

Beach Park, Illinois

1.2 Acres Available for SALE at the SEC of Sheridan & Wadsworth



DEMOGRAPHICS

Population

3 Mile	46,528
5 Mile	109,861
7 Mile	180,268

Average HH Income

3 Mile	\$63,042
5 Mile	\$63,692
7 Mile	\$63,192

AVAILABLE for SALE

- 1.2 acres (52,272 SF)
- 20,600 VPD on Sheridan Road
- Area co-tenants include Culvers, CVS/pharmacy, Country Inn & Suites, Dollar Tree, Piggly Wiggly, Big K Mart, Hallmark, Radio Shack, Dollar General, McDonald's, and Subway



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Sheridan & Wadsworth - Beach Park, IL
area co-tenants

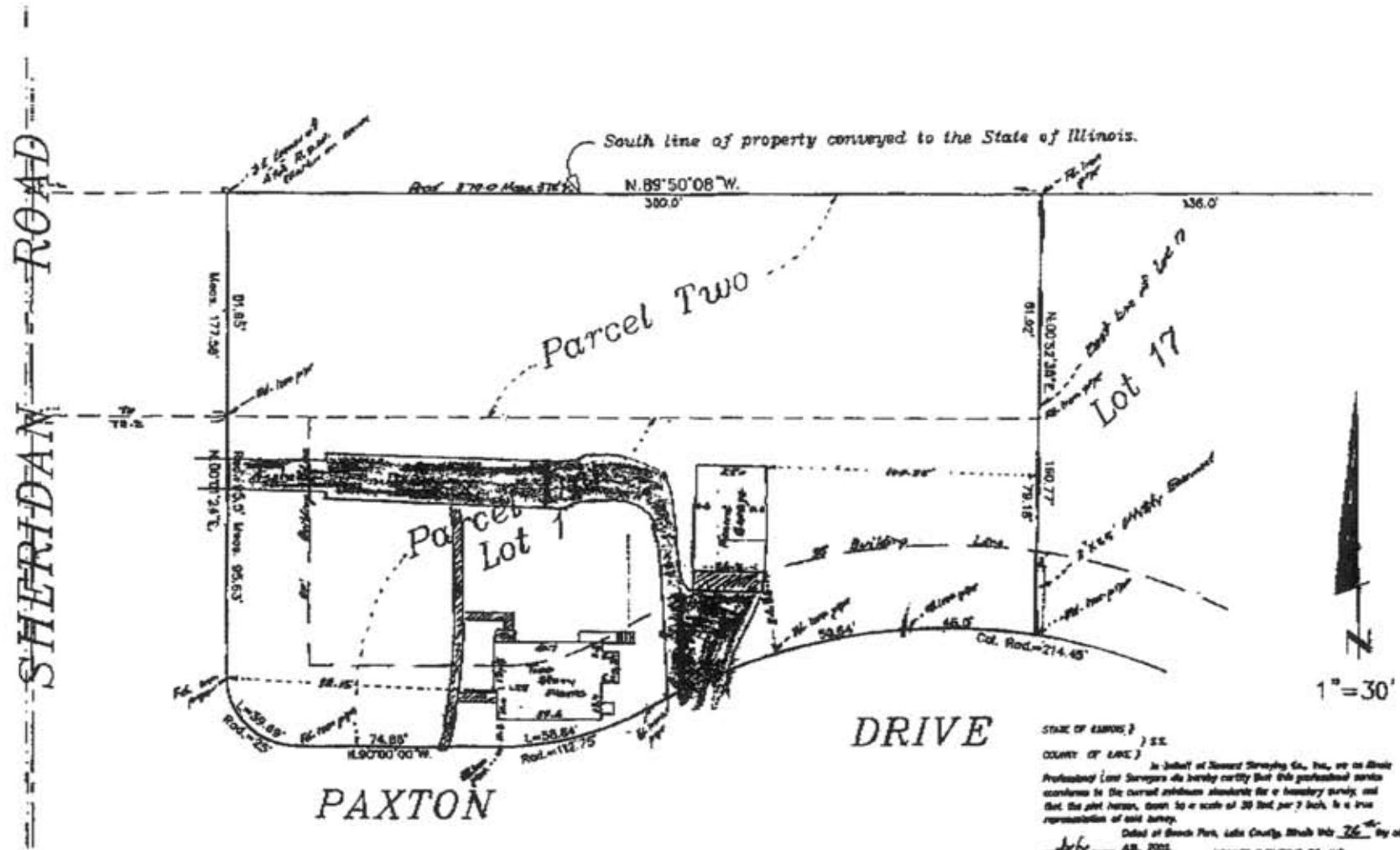


PLAT OF SURVEY

PARCEL ONE: Lot 1 in Range 44E, Township 48N, Range 12E, East of the Third Principal Meridian, according to the plat thereof recorded October 23, 1958 as Document 1046448, in Book 24 of Public Maps 145, in Lake County, Illinois.

PARCEL TWO: The West 370 feet of that part of the North 21' 1/2" 1/2" West of the Southwest Quarter of the Southwest Quarter of Section 27, Township 48 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 23, 1958 as Document 1046448, in Book 24 of Public Maps 145, in Lake County, Illinois.

WADSWORTH (State Park Road) ROAD



STATE OF ILLINOIS)
 COUNTY OF LAKE) SS.
 I, Carl E. Bergquist, a duly Licensed Professional Land Surveyor do hereby certify that this professional certificate conforms to the current minimum standards for a boundary survey and that the plat herein, drawn to a scale of 20 feet per inch, is a true representation of said survey.

Dated at South Park, Lake County, Illinois this 26 day of July, A.D. 2002.

HOWARD J. BARNES CO., INC.

Carl E. Bergquist
 Professional Land Surveyor
 No. 5347

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.429912/-87.825669

July 2010

RF1

W Wadsworth Rd & Sheridan Rd Beach Park, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius	7.00 mi radius
POPULATION	2007 Estimated Population	8,381	46,528	109,861	180,268
	2012 Projected Population	8,784	49,653	115,140	189,535
	2000 Census Population	7,676	41,300	100,581	164,192
	1990 Census Population	6,729	38,422	85,770	136,149
	Historical Annual Growth 1990 to 2007	1.4%	1.2%	1.7%	1.9%
	Projected Annual Growth 2007 to 2012	1.0%	1.3%	1.0%	1.0%
HOUSEHOLDS	2007 Est. Households	2,943	15,316	35,689	57,867
	2012 Proj. Households	3,035	16,067	36,846	60,034
	2000 Census Households	2,790	14,091	33,736	54,268
	1990 Census Households	2,441	13,042	30,208	47,610
	Historical Annual Growth 1990 to 2007	1.2%	1.0%	1.1%	1.3%
	Projected Annual Growth 2007 to 2012	0.6%	1.0%	0.6%	0.7%
AGE	2007 Est. Population 0 to 9 Years	13.7%	14.8%	15.0%	15.4%
	2007 Est. Population 10 to 19 Years	15.6%	16.5%	15.7%	15.6%
	2007 Est. Population 20 to 29 Years	13.1%	14.5%	16.7%	17.3%
	2007 Est. Population 30 to 44 Years	20.1%	19.9%	20.2%	20.3%
	2007 Est. Population 45 to 59 Years	19.9%	19.4%	18.7%	18.4%
	2007 Est. Population 60 to 74 Years	11.6%	10.5%	9.4%	9.0%
	2007 Est. Population 75 Years Plus	6.0%	4.5%	4.3%	4.1%
	2007 Est. Median Age	35.1	32.8	31.6	31.1
MARITAL STATUS & SEX	2007 Est. Male Population	48.7%	49.2%	50.0%	50.3%
	2007 Est. Female Population	51.3%	50.8%	50.0%	49.7%
	2007 Est. Never Married	25.5%	26.4%	28.0%	28.8%
	2007 Est. Now Married	49.7%	51.8%	50.5%	49.8%
	2007 Est. Separated or Divorced	17.2%	16.1%	16.6%	16.7%
	2007 Est. Widowed	7.6%	5.7%	5.0%	4.8%
INCOME	2007 Est. HH Income \$200,000 or More	2.2%	2.2%	2.6%	2.7%
	2007 Est. HH Income \$150,000 to 199,999	1.8%	3.0%	3.3%	3.6%
	2007 Est. HH Income \$100,000 to 149,999	12.9%	15.0%	14.7%	14.2%
	2007 Est. HH Income \$75,000 to 99,999	17.0%	17.6%	16.5%	15.5%
	2007 Est. HH Income \$50,000 to 74,999	21.5%	21.0%	21.0%	21.1%
	2007 Est. HH Income \$35,000 to 49,999	14.7%	14.3%	14.2%	14.6%
	2007 Est. HH Income \$25,000 to 34,999	10.4%	10.2%	10.1%	10.2%
	2007 Est. HH Income \$15,000 to 24,999	11.9%	9.1%	9.2%	9.1%
	2007 Est. HH Income \$0 to 14,999	7.6%	7.5%	8.6%	9.0%
	2007 Est. Average Household Income	\$ 59,627	\$ 63,042	\$ 63,692	\$ 63,192
	2007 Est. Median HH Income	\$ 55,135	\$ 60,537	\$ 60,019	\$ 59,907
	2007 Est. Per Capita Income	\$ 21,308	\$ 21,119	\$ 21,239	\$ 20,756
	2007 Est. Number of Businesses	157	977	2,877	4,991
2007 Est. Total Number of Employees	1,863	10,430	34,138	66,046	

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W Wadsworth Rd & Sheridan Rd Beach Park, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius	7.00 mi radius
RACE	2007 Est. White Population	79.0%	72.3%	69.8%	68.4%
	2007 Est. Black Population	12.3%	15.4%	14.4%	14.4%
	2007 Est. Asian & Pacific Islander	3.0%	4.0%	4.7%	5.4%
	2007 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%	0.3%
	2007 Est. Other Races Population	5.5%	8.2%	10.8%	11.6%
HISPANIC	2007 Est. Hispanic Population	1,471	11,762	39,067	69,961
	2007 Est. Hispanic Population Percent	17.5%	25.3%	35.6%	38.8%
	2012 Proj. Hispanic Population Percent	20.6%	28.3%	37.6%	40.5%
	2000 Hispanic Population Percent	12.5%	18.7%	28.3%	31.4%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	5,355	28,389	66,433	108,210
	2007 Est. Elementary (0 to 8)	7.4%	8.1%	9.6%	11.4%
	2007 Est. Some High School (9 to 11)	8.1%	7.9%	8.2%	8.4%
	2007 Est. High School Graduate (12)	33.3%	32.5%	31.0%	29.0%
	2007 Est. Some College (13 to 16)	23.7%	22.8%	21.0%	20.0%
	2007 Est. Associate Degree Only	5.9%	6.6%	6.9%	6.7%
	2007 Est. Bachelor Degree Only	13.4%	14.0%	15.2%	15.9%
	2007 Est. Graduate Degree	8.1%	8.1%	8.3%	8.6%
HOUSING	2007 Est. Total Housing Units	3,184	16,442	38,434	62,578
	2007 Est. Owner Occupied Percent	66.4%	66.5%	61.2%	59.5%
	2007 Est. Renter Occupied Percent	26.0%	26.7%	31.7%	33.0%
	2007 Est. Vacant Housing Percent	7.6%	6.8%	7.1%	7.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.6%	0.8%	1.5%	1.7%
	2000 Homes Built 1995 to 1998	6.5%	4.2%	5.8%	7.2%
	2000 Homes Built 1990 to 1994	8.6%	6.5%	6.1%	7.6%
	2000 Homes Built 1980 to 1989	17.6%	11.7%	10.7%	12.8%
	2000 Homes Built 1970 to 1979	16.2%	18.0%	17.3%	17.2%
	2000 Homes Built 1960 to 1969	15.8%	20.9%	18.1%	16.1%
	2000 Homes Built 1950 to 1959	13.6%	21.5%	20.0%	17.6%
	2000 Homes Built Before 1949	21.1%	16.4%	20.5%	19.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.2%	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.3%	0.5%	0.5%
	2000 Home Value \$400,000 to \$499,999	-	0.0%	0.3%	0.4%
	2000 Home Value \$300,000 to \$399,999	0.3%	0.6%	1.6%	2.7%
	2000 Home Value \$200,000 to \$299,999	9.8%	4.6%	6.8%	9.6%
	2000 Home Value \$150,000 to \$199,999	20.1%	18.5%	19.8%	20.8%
	2000 Home Value \$100,000 to \$149,999	48.7%	50.6%	47.9%	42.3%
	2000 Home Value \$50,000 to \$99,999	20.7%	24.4%	22.4%	22.7%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.7%	0.4%	0.5%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%	0.2%
	2000 Median Home Value	\$ 129,489	\$ 124,347	\$ 131,561	\$ 138,081
	2000 Median Rent	\$ 497	\$ 595	\$ 590	\$ 579

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LABOR FORCE	2007 Est. Labor: Population Age 16+	6,412	34,984	83,116	135,988
	2007 Est. Civilian Employed	62.4%	62.5%	62.3%	61.8%
	2007 Est. Civilian Unemployed	4.6%	5.0%	5.3%	6.5%
	2007 Est. in Armed Forces	0.9%	1.1%	0.9%	0.8%
	2007 Est. not in Labor Force	32.1%	31.4%	31.5%	31.0%
	2007 Labor Force: Males	47.9%	48.5%	49.6%	50.0%
	2007 Labor Force: Females	52.1%	51.5%	50.4%	50.0%
OCCUPATION	2000 Occupation: Population Age 16+	3,608	19,190	46,759	75,515
	2000 Mgmt, Business, & Financial Operations	8.8%	9.4%	10.4%	10.8%
	2000 Professional and Related	14.2%	15.5%	14.9%	14.7%
	2000 Service	17.1%	14.7%	15.0%	16.0%
	2000 Sales and Office	28.1%	29.2%	28.0%	26.5%
	2000 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%	0.2%
	2000 Construction, Extraction, & Maintenance	15.1%	12.7%	11.3%	10.5%
	2000 Production, Transport, & Material Moving	16.6%	18.3%	20.3%	21.4%
	2000 Percent White Collar Workers	51.0%	54.2%	53.2%	52.0%
2000 Percent Blue Collar Workers	49.0%	45.8%	46.8%	48.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.2%	80.0%	76.9%	75.7%
	2000 Drive to Work in Carpool	15.3%	13.9%	15.9%	17.0%
	2000 Travel to Work by Public Transportation	2.5%	2.6%	3.0%	2.9%
	2000 Drive to Work on Motorcycle	-	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.5%	1.4%	1.5%	1.7%
	2000 Other Means	0.2%	0.5%	0.8%	1.0%
	2000 Work at Home	2.3%	1.6%	1.8%	1.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	22.7%	21.8%	22.4%	23.4%
	2000 Travel to Work in 15 to 29 Minutes	32.5%	36.1%	37.2%	36.7%
	2000 Travel to Work in 30 to 59 Minutes	32.8%	32.1%	31.9%	31.5%
	2000 Travel to Work in 60 Minutes or More	12.0%	10.0%	8.4%	8.4%
	2000 Average Travel Time to Work	28.0	27.5	26.4	26.3
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 144.8	\$ 782.7	\$ 1,833.7	\$ 2,954.5
	2007 Est. Apparel	\$ 6.9	\$ 37.5	\$ 88.1	\$ 142.2
	2007 Est. Contributions & Gifts	\$ 8.8	\$ 48.1	\$ 113.6	\$ 184.3
	2007 Est. Education & Reading	\$ 3.8	\$ 20.9	\$ 49.6	\$ 80.4
	2007 Est. Entertainment	\$ 8.1	\$ 43.9	\$ 102.7	\$ 165.3
	2007 Est. Food, Beverages & Tobacco	\$ 23.3	\$ 125.6	\$ 293.9	\$ 473.3
	2007 Est. Furnishings And Equipment	\$ 6.3	\$ 34.5	\$ 80.7	\$ 129.8
	2007 Est. Health Care & Insurance	\$ 10.4	\$ 55.5	\$ 129.7	\$ 208.8
	2007 Est. Household Operations & Shelter & Utilities	\$ 43.1	\$ 233.2	\$ 547.0	\$ 881.8
	2007 Est. Miscellaneous Expenses	\$ 2.4	\$ 13.1	\$ 30.6	\$ 49.3
	2007 Est. Personal Care	\$ 2.1	\$ 11.4	\$ 26.6	\$ 42.9
	2007 Est. Transportation	\$ 29.5	\$ 159.1	\$ 371.2	\$ 596.4

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