

Greenfield Commons Aurora, IL 60506

Lowe's-Anchored Center Located at the SEC of Orchard Road & Indian Trail



PROPERTY FACT SHEET



Bird's Eye View of Greenfield Commons Looking South



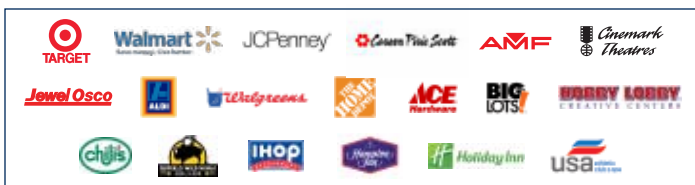
Monument Sign Opportunities Available

PROPERTY DESCRIPTION & FEATURES

Greenfield Commons is an attractive Lowe's-anchored center located in a dynamic retail corridor featuring many national retailers. Join CVS/pharmacy, Office Depot, Party City, Arby's, and Bank of America.

- Outlot and Development Pad Available:
 - Outlot (Indian Trail): 1.327 acres
 - Development Pad: 21,280 SF on 1.907 acres
- Large office population - 3,474,200 SF across 224 buildings within 5 miles including Toyota, Hyundai, and Kraft Foods
- Traffic Counts:
 - Orchard Road 37,100 VPD
 - Indian Trail 14,100 VPD

AREA CO-TENANTS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	6,605	60,212	154,974
Households	2,335	20,592	49,165
Average Household Income	\$87,248	\$80,753	\$73,428
Daytime Employees	1,889	26,324	64,834

CONTACT

Joe Grody
312.254.0724
jgrody@sierraus.com

Keith Isselhardt
312.254.0705
kisselhardt@sierraus.com

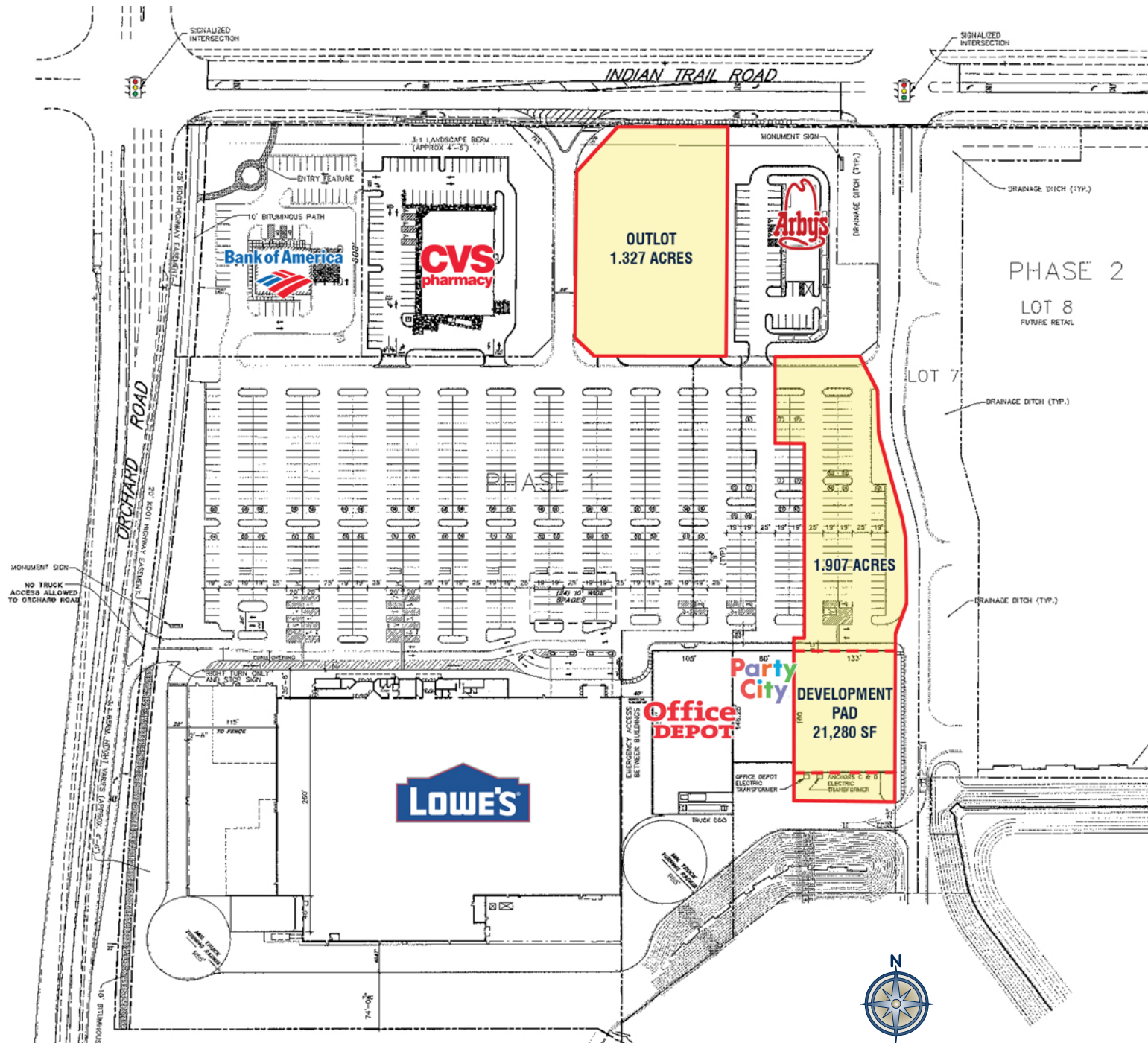
www.SierraUS.com
640 North LaSalle Boulevard • Suite 410
Chicago, IL 60654
312.422.7745(fax) • 888.656.7744(toll-free)

Greenfield Commons

Aurora, IL 60506
Lowe's-Anchored Center Located at the SEC of Orchard Road & Indian Trail



SITE PLAN

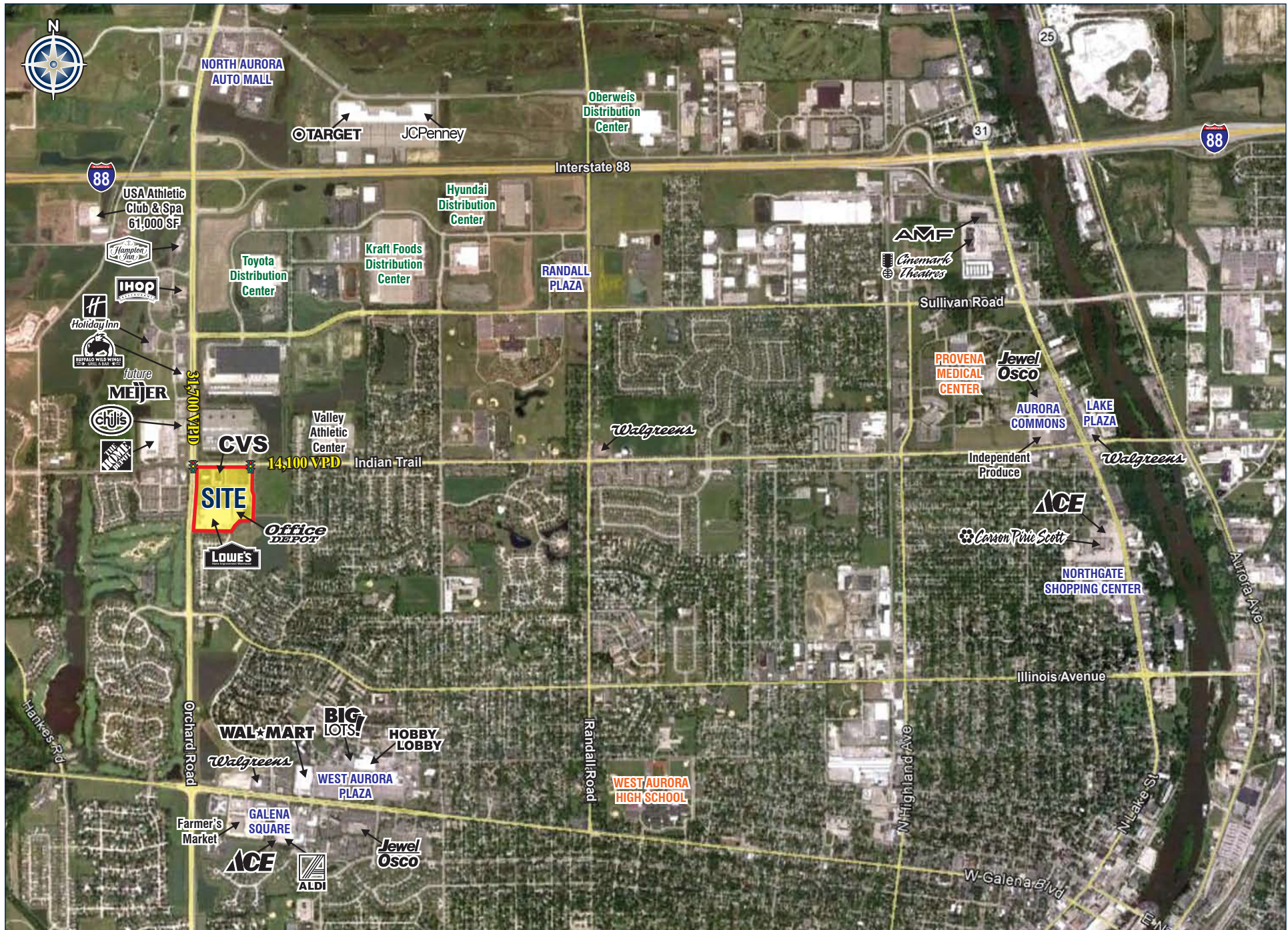


Greenfield Commons Aurora, IL 60506

Lowes-Anchored Center Located at the SEC of Orchard Road & Indian Trail



SITE PLAN

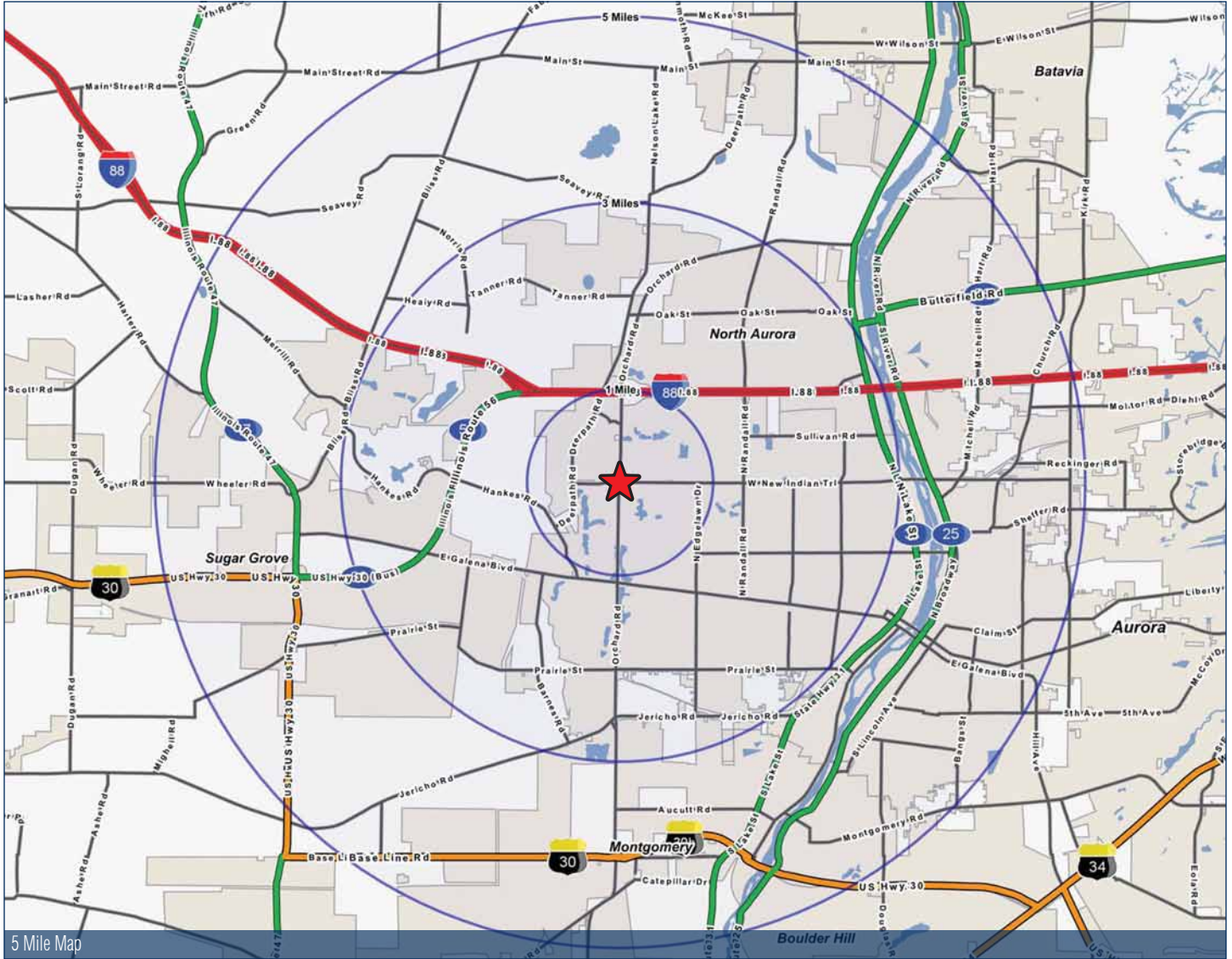


Greenfield Commons Aurora, IL 60506

Low's-Anchored Center Located at the SEC of Orchard Road & Indian Trail



LOCATION STUDY



FULL PROFILE

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



Lat/Lon: 41.78091/-88.37547

Orchard Rd. & Indian Trail		1 Mile	3 Miles	5 Miles
Aurora, IL				
POPULATION	2010 Estimated Population	6,605	60,212	154,974
	2015 Projected Population	7,074	64,809	167,122
	2000 Census Population	5,214	48,725	126,864
	1990 Census Population	3,914	39,597	105,764
	Historical Annual Growth 1990 to 2010	3.4%	2.6%	2.3%
	Projected Annual Growth 2010 to 2015	1.4%	1.5%	1.6%
HOUSEHOLDS	2010 Est. Households	2,335	20,592	49,165
	2015 Proj. Households	2,460	21,800	52,216
	2000 Census Households	1,893	17,083	41,066
	1990 Census Households	1,372	14,028	35,851
	Historical Annual Growth 1990 to 2010	3.5%	2.3%	1.9%
	Projected Annual Growth 2010 to 2015	1.1%	1.2%	1.2%
AGE	2010 Est. Population 0 to 9 Years	15.3%	15.8%	17.2%
	2010 Est. Population 10 to 19 Years	13.3%	14.4%	15.1%
	2010 Est. Population 20 to 29 Years	12.7%	14.1%	16.1%
	2010 Est. Population 30 to 44 Years	21.2%	20.5%	20.4%
	2010 Est. Population 45 to 59 Years	23.1%	19.5%	17.5%
	2010 Est. Population 60 to 74 Years	10.7%	10.8%	9.5%
	2010 Est. Population 75 Years Plus	3.6%	4.9%	4.2%
	2010 Est. Median Age	35.2	33.7	31.0
MARITAL STATUS & SEX	2010 Est. Male Population	50.0%	49.8%	51.0%
	2010 Est. Female Population	50.0%	50.2%	49.0%
	2010 Est. Never Married	23.2%	25.6%	27.8%
	2010 Est. Now Married	61.7%	56.9%	53.9%
	2010 Est. Separated or Divorced	10.5%	12.3%	13.3%
	2010 Est. Widowed	4.5%	5.1%	5.0%
INCOME	2010 Est. HH Income \$200,000 or More	5.5%	4.8%	3.7%
	2010 Est. HH Income \$150,000 to \$199,999	4.6%	5.6%	5.0%
	2010 Est. HH Income \$100,000 to \$149,999	21.9%	15.2%	13.1%
	2010 Est. HH Income \$75,000 to \$99,999	16.6%	14.8%	14.4%
	2010 Est. HH Income \$50,000 to \$74,999	21.2%	21.2%	21.0%
	2010 Est. HH Income \$35,000 to \$49,999	11.6%	15.2%	15.4%
	2010 Est. HH Income \$25,000 to \$34,999	6.7%	9.4%	10.1%
	2010 Est. HH Income \$15,000 to \$24,999	5.2%	6.9%	8.9%
	2010 Est. HH Income \$0 to \$14,999	6.7%	6.9%	8.4%
	2010 Est. Average Household Income	\$87,248	\$80,753	\$73,428
	2010 Est. Median HH Income	\$76,514	\$66,915	\$61,588
	2010 Est. Per Capita Income	\$30,846	\$28,209	\$23,863
	2010 Est. Number of Businesses	112	1,511	4,086
	2010 Est. Total Number of Employees	1,889	26,324	64,834

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

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



Lat/Lon: 41.78091/-88.37547

Orchard Rd. & Indian Trail		1 Mile	3 Miles	5 Miles
Aurora, IL				
RACE	2010 Est. White Population	86.4%	84.3%	85.2%
	2010 Est. Black Population	9.5%	11.3%	9.8%
	2010 Est. Asian & Pacific Islander	3.1%	2.9%	2.5%
	2010 Est. American Indian & Alaska Native	0.2%	0.3%	0.5%
	2010 Est. Other Races Population	0.7%	1.2%	2.0%
HISPANIC	2010 Est. Hispanic Population	1,368	16,307	63,485
	2010 Est. Hispanic Population Percent	20.7%	27.1%	41.0%
	2015 Proj. Hispanic Population Percent	23.6%	29.9%	42.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,332	37,991	92,804
	2010 Est. Elementary (0 to 8)	4.3%	7.0%	12.8%
	2010 Est. Some High School (9 to 11)	4.6%	7.6%	10.1%
	2010 Est. High School Graduate (12)	24.4%	26.0%	26.9%
	2010 Est. Some College (13 to 16)	20.8%	18.1%	17.1%
	2010 Est. Associate Degree Only	9.9%	7.5%	6.1%
	2010 Est. Bachelor Degree Only	22.6%	22.2%	17.8%
	2010 Est. Graduate Degree	13.3%	11.6%	9.3%
HOUSING	2010 Est. Total Housing Units	2,410	21,450	51,567
	2010 Est. Owner Occupied Percent	84.0%	73.1%	68.4%
	2010 Est. Renter Occupied Percent	12.9%	22.9%	27.0%
	2010 Est. Vacant Housing Percent	3.1%	4.0%	4.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.1%	2.5%	2.1%
	2000 Homes Built 1995 to 1998	17.6%	10.2%	6.8%
	2000 Homes Built 1990 to 1994	11.3%	8.4%	7.2%
	2000 Homes Built 1980 to 1989	11.9%	7.5%	7.2%
	2000 Homes Built 1970 to 1979	30.6%	19.9%	16.5%
	2000 Homes Built 1960 to 1969	15.1%	17.7%	15.4%
	2000 Homes Built 1950 to 1959	6.1%	15.7%	14.6%
	2000 Homes Built Before 1949	4.3%	18.1%	30.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.5%	0.5%	0.5%
	2000 Home Value \$400,000 to \$499,999	1.0%	0.8%	0.9%
	2000 Home Value \$300,000 to \$399,999	3.4%	3.2%	3.2%
	2000 Home Value \$200,000 to \$299,999	15.0%	13.3%	11.3%
	2000 Home Value \$150,000 to \$199,999	18.3%	21.5%	18.1%
	2000 Home Value \$100,000 to \$149,999	53.5%	42.3%	38.8%
	2000 Home Value \$50,000 to \$99,999	7.9%	17.4%	25.8%
	2000 Home Value \$25,000 to \$49,999	-	0.7%	1.1%
	2000 Home Value \$0 to \$24,999	0.5%	0.3%	0.3%
	2000 Median Home Value	\$152,105	\$147,470	\$140,192
	2000 Median Rent	\$706	\$624	\$579

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

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



Lat/Lon: 41.78091/-88.37547

Orchard Rd. & Indian Trail		1 Mile	3 Miles	5 Miles
Aurora, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,052	45,332	114,203
	2010 Est. Civilian Employed	69.7%	63.1%	62.1%
	2010 Est. Civilian Unemployed	6.5%	8.2%	8.5%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	23.8%	28.6%	29.4%
	2010 Labor Force: Males	49.1%	49.1%	50.7%
	2010 Labor Force: Females	50.9%	50.9%	49.3%
OCCUPATION	2000 Occupation: Population Age 16+	2,902	23,341	57,910
	2000 Mgmt, Business, & Financial Operations	16.5%	14.1%	11.5%
	2000 Professional & Related	22.3%	19.8%	15.2%
	2000 Service	10.2%	11.8%	13.5%
	2000 Sales and Office	28.7%	28.9%	25.9%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.4%
	2000 Construction, Extraction, & Maintenance	7.7%	7.8%	9.3%
	2000 Production, Transport, & Material Moving	14.6%	17.5%	24.3%
	2000 Percent White Collar Workers	67.5%	62.9%	52.6%
	2000 Percent Blue Collar Workers	32.5%	37.1%	47.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	85.9%	82.1%	75.4%
	2000 Drive to Work in Carpool	5.8%	9.0%	15.6%
	2000 Travel to Work by Public Transportation	3.2%	2.5%	2.9%
	2000 Drive to Work on Motorcycle	0.1%	-	-
	2000 Walk or Bicycle to Work	1.3%	2.0%	2.1%
	2000 Other Means	0.1%	0.8%	1.1%
	2000 Work at Home	3.6%	3.5%	2.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	28.6%	30.9%	27.5%
	2000 Travel to Work in 15 to 29 Minutes	35.1%	35.3%	38.9%
	2000 Travel to Work in 30 to 59 Minutes	28.1%	26.5%	26.2%
	2000 Travel to Work in 60 Minutes or More	8.1%	7.3%	7.5%
	2000 Average Travel Time to Work	24.7	23.6	23.9
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$149 M	\$1.24 B	\$2.77 B
	2010 Est. Apparel	\$7.15 M	\$59.8 M	\$134 M
	2010 Est. Contributions & Gifts	\$9.88 M	\$81.9 M	\$178 M
	2010 Est. Education & Reading	\$4.28 M	\$35.1 M	\$76.8 M
	2010 Est. Entertainment	\$8.42 M	\$70.0 M	\$156 M
	2010 Est. Food, Beverages & Tobacco	\$23.3 M	\$196 M	\$440 M
	2010 Est. Furnishings & Equipment	\$6.79 M	\$55.8 M	\$123 M
	2010 Est. Health Care & Insurance	\$10.3 M	\$87.1 M	\$195 M
	2010 Est. Household Operations & Shelter & Utilities	\$44.6 M	\$372 M	\$828 M
	2010 Est. Miscellaneous Expenses	\$2.44 M	\$20.4 M	\$45.5 M
	2010 Est. Personal Care	\$2.15 M	\$18.0 M	\$40.1 M
	2010 Est. Transportation	\$29.9 M	\$249 M	\$555 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.