



Evergreen Plaza



Newly Constructed 255,430 SF
Whole Foods Anchored Neighborhood
Retail Center in Evergreen Park, IL

EXECUTIVE SUMMARY

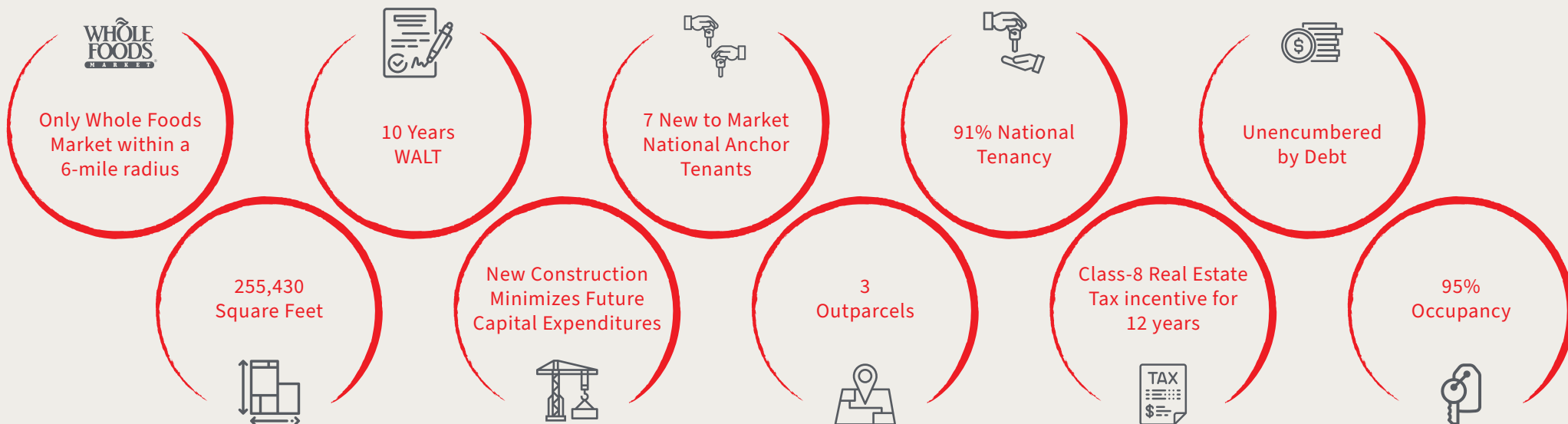
OFFERING SUMMARY

JLL has been retained on an exclusive basis to offer qualified investors the opportunity to acquire Evergreen Plaza – a recently constructed, grocery anchored neighborhood center in a high barrier to entry location within the Chicago MSA. The asset is located on the former site of the historic Evergreen Plaza Mall that operated from 1952 to 2013 and was recently redeveloped to better serve the daily convenience needs of a dense neighborhood trade area.

This Property is anchored by category leading anchor tenancy that includes Whole Foods (S&P: AA-), TJ Maxx (S&P: A+), Burlington, Five Below, Ulta, DSW, Planet Fitness, and a variety of regional and national service, fitness, and restaurant users. Evergreen Plaza is a unique opportunity to acquire a bondable income stream bolstered by a dominant roster of new-to-market national tenants including the only Whole Foods Market within a six mile radius.



Investment Highlights



*Unparalleled Population Density
Surrounding Evergreen Plaza with Average Home Price of 325k*



Ownership is in the process of commissioning 5,500 square feet in the Planet Fitness building as additional GLA for lease-up in the shopping center. This extra space will provide investors with additional value-add potential through vacant lease up

Downtown Chicago

TRADE AREA OVERVIEW



15 Miles to Chicago CBD

BEVERLY COUNTRY CLUB

Sams Club
Savings Made Simple

**ADVOCATE CHRIS T
MEDICAL CENTER**
749 Beds

Walmart

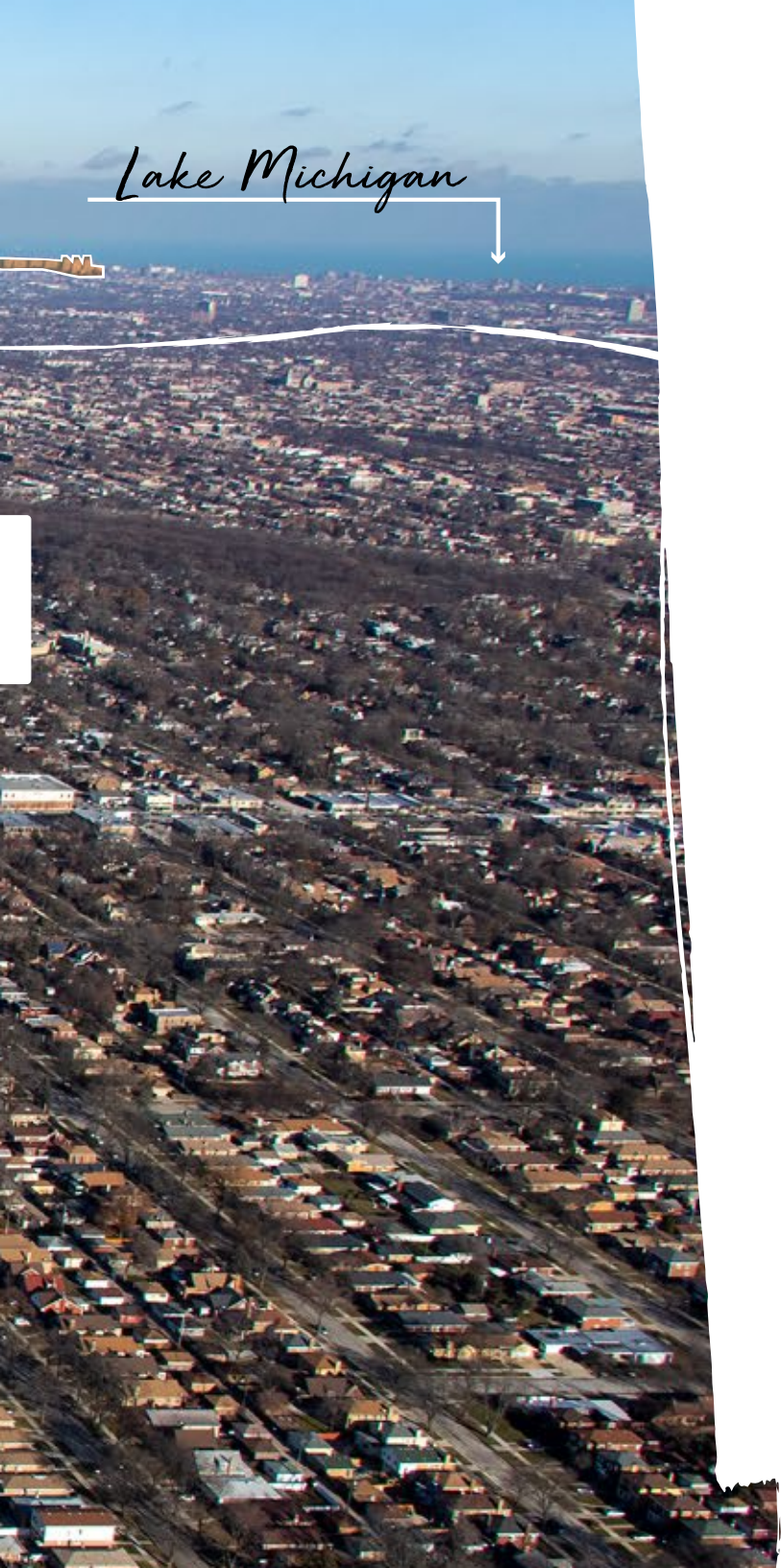
EVERGREEN MARKET PLAZA
MENARDS **ROSS** **meijer** **Michaels**
DRESS FOR LESS

95th Street: 20,000 Vehicles Per Day

EVERGREEN PLAZA
WHOLE FOODS **TJ-maxx** **STARBUCKS**
DSW **Burlington** **ULTA** **planet fitness**

NAP
The Professional Building
- 100,000 SF of office and
medical-office

S Western Ave: 28,500 Vehicles Per Day



Lake Michigan

DEMOGRAPHIC SNAPSHOT

1.0 - MILE

3 - MILES

5 - MILES



POPULATION

2019 Population	17,700	214,495	620,390
2019 Households	6,522	78,579	209,800
Median Age	40	40	37



HOUSEHOLD STATISTICS

Average Household Income	\$125,675	\$82,433	\$68,438
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WORKFORCE

White Collar Workforce	65%	58%	52%
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AFFLUENCE

Buying Power (Millions)	\$820	\$6,478	\$14,358
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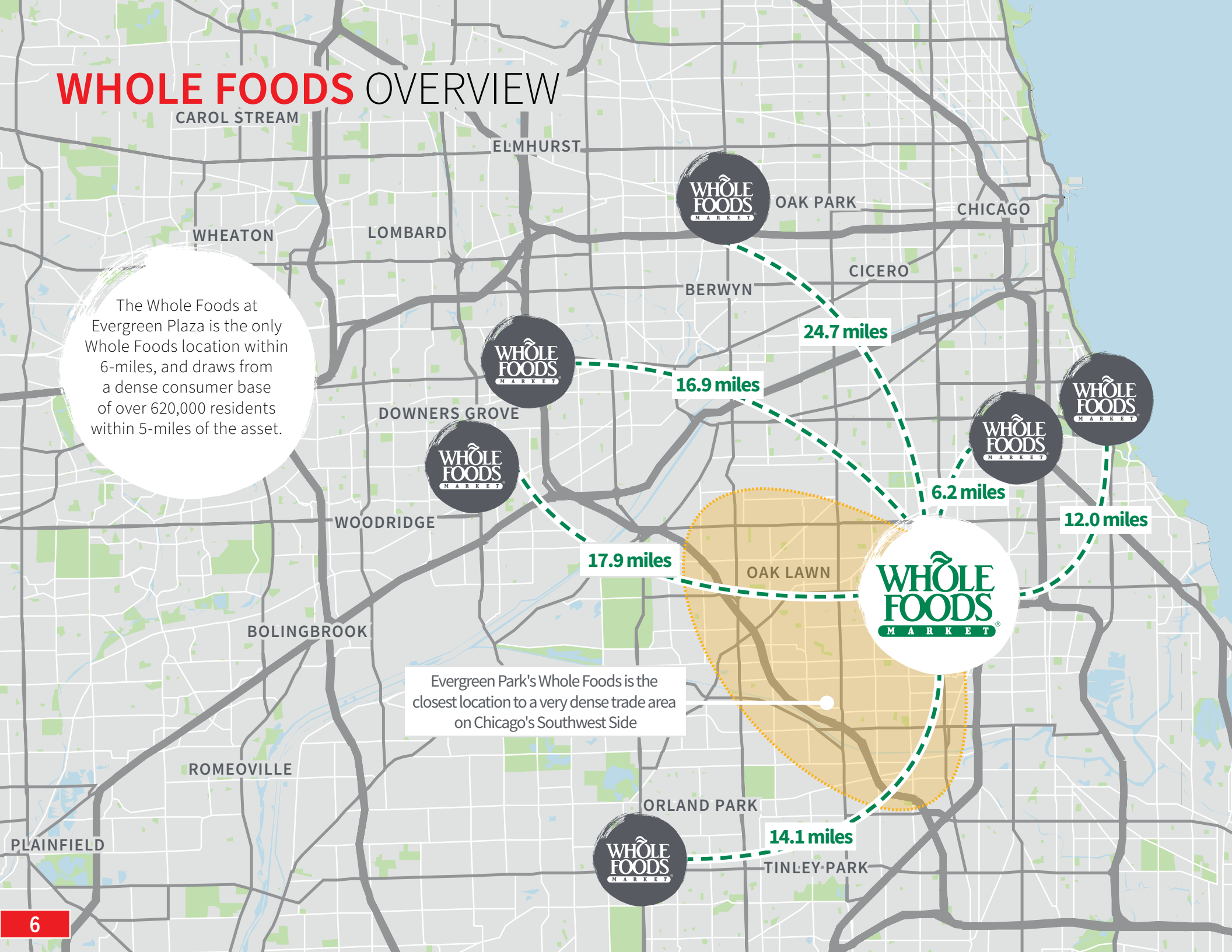
TRAFFIC

W 95th St		20,000	
S Western Ave		28,500	

WHOLE FOODS OVERVIEW

The Whole Foods at Evergreen Plaza is the only Whole Foods location within 6-miles, and draws from a dense consumer base of over 620,000 residents within 5-miles of the asset.

Evergreen Park's Whole Foods is the closest location to a very dense trade area on Chicago's Southwest Side



Superior Credit:

When Amazon announced in June 2017 that it was acquiring WFM, grocery competitors Target, Kroger, Costco, Dollar General, SuperValu and Sprouts lost a combined \$21.70 Billion in market value overnight.



Leading Innovator:

Online grocery penetration is highly competitive, as Amazon only captures mid-single digit market share, however, it is poised for growth. Thanks to the Whole Foods acquisition, Amazon finds itself well positioned for that growth through loyal Prime members, a strong private grocery label (365), and nearly 500 stores in highly populated areas to deliver from.

Lifestyle Brand:

Whole Foods is a Lifestyle Brand that attracts consumers from a wide geographic radius. As such, these consumers usually will “cross-shop” resulting in the positive net effect of being able to charge market rent premiums on the remainder of the center.



Evergreen Plaza Whole Foods Rolling Out Grocery Delivery Service

- Amazon Online Store Sales up 21% since 2018 driven by Whole Foods Market
- Evergreen Plaza Location Offers Same Day Grocery Delivery Service for orders over \$35

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