

Presidential Parkway Plaza Dixon, IL



Walmart Supercenter Shadow Anchor Center

Dixon, IL



Presidential Parkway Plaza
Dixon, IL
Building "B"

EXCLUSIVE LEASING AGENT:

Xsite Real Estate, Inc.
322 West Burlington Ave.
LaGrange, IL 60525

Contact: **Brett Paul**
Phone: 312/870-0257
Fax: 708/356-1404
E-mail: brettpaul@xsiterealestate.com

- **Approximately 50,000 square feet of total GLA Plus outlot**

- Wal-Mart Supercenter - Join Maurices, Dollar Tree, Hibbett Sports, GameStop, GNC, Great Clips & U.S. Cellular

- 200,000 Square Foot Wal-Mart Supercenter (Large Format) / **6,000 – 8,000 customers per day!!!**

- Dixon, IL County Seat • City Pop. – 16,000 • County Pop. – 36,0629 • Trade Area Population 75,000

- Site just off I-88 with full (4 way) interchange



Presidential Parkway Plaza

Dixon, IL



Presidential Parkway Plaza Dixon, IL



EXCLUSIVE LEASING AGENT:

Xsite Real Estate, Inc.
322 West Burlington Ave.
LaGrange, IL 60525

Contact: **Brett Paul**
 Phone: 312/870-0257
 Fax: 708/356-1404
 E-mail: brettpaul@xsiterealestate.com

Demographics	1 Mile	3 Miles	10 Miles
2015 Est. Population	4,170	15,067	28,797
2015 Est. Households	1,816	6,400	11,191
2015 Est. HH Income	\$51,048	\$57,102	\$61,970

Presidential Parkway Plaza Dixon, IL



Presidential Parkway Plaza, Dixon, IL

Building B

Unit	Tenant	Size	Frontage	Depth	Status
B-1	US Bank	3,244	20	65	Lease X'd open
B-2		20	65		
B-3		20	65		
B-4		20	65		
B-5	Available	1,885	20	65	
B-6	GLIC	1,325	20	65	Lease X'd open
B-7	Available	2,250	30	65	
B-8	Fiesta Cancun	3,750	30	65	Lease X'd open
B-9	Fiesta Cancun	-	30	65	Lease X'd open
B-10	Lenado Hospitality	1,250	30	65	Lease X'd under construction
B-11	Panda Chinese	1,300	20	65	Lease X'd open
B-12	Le Nails	1,300	20	65	Lease X'd open
B-13	US Cellular	1,300	20	65	Lease X'd open
B-14	Check 'N' Go	1,300	20	65	Lease X'd open
B-15	Great Clips	1,300	20	65	Lease X'd open
B-16	GameStop	1,425	25	65	Lease X'd open
		23,900	370		

Building A

Unit	Tenant	Size	Frontage	Depth	Status
A-1	Available	6,264	59	110	
A-2	Maurices	4,400	40	110	Lease X'd open
A-3	Hibbett Sports	5,170	47	110	Lease X'd under construction
A-4	Dollar Tree	8,140	74	110	Lease X'd open
		24,029	220		

47,929 Total GLA Buildings A & B

Building C

Unit	Tenant	Size	Frontage	Depth	Status
C-1	Available	3,000	40	75	
C-2	Available	3,375	45	75	
C-3	Available	3,375	40	75	
		9,750			

Outlot Buildings
2 building each 6,000#

Outlot buildings delivery Summer 2015

Leasing information call:

Brett Paul

312/870-0257



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

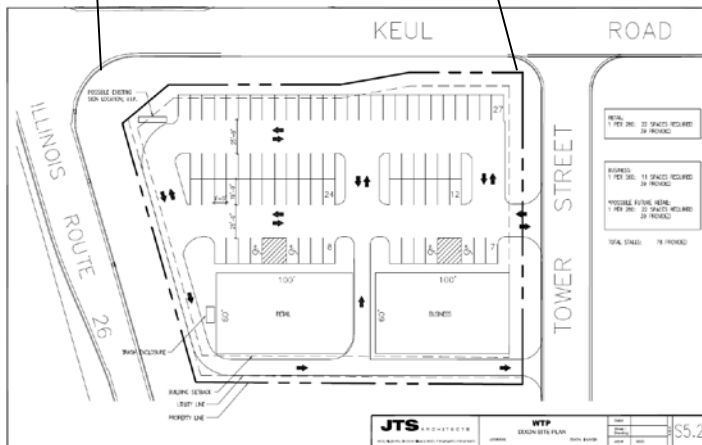


Open
Under Construction
Lease Negotiations
LOI Negotiation



Fall 2014

JENSEN & JENSEN
 ARCHITECTS
 PRELIMINARY SITE PLAN
 PRESIDENTIAL PARKWAY PLAZA
 DIXON, ILLINOIS
 FALL 2014



View looking north

XSITE
REAL ESTATE

City of Dixon

Interstate I-88

SITE

WAL*MART
SUPERCENTER

Interstate I-88

View looking east

City of Dixon

View looking west

XSITE
REAL ESTATE



Market Profile

100 Keul Rd, Dixon, IL, 61021
Rings: 1, 3, 10 mile radii

Latitude: 41.82896
Longitude: -89.4763

	1 mile	3 miles	10 miles
Population Summary			
2000 Total Population	4,353	15,469	29,233
2000 Group Quarters	167	1,088	2,952
2010 Total Population	4,197	15,104	28,816
2015 Total Population	4,170	15,067	28,797
2010-2015 Annual Rate	-0.13%	-0.05%	-0.01%
Household Summary			
2000 Households	1,840	6,372	10,922
2000 Average Household Size	2.27	2.26	2.41
2010 Households	1,822	6,398	11,155
2010 Average Household Size	2.23	2.23	2.37
2015 Households	1,816	6,400	11,191
2015 Average Household Size	2.22	2.22	2.36
2010-2015 Annual Rate	-0.07%	0.01%	0.06%
2000 Families	1,113	4,036	7,368
2000 Average Family Size	2.91	2.81	2.92
2010 Families	1,072	3,946	7,371
2010 Average Family Size	2.89	2.81	2.91
2015 Families	1,054	3,893	7,309
2015 Average Family Size	2.90	2.81	2.91
2010-2015 Annual Rate	-0.34%	-0.27%	-0.17%
Housing Unit Summary			
2000 Housing Units	2,014	6,862	11,845
Owner Occupied Housing Units	61.9%	64.3%	66.7%
Renter Occupied Housing Units	30.1%	28.7%	25.7%
Vacant Housing Units	8.0%	7.0%	7.6%
2010 Housing Units	2,157	7,350	12,903
Owner Occupied Housing Units	56.7%	60.0%	62.2%
Renter Occupied Housing Units	27.8%	27.0%	24.2%
Vacant Housing Units	15.5%	13.0%	13.5%
2015 Housing Units	2,213	7,528	13,267
Owner Occupied Housing Units	55.1%	58.6%	60.8%
Renter Occupied Housing Units	27.0%	26.4%	23.5%
Vacant Housing Units	17.9%	15.0%	15.6%
Median Household Income			
2000	\$34,732	\$37,125	\$41,410
2010	\$45,958	\$49,192	\$54,441
2015	\$51,048	\$57,102	\$61,970
Median Home Value			
2000	\$71,667	\$76,304	\$84,645
2010	\$103,094	\$111,399	\$125,420
2015	\$113,197	\$120,644	\$140,022
Per Capita Income			
2000	\$18,382	\$18,297	\$19,574
2010	\$23,610	\$24,309	\$25,660
2015	\$27,318	\$27,743	\$29,437
Median Age			
2000	37.2	37.7	38.7
2010	38.7	39.5	41.2
2015	38.8	39.7	41.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

November 08, 2012