

WOODSTOCK, ILLINOIS

**NWC & SWC RTE 47 & HERCULES ROAD
 750,000 SF RETAIL CENTER PLUS OUTLOTS!**

SITE INFORMATION

Location:

NWC & SWC
 Rte 47 & Hercules Road
 in Woodstock, Illinois

Site:

Excellent Frontage and visibility
 from Rte 47 and Hercules Rd.
 with anchor positions,
 big boxes, mid-size boxes,
 in-line shops and outlots
 available

Demographics:

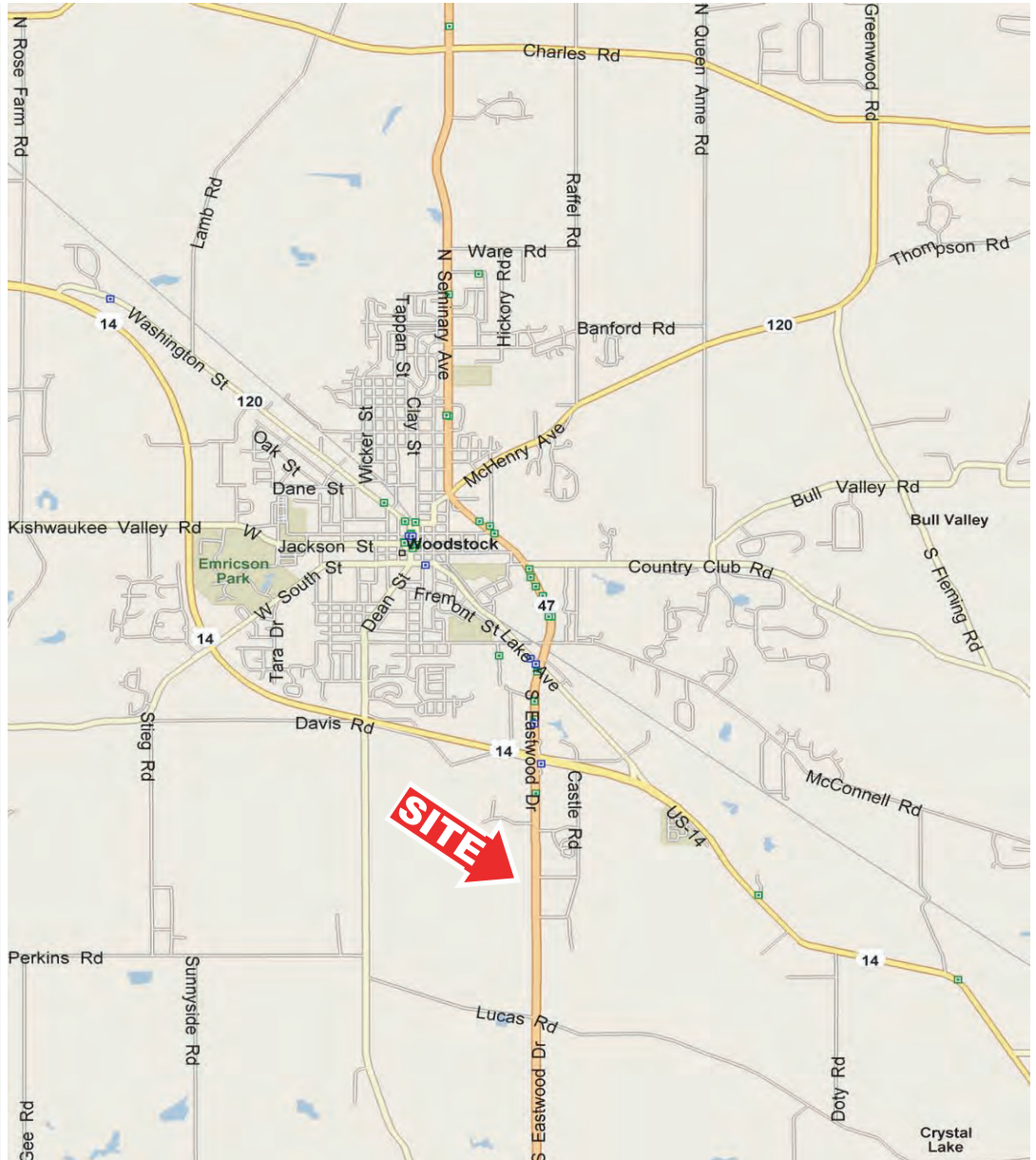
(within 5 miles)
 2007 Postal Pop. Count: 42,084
 2000-2007 Growth Rate: +28.1%
 Avg. HH Income: \$81,985

Traffic Counts:

Rte 47 - 14,400 VPD
 Hwy 14 - 12,000 VPD

Housing Growth:

Woodstock, IL
 2,932 Units - Under Const.
 730 Units - Approved
 1,132 Units - Planned
 Total = 4,794 Units



FOR LEASING INFORMATION PLEASE CONTACT:

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www.greatstreetrealty.com

A Development By:



Development Contact: Darrin Jolas or Mike Puritz 847-884-4820

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01 SITE PLAN

SCALE: 1" = 100'-0"



NORTH



O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE ■ INTERIORS ■ PLANNING

5310 HARVEST HILL ROAD ■ SUITE 136 ■ DALLAS, TEXAS 75230 ■ (972) 788-1010 ■ FAX (972) 788-4828

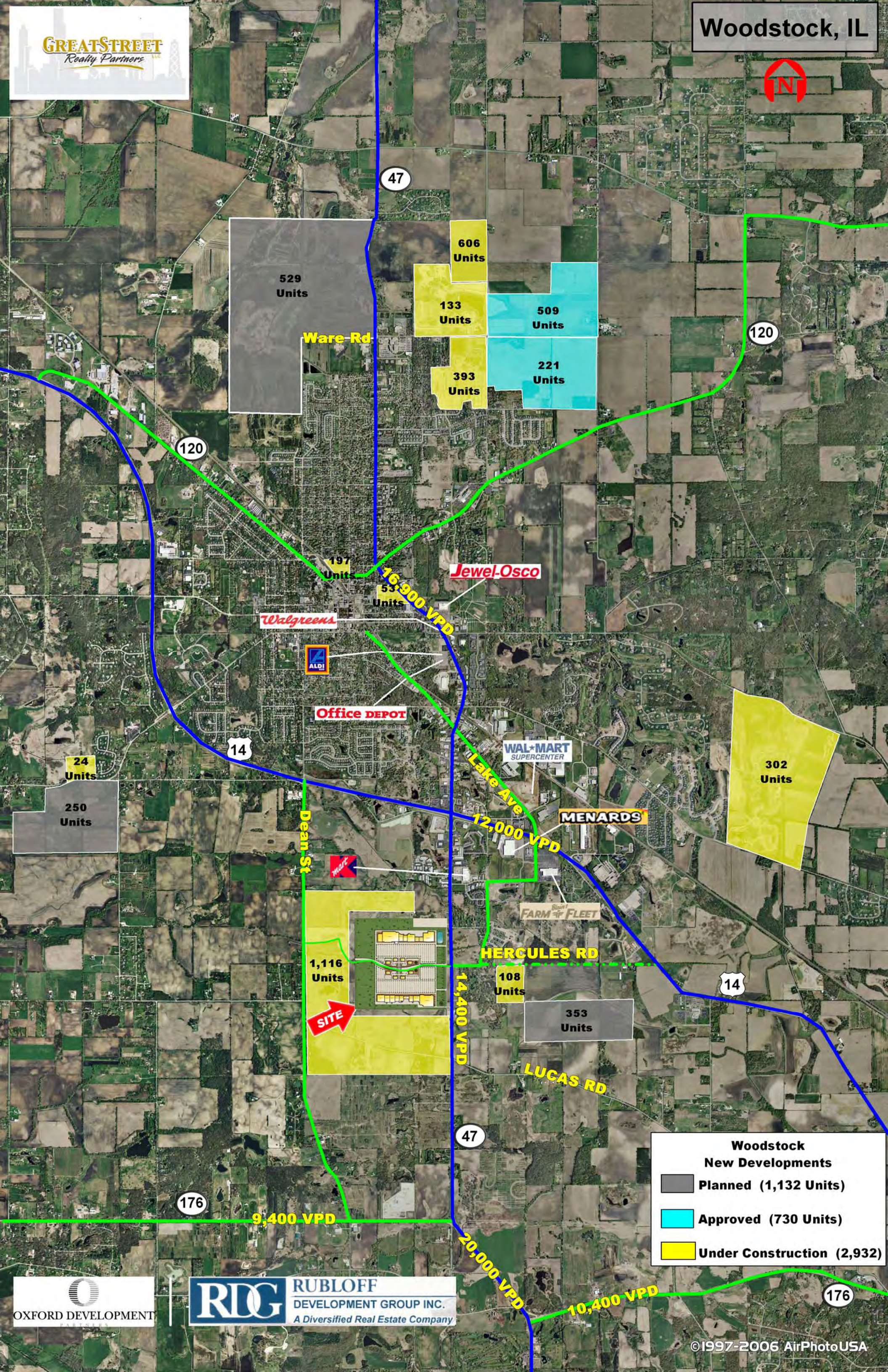
STATE HIGHWAY 47 AND HERCULES ROAD
 WOODSTOCK, IL

OXFORD DEVELOPMENT PARTNERS, LLC & RUBLOFF DEVELOPMENT GROUP INC.

SP-5

SCALE: 1"=100' ■ JOB#: 27092 ■ ISSUE DATE: 10/15/07
 APPROVED BY: _____ DATE: _____

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Woodstock New Developments

- Planned (1,132 Units)
- Approved (730 Units)
- Under Construction (2,932)

POSTALCOUNT

DELIVERY STATISTICS as of 02/06

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 42.28095/-88.43288

October 2007

Z2

Route 47 & Hercules Rd.
Woodstock, IL

1.00 mi radius 3.00 mi radius 5.00 mi radius

Summary Data

Demographic Adjustment	October 2007 Active Population	491	15,230	42,084
	Census Households vs Route Residential Count	+9.80%	+19.44%	+28.01%
	Census 2000 Households	149	4,858	11,838
	Census 2000 Average Persons per Household	3.00	2.63	2.78
	Route Active Residential Count	164	5,802	15,154
	Census 2000 Population	449	12,929	33,583

Origination Data

Residential Demographics	Active Residential Delivery (cr)	164	5,414	14,762
	Active Residential Box (cr)	0	388	391
	Active Residential Count (Carrier Route)	164	5,802	15,153
	Additional Residential Delivery (zc)	0	0	0
	Additional Residential Box (zc)	0	0	0
	Additional Active Residential Count (Zip Code)	0	0	0
	Additional Active General Delivery Count	0	0	1
	Total Active Residential Count	164	5,802	15,154
	Possible Residential Count (Carrier Route)	164	6,145	15,591
	Add'l Possible Residential Count (Zip Code)	0	1	2
	Additional Possible General Delivery Count	0	0	1
	Total Possible Residential Count	164	6,146	15,594
	Census 2000 Households	149	4,858	11,838
	Population in households	447	12,751	32,874
	1-person household	6.99%	10.45%	7.98%
	2-person household	8.95%	11.46%	11.23%
	3-person household	5.62%	5.75%	5.88%
	4-person household	6.02%	5.93%	6.10%
	5-person household	2.70%	2.66%	2.95%
	6-or-more person household	3.08%	1.85%	1.88%
Population in Group Quarters	2	178	709	
Census 2000 Median Age	27.1	32.8	33.4	

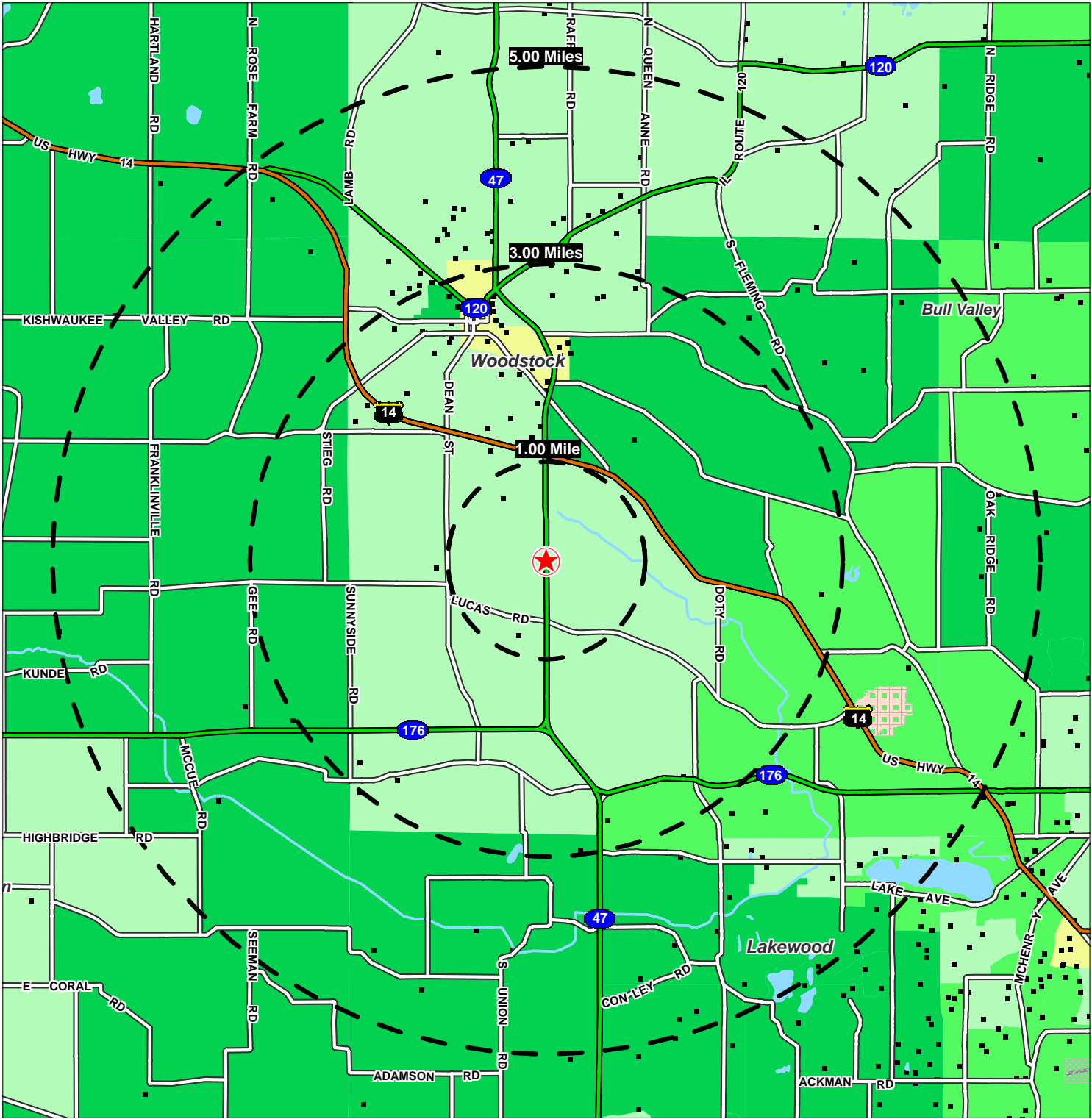
October 2007 Average HH Income	\$55,214	\$69,367	\$81,985
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Total Housing Units	159	5,097	12,344
Occupied housing units	93.82%	95.30%	95.90%
Owner-occupied housing units	43.72%	59.27%	71.68%
Renter-occupied housing units	56.28%	40.73%	28.32%

Business Demos	Drop Site Business or Family Served Count	2	165	365
	Active Business Deliveries (Carrier Route)	17	953	1,333
	Additional Active Business Deliveries (Zip Code)	0	2	4
	Total Active Business Deliveries	18	955	1,337
	Possible Business Deliveries (Carrier Route)	18	1,135	1,566
	Add'l Possible Business Deliveries (Zip Code)	0	3	6
Total Possible Business Deliveries	18	1,138	1,571	

Data derived from postal geography and then proportionally aggregated to census geography.
2000 Census Block Group Data and Geography, (SF3 release for Income, SF1 release for remainder, Average Income = Aggregate Income / Households).

Lat: 42.2809 Lon: -88.4329 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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- Population Density**
 ■ One Dot = 250 Persons
- Average HH Income**
 By Block Groups
- \$100,000 or more
 - \$75,000 to \$100,000
 - \$50,000 to \$75,000
 - \$30,000 to \$50,000
 - Less than \$30,000

Route 47 & Hercules Rd. Woodstock, IL

*Current Year Estimated
Average Household Income*

October 2007
Prepared For



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