

Retail Opportunities Summary Table

II Route 7 Corridor (159th /9th Street)

| No. | Name/Location | Description | Size (SF/Acres) | Sale or Lease | Zoning | Contact Info |
|------|--|--|---|--------------------------|------------|---|
| 1. | SW Quadrant 159 th Street and I-355 (Lockport Square) | Developing Power Center; junior anchor and in-line opportunities available; improved outparcels for sale or lease; join Aspen Dental and Panera Bread (Outlot 5); Coming Soon - Holiday Inn Express and Marcus Theater | Outlots available ranging in size from .9-2.4 acres | Ground lease or Sale | C3 | Dick Spinell, (630) 954-7364 Sarah Drumgould, (630) 954-7290 Campbell Wickland, (630) 954-7236 Mid-America Asset Mgmt Nathan Tonnies, Gary Greenfield (847) 412-9898 Metro Commercial RE |
| 1.A. | Outlot 7 | Existing 10,000 SF multi-tenant outlot building having frontage on 159 th Street (tenants include Mattress Firm, AT & T, and Sport Clips) | Two tenant spaces available 1,600 SF each | Lease | | |
| 1.B. | Outlot 8 | Multi-tenant outlot building having frontage on 159 th Street; join Chipotle & MOD Pizza (coming soon) | Interior tenant spaces available | Lease | | |
| 2. | South side 159 th Street, west of I-355 (Lockport Center) | Existing shopping center anchored by Jewel/Osco; In-line tenant space available; Plus additional end-cap unit w/patio opportunity; join McDonald's, Starbucks, Cold Stone Creamery and Arby's (coming soon) | 16535 W. 159 th -1,500 SF 16541, 16543 & 16547 W. 159 th 1,500 SF, 2,000 SF & 4,000 SF Contiguous; 16521 W. 159 th -4,000 SF End-cap | Lease | C3 | Rob Campbell, (847) 274-6624 (847) 259-9500 Liberty Real Estate Group II, Inc. |
| 3. | 16250 W. 159 th Street North side 159 th Street, west of I-355 (assemblage opportunity) | Vacant land across from developing Lockport Square; assemblage opportunity for mixed-use commercial development | 18.63 acres | Sale | C3 | Network Commercial RE, LLC (708) 873-5540 |
| 4. | 16370 W 159 th Street; North side 159 th Street, west of I-355 (assemblage opportunity) | Vacant land across from developing Lockport Square; assemblage opportunity for mixed-use commercial development | 16 acres | Sale | C3 | Kim Wirtz (708) 516-3050 Century 21 Affiliated |
| 5. | North side 159 th Street, west of I-355; (across from Mattress Firm) (assemblage opportunity) | Land across from developing Lockport Square; assemblage opportunity for mixed-use commercial redevelopment | +/-2 acres | Sale | C3 | (708) 233-1784 (708) 466-9879 |
| 6. | North side 159 th Street, east of Adelman Rd extended (pending Annexation) (assemblage opportunity) | Vacant land; signalized intersection; near Creekside Centre an existing multi-tenant commercial building and office development | +/- 4 acres | Sale | Pending C3 | Matt Ishikawa, CBRE (630) 573-7068 Ed or Joe, Coldwell Banker Honig-Bell (815) 744-1000 |
| 7. | 16600 W. 159 th Street, Unit 102 North side 159 th Street, west of Adelman Rd extended (Creekside Centre) | Join Pops, Jimmy John's & T-Mobile; office development behind existing commercial center; across from Lockport Center | 2,154 SF | Lease | C3 | Network Commercial RE, LLC (708) 873-5540 |
| 8. | 16716 W. 159 th Street (Rocco's Pub) | North side of 159 th Street; 1/2 mile west of I-355; existing restaurant/bar; on-site parking-20 spaces; assemblage opportunity for commercial redevelopment | Land approx. 1 acre Building: 1,671 SF | Sale or Ground Lease | C3 | Matt Smetana, (630) 572-5632 Mike Wesley, (630) 572-5610 Edgemark Commercial RE |
| 9. | 16500 W 159 th Street; North side of 159 th Street, east of Farrell Road | Vacant land; part of a 14 acre parcel; 237 feet of frontage | 4.5 acres | Sale | C3 | Kim Wirtz (708) 516-3050 Century 21 Affiliated |
| 10. | South of 159 th Street, west side of Farrell Rd- between Culvers & Aldi Foods (developing Rose Lockport Center) | Vacant land; mixed-use commercial opportunity; preliminary plans approved; Join Murphy Express Gas Station | 6.3 acres | Sale | C2 | Diane Menza, (708) 390-1622 Alan Erickson, (708) 390-1629 LFI |
| 11. | South of 159 th Street; east side of Farrell Road (Lockport Square on Farrell Road) | Existing multi-tenant buildings (tenants incl. Dollar Tree, GameStop, Sherwin Williams, Sprint, Great Clips; & Mary Sears Children's Academy, Ci Ci's Pizza, and Tropical Smoothie Cafe | 16103-16107: +/- 3,520 SF 16127: +/- 2,000 SF 16109: +/-1,600 SF (front bldg.) Plus, developable pad/build-to-suit up to 40,000 SF; Plus 2.27 acre rear pad available | Lease Sale | C2 | Dominick Cannata (630) 590-5910 ext. 113 Bill Lundy (630) 590-5910 Brookline Real Estate & Investments |
| 12. | Farrell Road, South 159 th Street (adjacent to Walmart) | Available outlot | +/- 1 acre | Sale | C2 | Cobalt Real Estate Partners (630) 925-1830 |
| 13. | 1260 E. 9 th Street; NEC 159 th & Robson Road, 1/2 mile west of I-355 | Vacant lots; existing sewer & water-ability to extend; redevelopment opportunity | .80 acres | Sale | C3 | Maggie Apgar (815) 263-8476 Coldwell Banker, The RE Group |
| 14. | 159 th St. & Thornton Street, 1/2 mile west of interchange | Vacant land, adjacent to existing, 3-story office building; mixed-use development potential; join O'Reilly's Auto Parts Store & Christian Brothers Automotive | Lot 5- 3.3 acres Lot 6-1.22 acres | Sale | C3 | Matt Smetana, (630) 572-5632 Mike Wesley, (630) 572-5610 Edgemark Commercial Real Estate |
| 16. | 1213 E. 9 th Street; NWC 9 th & 3 rd Streets (Next to former Pizza Hut property) | Vacant land; assemblage opportunity for potential commercial development | .90 acres; with 311 feet of frontage | Sale | C2 | Kurt McAdams (815) 592-5541 or (815) 436-5300 Berkshire Hathaway Home Services |
| 16. | 960 E. 9 th Street (former Pizza Hut) | Existing restaurant building with 28 surface parking spaces | 2,584 SF building on .50 acre lot, opportunity to expand to the east (see 17. Above) | Sale | C2 | Eugene Noska, (630) 575-0700 Hunter RE Corp |
| 17. | 932-944 E. 9 th Street; NWC 9 th & 7 th Streets (Lockport Plaza) | Existing shopping center; join NAPA Auto Parts and US Post Office (sorting facility) | 8,018 SF divided interior tenant space; 9,800 SF end-cap +/- 1 acre outlot | Lease Sale | C2 | Bob Hansen, (708) 846-0500 Hansen Development |
| 18. | SWQ I-355/Archer Avenue (Highland Ridge) | Mixed-use development with 240 luxury apartments (under construction) and commercial lots with access/visibility on Archer Avenue (IL Route 171) | Lot A: 1.52 acres; Lot B: 1.44 acres Lot C :1.77 acres; Lot D: 1.47 acres & Lot E: 1.34 acres for retail; Lot F :2.60 acres & Lot G:2.52 acres for hotel/ office | Commercial lots for sale | C3 | Tim Grogan, (773) 770-1276 Heartland Real Estate Partners, LLC (a subsidiary of Equibase Capital Group, LLC) |

5-MILE TRADE AREA DEMOGRAPHIC SNAPSHOT

TRADE AREA POPULATION: 99,610 AVERAGE HH INCOME: \$119,079 MEDIAN HH INCOME: \$94,438
MEDIAN AGE: 40.9 EDUCATION ATTAINMENT: 65% COLLEGE EDUCATION

Data Source: The Retail Coach-2019