

Timberlake Shopping Center

2205-2243 North Lewis Avenue in Waukegan, IL



DEMOGRAPHICS

Population

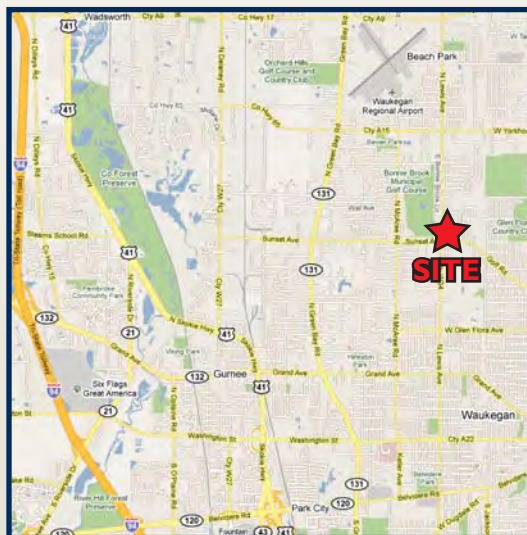
1 Mile	16,478
3 Mile	89,642
5 Mile	171,910

Average Household Income

1 Mile	\$57,459
3 Mile	\$60,280
5 Mile	\$60,918

AVAILABLE for SALE or LEASE

- Timberlake Shopping Center is a 79,000+ SF retail center that sits on 10.62 acres
- Excellent Frontage:
 - Lewis Avenue - $\pm 755'$
 - Sunset Avenue - $\pm 500'$
 - Golf Road - $\pm 205'$
- Excellent opportunity for grocer, junior box, or big box retailer
- Unobstructed visibility from Lewis Avenue
- Abundant on-site parking
- Potential redevelopment opportunity
- Traffic Counts:
 - Lewis Avenue - 22,100 VPD
 - Sunset Avenue - 15,100 VPD
- Area co-tenants include Target, Walgreens, AJ Wright, Payless ShoeSource, Radio Shack, GameStop, ACE Hardware, AutoZone, GNC, Jewel-Osco, Cub Foods, ALDI, Super Fresh Market, Dollar Tree, Family Dollar, Long John Silvers, Wendy's, Burger King, Pizza Hut, and Subway



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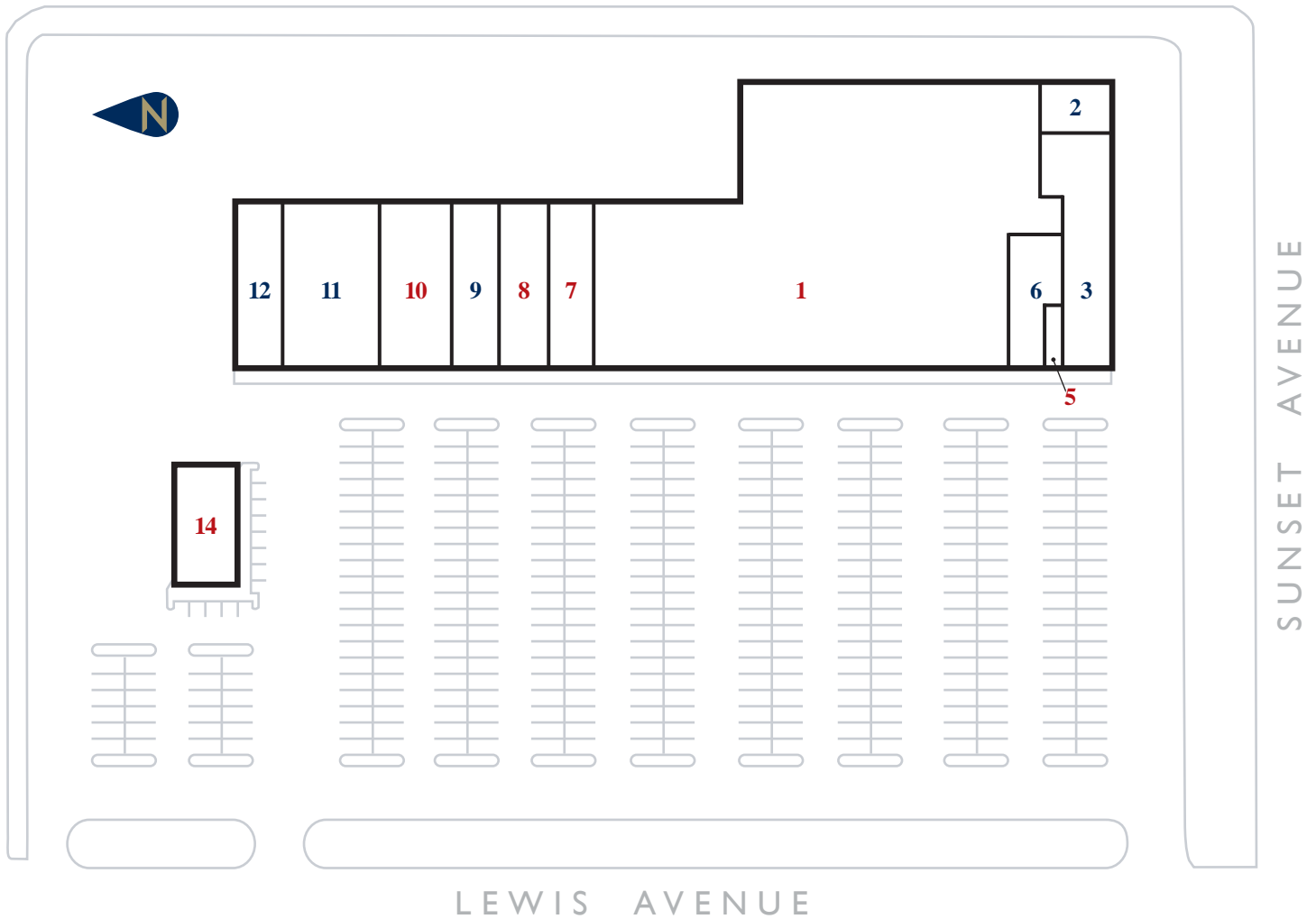
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<u>Unit #</u>	<u>Tenant</u>	<u>SF</u>
1	AVAILABLE	51,340
2	Farmer's Insurance	675
3	Dollar General	7,954
5	AVAILABLE	450
6	Hank's Cleaners	1,680
7	AVAILABLE	2,158
8	AVAILABLE	2,158
9	Little Caesars Pizza	1,479
10	AVAILABLE	5,092
11	Lavanderia Laundromat	3,609
12	David Rico Salon	1,032
14	OUT LOT AVAILABLE	1,764

Total Center Size: 79,391 SF



Timberlake Shopping Center
 2205-2243 North Lewis Avenue
 Waukegan, IL

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3925995/-87.8551965

February 2010

RF1

Timberlake S. C. (2205-2243 N Lewis Ave) Waukegan, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2007 Estimated Population	16,478	89,642	171,910	322,715
	2012 Projected Population	17,097	93,772	180,110	337,996
	2000 Census Population	15,329	82,322	157,516	296,622
	1990 Census Population	12,976	69,153	131,017	234,434
	Historical Annual Growth 1990 to 2007	1.6%	1.7%	1.8%	2.2%
	Projected Annual Growth 2007 to 2012	0.8%	0.9%	1.0%	0.9%
HOUSEHOLDS	2007 Est. Households	5,189	28,436	55,115	103,046
	2012 Proj. Households	5,287	29,319	57,001	106,901
	2000 Census Households	5,012	26,940	51,936	96,628
	1990 Census Households	4,651	24,888	45,806	76,986
	Historical Annual Growth 1990 to 2007	0.7%	0.8%	1.2%	2.0%
	Projected Annual Growth 2007 to 2012	0.4%	0.6%	0.7%	0.7%
AGE	2007 Est. Population 0 to 9 Years	16.1%	15.1%	15.6%	15.1%
	2007 Est. Population 10 to 19 Years	15.4%	15.3%	15.6%	16.1%
	2007 Est. Population 20 to 29 Years	18.2%	18.5%	18.0%	16.1%
	2007 Est. Population 30 to 44 Years	19.4%	19.9%	20.1%	21.0%
	2007 Est. Population 45 to 59 Years	16.7%	17.6%	17.6%	18.8%
	2007 Est. Population 60 to 74 Years	9.7%	9.2%	8.9%	8.8%
	2007 Est. Population 75 Years Plus	4.5%	4.3%	4.1%	4.0%
	2007 Est. Median Age	30.0	30.6	30.4	32.3
MARITAL STATUS & SEX	2007 Est. Male Population	49.5%	50.6%	50.3%	50.9%
	2007 Est. Female Population	50.5%	49.4%	49.7%	49.1%
	2007 Est. Never Married	29.5%	29.5%	30.0%	28.0%
	2007 Est. Now Married	50.9%	48.3%	47.7%	53.3%
	2007 Est. Separated or Divorced	14.6%	17.1%	17.3%	14.3%
	2007 Est. Widowed	5.0%	5.1%	5.0%	4.4%
INCOME	2007 Est. HH Income \$200,000 or More	1.4%	2.2%	2.5%	6.9%
	2007 Est. HH Income \$150,000 to 199,999	1.7%	2.7%	3.6%	6.1%
	2007 Est. HH Income \$100,000 to 149,999	13.1%	13.0%	13.0%	17.1%
	2007 Est. HH Income \$75,000 to 99,999	15.9%	15.6%	14.7%	15.3%
	2007 Est. HH Income \$50,000 to 74,999	21.6%	21.7%	21.4%	19.8%
	2007 Est. HH Income \$35,000 to 49,999	16.8%	15.7%	14.9%	12.3%
	2007 Est. HH Income \$25,000 to 34,999	12.6%	10.7%	10.6%	8.3%
	2007 Est. HH Income \$15,000 to 24,999	9.0%	9.5%	9.7%	7.1%
	2007 Est. HH Income \$0 to 14,999	7.9%	8.9%	9.6%	7.1%
	2007 Est. Average Household Income	\$ 57,459	\$ 60,280	\$ 60,918	\$ 83,814
	2007 Est. Median HH Income	\$ 55,478	\$ 56,725	\$ 57,591	\$ 74,199
	2007 Est. Per Capita Income	\$ 18,206	\$ 19,604	\$ 20,094	\$ 28,115
	2007 Est. Number of Businesses	264	2,679	4,906	10,783
2007 Est. Total Number of Employees	2,828	33,052	70,068	149,867	

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Timberlake S. C. (2205-2243 N Lewis Ave) Waukegan, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
RACE	2007 Est. White Population	62.9%	66.2%	64.8%	74.2%
	2007 Est. Black Population	15.4%	13.5%	16.9%	11.5%
	2007 Est. Asian & Pacific Islander	6.5%	5.6%	6.0%	6.5%
	2007 Est. American Indian & Alaska Native	0.3%	0.3%	0.2%	0.2%
	2007 Est. Other Races Population	14.8%	14.5%	12.1%	7.7%
HISPANIC	2007 Est. Hispanic Population	8,293	44,602	70,259	83,847
	2007 Est. Hispanic Population Percent	50.3%	49.8%	40.9%	26.0%
	2012 Proj. Hispanic Population Percent	52.2%	51.0%	42.6%	28.4%
	2000 Hispanic Population Percent	40.3%	40.8%	33.0%	20.0%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	9,760	53,732	102,133	194,002
	2007 Est. Elementary (0 to 8)	11.6%	13.1%	12.2%	7.5%
	2007 Est. Some High School (9 to 11)	9.7%	9.3%	8.9%	6.1%
	2007 Est. High School Graduate (12)	31.3%	30.2%	28.3%	24.1%
	2007 Est. Some College (13 to 16)	18.9%	19.2%	19.6%	20.1%
	2007 Est. Associate Degree Only	5.7%	6.2%	6.2%	6.9%
	2007 Est. Bachelor Degree Only	15.0%	14.5%	16.0%	22.4%
	2007 Est. Graduate Degree	7.8%	7.5%	8.7%	12.8%
HOUSING	2007 Est. Total Housing Units	5,473	30,635	59,670	110,857
	2007 Est. Owner Occupied Percent	60.4%	58.9%	56.1%	64.8%
	2007 Est. Renter Occupied Percent	34.4%	33.9%	36.3%	28.1%
	2007 Est. Vacant Housing Percent	5.2%	7.2%	7.6%	7.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.9%	1.2%	1.4%	2.5%
	2000 Homes Built 1995 to 1998	3.3%	4.5%	7.2%	11.2%
	2000 Homes Built 1990 to 1994	4.3%	4.3%	7.4%	10.6%
	2000 Homes Built 1980 to 1989	4.8%	9.0%	12.8%	13.4%
	2000 Homes Built 1970 to 1979	14.9%	17.6%	16.8%	17.0%
	2000 Homes Built 1960 to 1969	26.8%	18.1%	16.3%	14.6%
	2000 Homes Built 1950 to 1959	33.9%	22.0%	17.7%	14.5%
	2000 Homes Built Before 1949	11.2%	23.3%	20.5%	16.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.3%	0.1%	0.2%	1.2%
	2000 Home Value \$500,000 to \$999,999	-	0.1%	0.3%	3.7%
	2000 Home Value \$400,000 to \$499,999	-	0.2%	0.3%	3.3%
	2000 Home Value \$300,000 to \$399,999	0.3%	1.2%	2.7%	7.3%
	2000 Home Value \$200,000 to \$299,999	1.3%	4.7%	9.5%	18.1%
	2000 Home Value \$150,000 to \$199,999	15.7%	18.5%	19.3%	20.9%
	2000 Home Value \$100,000 to \$149,999	53.6%	49.3%	41.8%	30.8%
	2000 Home Value \$50,000 to \$99,999	28.4%	25.3%	25.2%	14.2%
	2000 Home Value \$25,000 to \$49,999	0.1%	0.5%	0.6%	0.4%
	2000 Home Value \$0 to \$24,999	0.2%	0.1%	0.3%	0.2%
	2000 Median Home Value	\$ 118,787	\$ 126,352	\$ 135,858	\$ 195,725
	2000 Median Rent	\$ 584	\$ 589	\$ 578	\$ 635

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LABOR FORCE	2007 Est. Labor: Population Age 16+	12,334	68,153	129,443	244,481
	2007 Est. Civilian Employed	59.6%	61.4%	60.9%	61.1%
	2007 Est. Civilian Unemployed	6.1%	5.8%	6.7%	5.1%
	2007 Est. in Armed Forces	1.1%	0.8%	1.2%	5.0%
	2007 Est. not in Labor Force	33.2%	32.1%	31.3%	28.8%
	2007 Labor Force: Males	49.0%	50.5%	50.0%	50.8%
	2007 Labor Force: Females	51.0%	49.5%	50.0%	49.2%
OCCUPATION	2000 Occupation: Population Age 16+	6,726	37,868	71,207	134,810
	2000 Mgmt, Business, & Financial Operations	10.2%	9.3%	10.6%	16.0%
	2000 Professional and Related	14.2%	13.4%	14.8%	19.0%
	2000 Service	15.3%	16.2%	16.5%	13.4%
	2000 Sales and Office	26.6%	26.6%	26.5%	27.5%
	2000 Farming, Fishing, and Forestry	0.2%	0.2%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	11.1%	11.1%	10.0%	8.4%
	2000 Production, Transport, & Material Moving	22.4%	23.2%	21.4%	15.6%
	2000 Percent White Collar Workers	51.0%	49.3%	51.9%	62.5%
2000 Percent Blue Collar Workers	49.0%	50.7%	48.1%	37.5%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.9%	73.3%	74.3%	73.5%
	2000 Drive to Work in Carpool	17.7%	19.0%	17.4%	12.0%
	2000 Travel to Work by Public Transportation	2.8%	3.2%	3.1%	3.1%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%	0.0%
	2000 Walk or Bicycle to Work	1.5%	1.8%	2.1%	5.1%
	2000 Other Means	0.8%	1.1%	1.2%	2.8%
	2000 Work at Home	1.3%	1.4%	1.7%	3.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	22.4%	24.1%	24.4%	27.6%
	2000 Travel to Work in 15 to 29 Minutes	39.3%	37.3%	36.2%	32.7%
	2000 Travel to Work in 30 to 59 Minutes	30.1%	30.9%	31.1%	30.2%
	2000 Travel to Work in 60 Minutes or More	8.1%	7.7%	8.3%	9.5%
	2000 Average Travel Time to Work	25.6	25.1	25.8	25.7
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 248.7	\$ 1,406.8	\$ 2,744.7	\$ 6,359.4
	2007 Est. Apparel	\$ 11.9	\$ 67.6	\$ 132.2	\$ 307.6
	2007 Est. Contributions & Gifts	\$ 14.8	\$ 85.9	\$ 170.4	\$ 434.3
	2007 Est. Education & Reading	\$ 6.4	\$ 37.4	\$ 74.4	\$ 187.8
	2007 Est. Entertainment	\$ 13.9	\$ 78.6	\$ 153.4	\$ 358.8
	2007 Est. Food, Beverages & Tobacco	\$ 40.4	\$ 226.9	\$ 441.1	\$ 991.3
	2007 Est. Furnishings And Equipment	\$ 10.8	\$ 61.4	\$ 120.0	\$ 286.4
	2007 Est. Health Care & Insurance	\$ 17.8	\$ 100.1	\$ 194.5	\$ 438.9
	2007 Est. Household Operations & Shelter & Utilities	\$ 74.1	\$ 419.5	\$ 819.2	\$ 1,903.8
	2007 Est. Miscellaneous Expenses	\$ 4.2	\$ 23.6	\$ 46.0	\$ 103.4
	2007 Est. Personal Care	\$ 3.6	\$ 20.5	\$ 39.9	\$ 91.4
	2007 Est. Transportation	\$ 50.8	\$ 285.3	\$ 553.8	\$ 1,255.6

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