

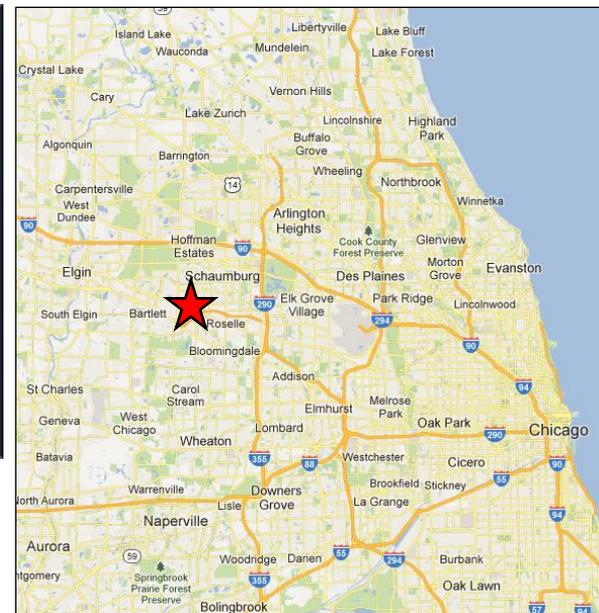
PARK PLAZA SHOPPING CENTER REDEVELOPMENT 23

900 Irving Park Rd, Hanover Park, IL

117,500 SF, divisible down to 5,000 SF



- 117,500 SF, divisible down to 5,000 SF
- Multiple outlots also available for sale or lease
- Strategically located between the Elgin O'Hare Expressway and a bustling retail corridor on Barrington Rd
- Located in a Hanover Park TIF district
- B-2 zoning
- Retail to the west includes Wal-Mart, Super Target, Menards, Jewel, Home Depot, Sears, Kohl's, and many more
- 34,000 vehicles travel in front of the site daily



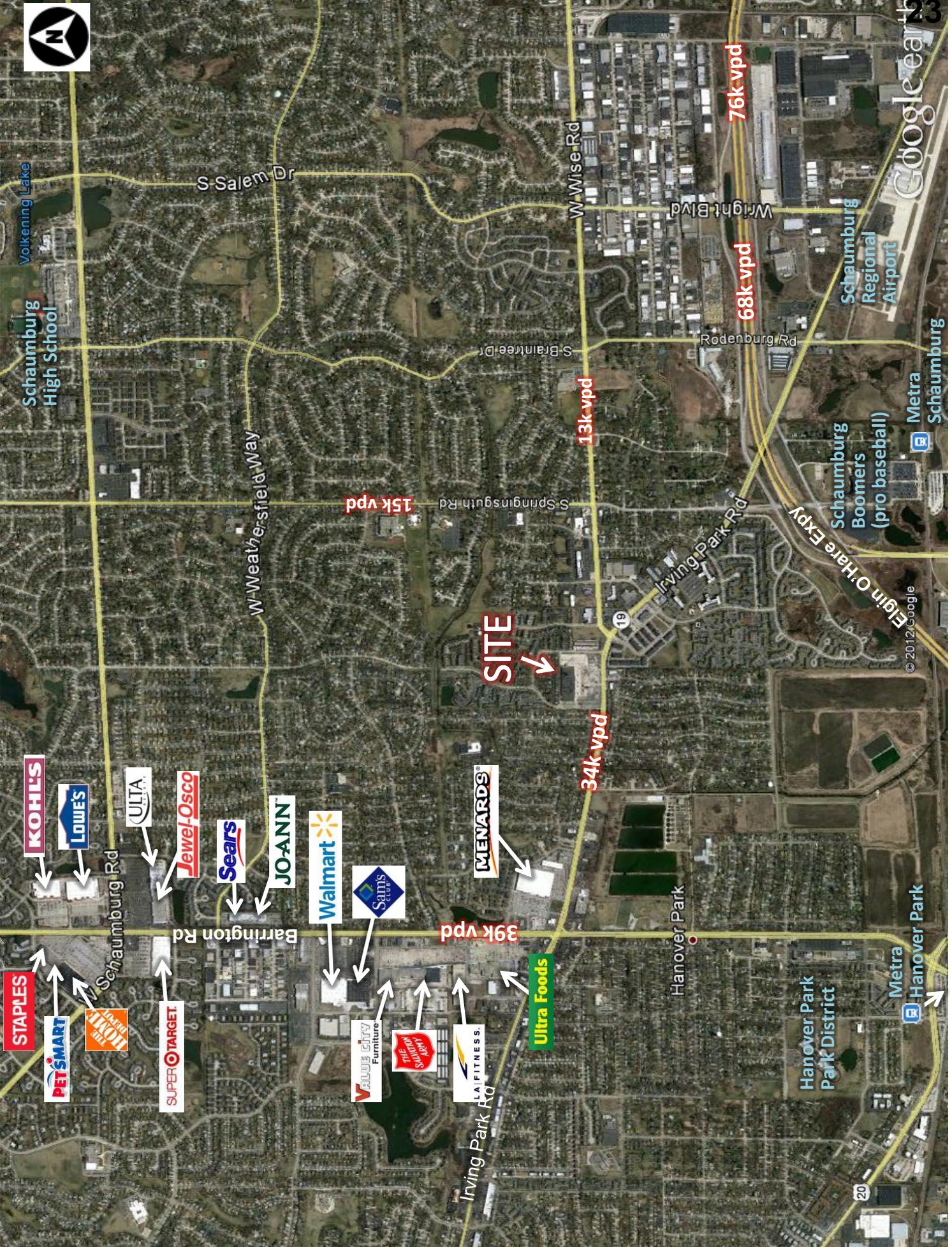
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	16,674	134,612	277,040
Med HH Income	\$65,453	\$71,700	\$76,247



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Schaumburg High School

Volkering Lake

S Salem Dr

W Wise Rd

Wright Blvd

Schaumburg Regional Airport

S Braintree Dr

Rodenburg Rd

15k vpd

S Springstguth Rd

13k vpd

68k vpd

76k vpd

W Weatherfield Way

SITE



34k vpd

Irving Park Rd

Schaumburg Boomers (pro baseball)

© 2012 Google

Elgin O'Hare Expy

Metra Schaumburg

KOHL'S

LOWE'S

CULTA

Jewel-Osco

Sears

JO-ANN

Walmart

Sams Club

MENARDS

39k vpd

STAPLES

PET SMART

Target

SUPER TARGET

Value City Furniture

The Mattress Store

LA FITNESS

Ultra Foods

Hanover Park

Hanover Park Park District

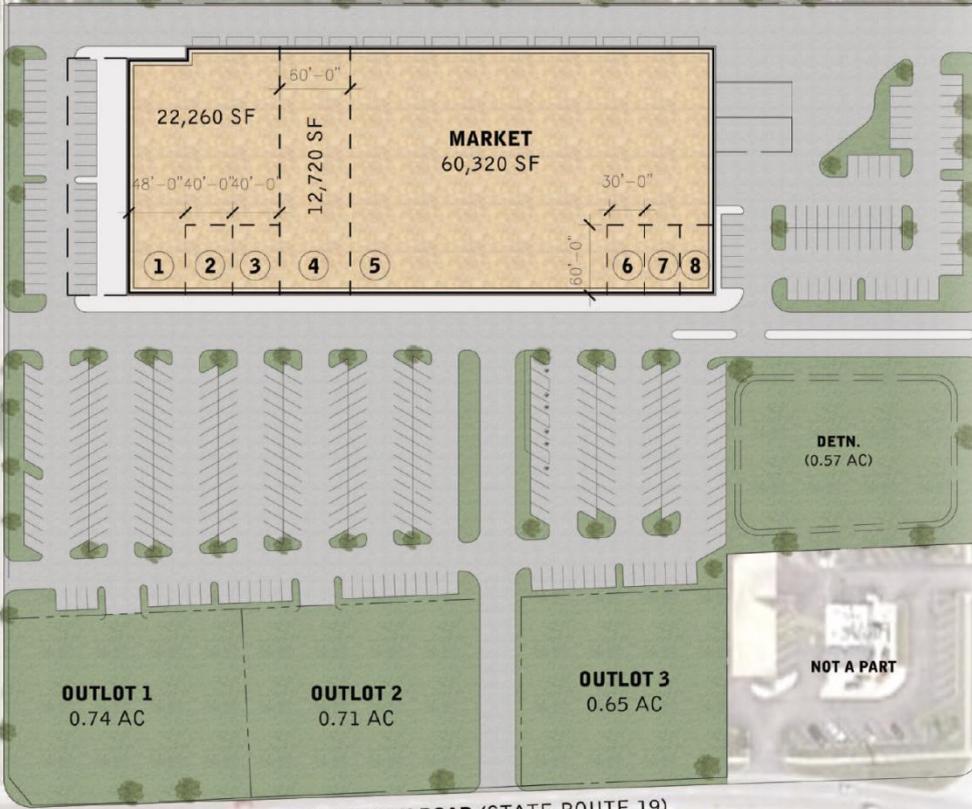
Metra Hanover Park

Schaumburg Rd

Barrington Rd

Irving Park Rd

20



PROJECT DATA:

GROSS SITE AREA	11.64 AC
OUTLOT 1	0.74 AC
OUTLOT 2	0.71 AC
OUTLOT 3	0.65 AC
DETTENTION	0.57 AC
NET SITE AREA	8.97 AC
BUILDING AREA	105,500 SF
COVERAGE (NET)	27%
PKNG. REQUIRED	4 : 1,000 SF
PKNG. PROVIDED	430 STALLS (4.0 : 1,000 SF)

NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



north

IRVING PARK ROAD (STATE ROUTE 19)



South West Perspective



South Elevation Perspective

SUMMARY PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 42.0044/-88.1300

RS1

900 Irving Park Rd Hanover Park, IL		1 mi radius	3 mi radius	5 mi radius
POPULATION	2012 Estimated Population	16,674	134,612	277,040
	2017 Projected Population	16,805	136,007	280,282
	2010 Census Population	16,613	133,969	275,553
	2000 Census Population	16,828	136,735	274,258
	Projected Annual Growth 2012 to 2017	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2012	-0.1%	-0.1%	0.1%
	2012 Median Age	35	35.7	37.3
HOUSEHOLDS	2012 Estimated Households	5,705	47,090	100,435
	2017 Projected Households	5,918	48,651	103,539
	2010 Census Households	5,598	46,331	98,939
	2000 Census Households	5,680	46,810	97,183
	Projected Annual Growth 2012 to 2017	0.7%	0.7%	0.6%
	Historical Annual Growth 2000 to 2012	-	-	0.3%
RACE AND ETHNICITY	2012 Estimated White	67.7%	69.6%	70.7%
	2012 Estimated Black or African American	5.4%	5.0%	4.5%
	2012 Estimated Asian or Pacific Islander	13.5%	13.5%	15.6%
	2012 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.7%
	2012 Estimated Other Races	12.9%	11.0%	8.6%
	2012 Estimated Hispanic	24.2%	24.0%	17.7%
INCOME	2012 Estimated Average Household Income	\$70,588	\$78,638	\$85,746
	2012 Estimated Median Household Income	\$65,453	\$71,700	\$76,247
	2012 Estimated Per Capita Income	\$24,183	\$27,669	\$31,334
EDUCATION (AGE 25+)	2012 Estimated Elementary (Grade Level 0 to 8)	6.1%	6.0%	4.8%
	2012 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.3%	5.2%
	2012 Estimated High School Graduate	32.2%	27.7%	24.9%
	2012 Estimated Some College	21.9%	20.9%	21.5%
	2012 Estimated Associates Degree Only	6.7%	7.7%	7.8%
	2012 Estimated Bachelors Degree Only	21.2%	22.0%	24.7%
	2012 Estimated Graduate Degree	6.8%	9.4%	11.0%
BUSINESS	2012 Estimated Total Businesses	311	3,642	9,561
	2012 Estimated Total Employees	2,940	38,080	112,258
	2012 Estimated Employee Population per Business	9.4	10.5	11.7
	2012 Estimated Residential Population per Business	53.6	37.0	29.0

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