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.5%
	2000 Home Value \$0 to \$24,999	0.2%	0.1%	0.2%
	2000 Median Home Value	\$360,519	\$251,037	\$274,702
	2000 Median Rent	\$806	\$699	\$670

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Chicago Ave. & Main St.		1 Mile	2 Miles	3 Miles
Evanston, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	26,398	97,058	189,153
	2010 Est. Civilian Employed	66.5%	62.0%	61.5%
	2010 Est. Civilian Unemployed	6.2%	6.3%	5.7%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	27.3%	31.7%	32.8%
	2010 Labor Force: Males	47.4%	48.5%	48.8%
	2010 Labor Force: Females	52.6%	51.5%	51.2%
OCCUPATION	2000 Occupation: Population Age 16+	18,330	61,134	116,968
	2000 Mgmt, Business, & Financial Operations	19.7%	15.4%	15.1%
	2000 Professional & Related	41.9%	31.7%	30.0%
	2000 Service	8.5%	14.6%	14.5%
	2000 Sales and Office	22.6%	24.5%	25.1%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	2.6%	4.2%	4.4%
	2000 Production, Transport, & Material Moving	4.7%	9.7%	10.8%
	2000 Percent White Collar Workers	84.2%	71.5%	70.2%
	2000 Percent Blue Collar Workers	15.8%	28.5%	29.8%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	54.4%	51.1%	52.7%
	2000 Drive to Work in Carpool	7.8%	10.1%	10.8%
	2000 Travel to Work by Public Transportation	22.3%	23.9%	23.7%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	9.4%	10.1%	8.0%
	2000 Other Means	0.5%	0.6%	0.7%
	2000 Work at Home	5.6%	4.2%	4.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	20.4%	19.9%	19.0%
	2000 Travel to Work in 15 to 29 Minutes	23.7%	25.4%	25.4%
	2000 Travel to Work in 30 to 59 Minutes	43.2%	41.1%	41.3%
	2000 Travel to Work in 60 Minutes or More	12.7%	13.6%	14.3%
	2000 Average Travel Time to Work	30.3	30.3	31.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.01 B	\$2.69 B	\$5.30 B
	2010 Est. Apparel	\$48.8 M	\$130 M	\$257 M
	2010 Est. Contributions & Gifts	\$69.9 M	\$177 M	\$356 M
	2010 Est. Education & Reading	\$30.6 M	\$78.1 M	\$156 M
	2010 Est. Entertainment	\$56.7 M	\$150 M	\$296 M
	2010 Est. Food, Beverages & Tobacco	\$157 M	\$428 M	\$839 M
	2010 Est. Furnishings & Equipment	\$45.5 M	\$118 M	\$234 M
	2010 Est. Health Care & Insurance	\$70.8 M	\$192 M	\$376 M
	2010 Est. Household Operations & Shelter & Utilities	\$303 M	\$807 M	\$1.59 B
	2010 Est. Miscellaneous Expenses	\$16.7 M	\$45.1 M	\$88.1 M
	2010 Est. Personal Care	\$14.7 M	\$39.2 M	\$77.0 M
	2010 Est. Transportation	\$197 M	\$527 M	\$1.03 B

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