

Downers Park Plaza

Executive Summary

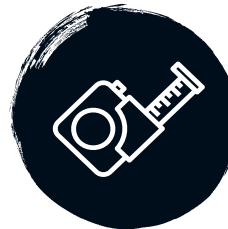
DOWNERS GROVE, ILLINOIS



Downers Park Plaza

Jones Lang LaSalle (“JLL”) has been exclusively retained to offer the opportunity to acquire **Downers Park Plaza** (the “Property”), a 141,702 square foot TJ Maxx/Homegoods, Best Buy, Old Navy, and Party City anchored neighborhood retail center located in the western suburbs of the Chicago MSA.

The Property is located at the heavily trafficked intersection of 75th Street and Lemont Street, which draws more than 64,000 vehicles per day to an established retail corridor featuring over 2.4 million square feet.



141,702
SQUARE FEET



98% OCCUPIED



7401 LEMONT ST,
DOWNERS GROVE, IL



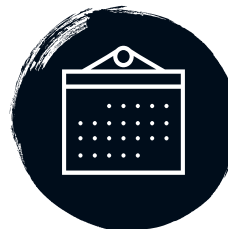
100% NATIONAL
TENANTS



77% OF GLA FEATURES
INVESTMENT GRADE
CREDIT



RECENT RENEWALS FROM
TJ MAXX & BEST BUY



21.3 YEARS AVERAGE
TENANT TENURE



UPSIDE POTENTIAL
THROUGH VACANT SPACE
LEASE-UP AND OUTLOT
DEVELOPMENT



STRONG SPENDING
POWER - AVG. HOUSEHOLD
INCOMES OF \$112K



TJ.maxx
HomeGoods

BEST BUY

Enterprise

PartyCity

OLD NAVY

TACO BELL
(NOT INCLUDED)

Lemont St.

75th St.

Downers Park Plaza



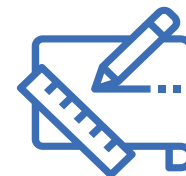
Established & High Performing Investment Grade Tenancy



ESTABLISHED TENANCY:
Best Buy, TJ Maxx/Homegoods and Old Navy have been at the center for over 20 years



STRONG SALES:
TJ Maxx/Homegoods boasts high sales of \$16m with consistent annual increases and Old Navy benefits from an established consumer base consistently achieving over \$300/sf in sales



TENANT COMMITMENT TO LOCATION:
TJ Maxx/HomeGoods (7 years) and Best Buy (5 years) recently renewed and invested in their stores



INVESTMENT GRADE TENANCY:
77% of GLA features Investment Grade & 100% National Tenancy



LIMITED NEAR TERM ROLLOVER:
65% of income doesn't roll until 2025-2027



STRONG REGIONAL LOCATION:
Located in primary retail shopping destination serving Downers Grove and neighboring communities

Tenant Highlights



Potential pad site development requires in place tenant approval

Best Buy

- At the property since 1992
- Recently exercised their renewal option, with no landlord concessions
- Below market rent
- Tenant recently invested in interior remodeling

TJ Maxx/HomeGoods

- At the property since 1999
- Recently renewed for 7 years
- New facade construction recently completed
- Planning an extensive interior remodel
- \$16M in sales with consistent annual increases

Old Navy

- At the property since 2000
- Established customer base
- \$4.7M in sales

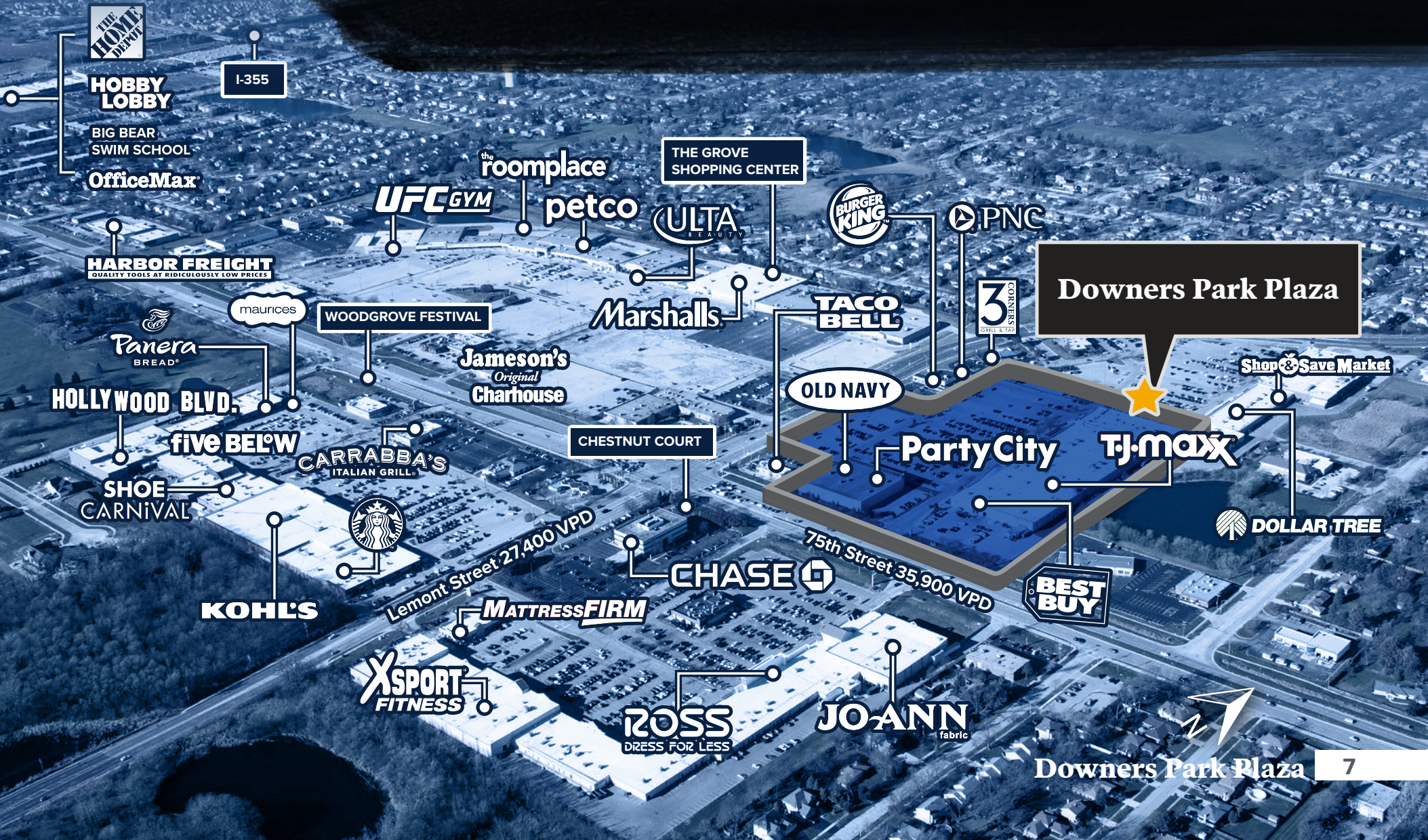
Enviably DuPage County Consumer Base

Downers Park Plaza is surrounded by an affluent and stable economic consumer base. DuPage County and the Western Suburbs of Chicago are some of the most desirable residential locations due to excellent public school systems, low crime, and accessibility to nearby employment centers and Downtown. The Property is serviced by several affluent neighboring communities including Downers Grove, Darien, Lisle, Woodridge, and Westmont. The immediate shopping corridor features consumers with average household incomes over 66.3% higher than the Chicago MSA average with \$10 billion of buying power within a 5 mile radius.

DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
POPULATION & HOUSEHOLDS			
POPULATION	12,294	105,167	230,450
TOTAL HOUSEHOLDS	4,819	41,082	89,779
AVERAGE HOUSEHOLD INCOME	115,564	112,420	119,584
2019-2024 ANNUAL RATE	2.4%	2.4%	2.2%
EDUCATION & EMPLOYMENT			
UNEMPLOYMENT RATE	2.9%	3.2%	3.2%
TOTAL EMPLOYEES	4,681	30,736	98,503
TOTAL BUSINESS	457	2,695	8,001
WHITE COLLAR EMPLOYMENT	77.2%	73.3%	73.3%
BLUE COLLAR EMPLOYMENT	12.9%	13.6%	13.7%

Established Retail Trade Area With Strong Drawing Power

Downers Park Plaza is situated at a highly trafficked and strategic intersection at the heart of the 75th Street retail corridor. This location features a critical mass of 2.4 million square feet of high quality retail anchored by category leading anchor tenants including Walmart Supercenter, Home Depot, Marshalls, Ulta and Ross Dress For Less.



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Now in 3D

Downers Park Plaza

