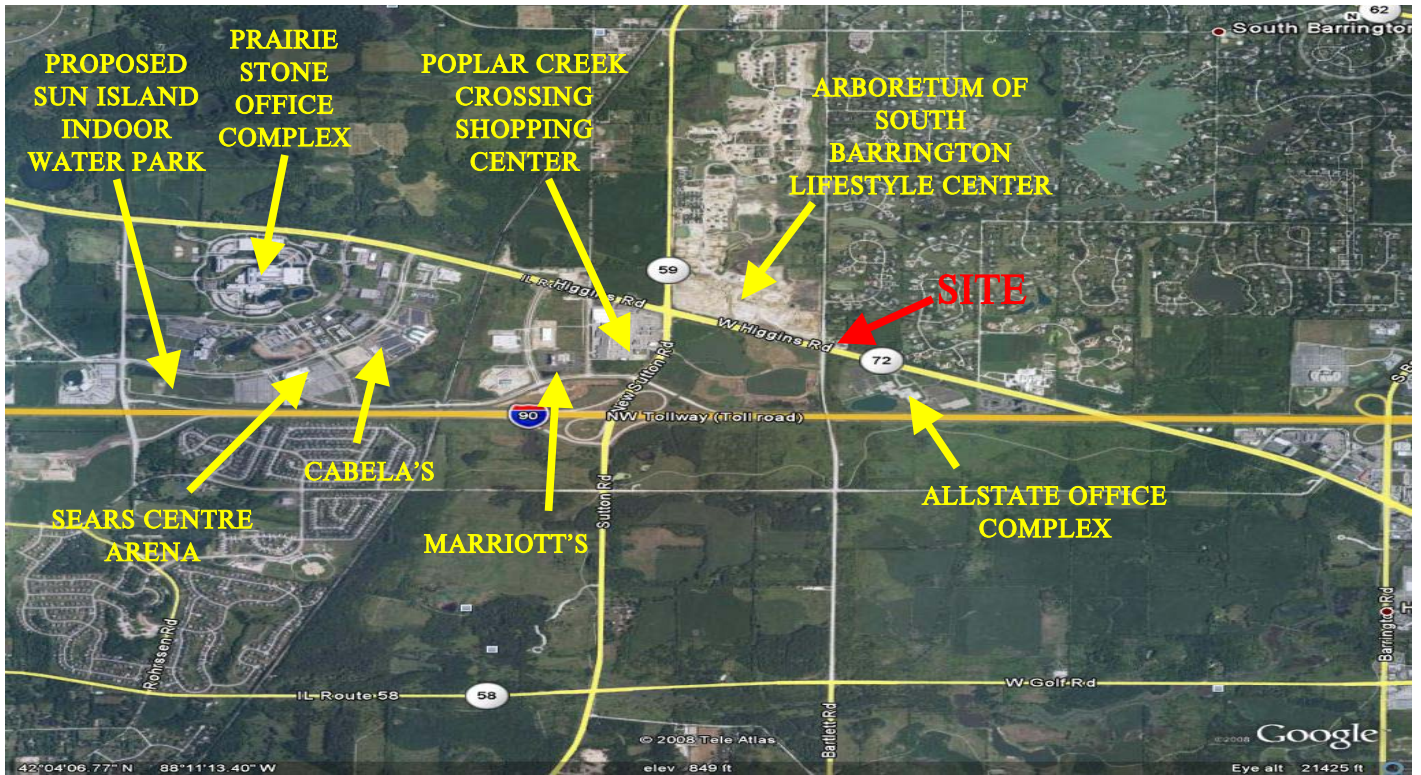


EXCITING NEW RETAIL OPPORTUNITY!

**PROMINENT CORNER LANDSITE/TRAFFIC LIGHT INTERSECTION
 LOCATED IN THE EXPLOSIVE NORTHWEST SUBURBAN RETAIL/ENTERTAINMENT HUB AT THE
 INTERSTATE-90/ IL 59 INTERCHANGE**



**NORTHEAST CORNER OF IL ROUTE 72 (HIGGINS ROAD) AND BARTLETT ROAD
 SOUTH BARRINGTON, ILLINOIS**

A unique retail opportunity is now available in the rapidly expanding retail/entertainment district surrounding the interchange at I-90 and IL Route 59 (New Sutton Road) in northwest Chicago suburban community of South Barrington. The highly visible parcel is located at a signalized intersection directly across the street from The Arboretum of South Barrington, a 600,000 square foot lifestyle center. Also located in the immediate area is Poplar Creek Crossings, a 400,000 square foot power center, Cabela's, the 11,000 seat Sears Centre Arena, the 9,400 seat Poplar Creek Amphitheater, and proposed Sun Island Indoor Water Park and Hotel, a 60,000 square foot indoor water park and hotel.

- ◆ Prominent Traffic Light Intersection Approximate 35,500 square foot landsite
- ◆ 126 feet frontage on IL Route 72 (Higgins Road)/ 190 feet frontage on Bartlett Road
- ◆ Across the street from The Arboretum of South Barrington, a 600,000 square foot lifestyle center
- ◆ Affluent South Barrington market
- ◆ Ideally suited for retailers, restaurants and financial institutions
- ◆ Average Daily Traffic Counts of 24,100 Vehicles (IDOT) - Route 72 (Higgins Road)
- ◆ Immediate proximity to numerous national and regional retailers, restaurants, and entertainment venues
- ◆ C-8, Intensive Commercial District (Cook County)
- ◆ Demographics

	<u>3 mile radius</u>	<u>5 mile radius</u>	<u>7 mile radius</u>
2007 Total population estimate	17,829	167,294	356,259
2007 Average household income	\$124,246	\$86,087	\$87,101

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