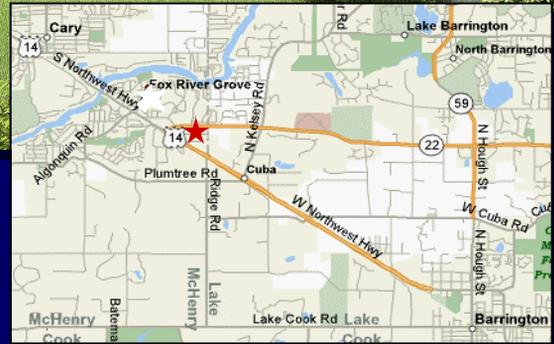


AVAILABLE RETAIL SPACE FOR LEASE

15,000 sq.ft. retail center on Route 22 in Fox River Grove, Illinois



Features

15,000 sf. retail center under construction on Route 22 just east of Route 14 in Fox River Grove. Units range in size from 1500 to 4500 sq.ft. Over 30% pre-leased. Early 2007 delivery in "white box" condition or plain shell. The center's exterior will be brick and stone and will have excellent exposure, visibility and traffic flow. Don't miss the opportunity to be at one of the busiest intersections in the area.

Traffic Counts

VPD Route 14: 36,600; VPD Route 22: 13,700

Demographics

2005 Est. Ave. Income
2005 Est. Households
2005 Est. Population

1 mile

\$109,321
1,834
5,274

3 miles

\$118,899
8,976
26,693

5 miles

\$116,081
28,907
84,384

PREFERRED
Development

Joe Padorr 312.327.2700 ext. 229

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Call us for further pricing and terms. The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Demographics source: Claritas 2005.

Route 22 (just east of route 14), Fox River Grove, Illinois



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www.preferreddevelopment.com

