



SOUTHEAST DECATUR'S MOST PROVEN RETAIL

SINCE 1978

The only 100% Retail Corner of the southeast quadrant of the Market



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Building Communities with Shopping Centers Since 1970

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(309) 671-1000



NEW QUALITY RETAIL GROWTH



New quality retail growth surrounded County Line Plaza in the 1990's, proving the strength and reliability of this well traveled retail corridor.

But it's nothing new to us. Forty three years ago we developed County Line Plaza to take advantage of Mount Zion's concentrated commercial and suburban markets and surrounding towns. What was true then is even more clear today: while some retail developed north of Decatur, Mt. Zion has continued to develop its own vibrant and reliable trade area.

At County Line Plaza, you can surround yourself with new development while paying second generation rents. The net result? Tremendous rent value. Of course, re-development opportunities are available for creditworthy tenants willing to share our long term commitment to this market.

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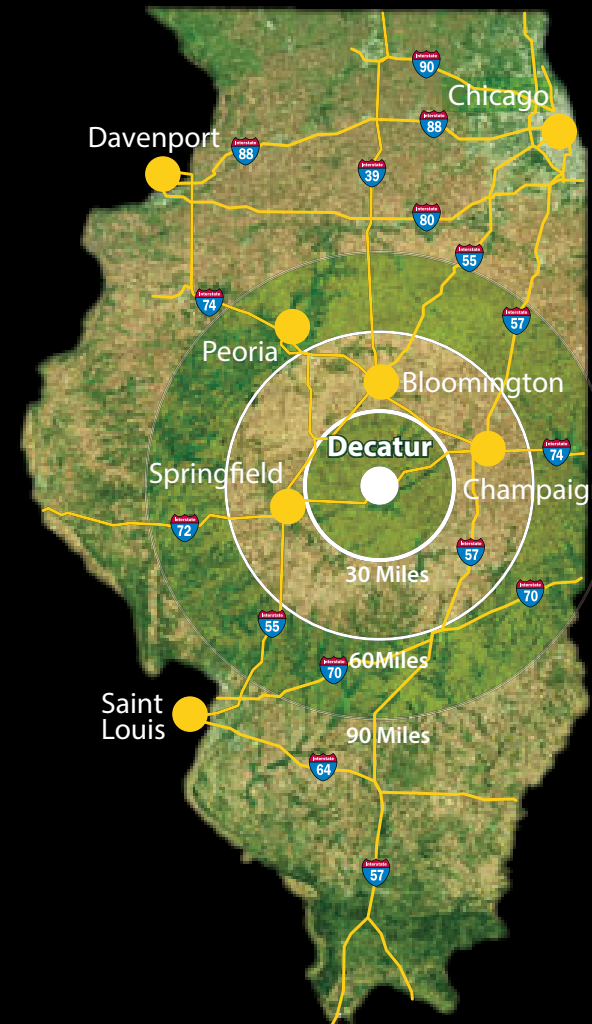
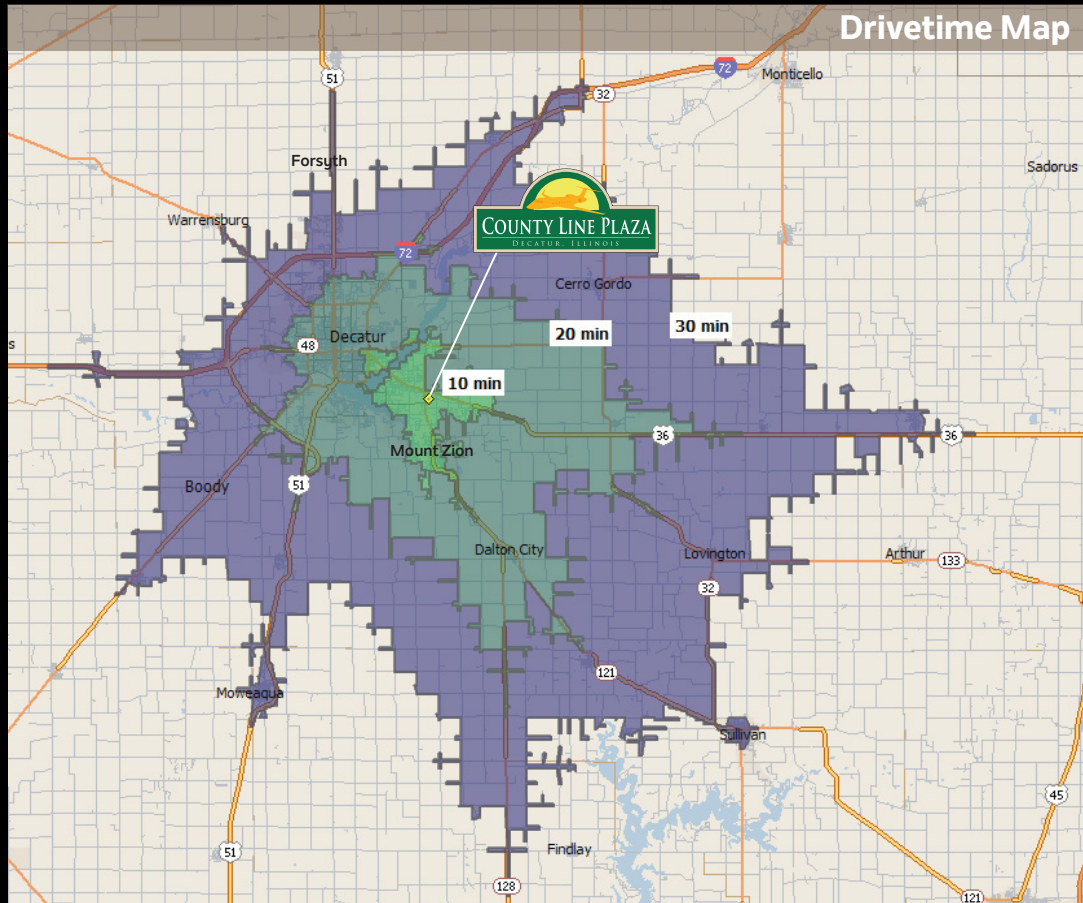


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DECATUR, ILLINOIS



REGION (60 Miles)

Population	1,046,150
Median Age	42.8
Average HH Income	\$ 80,123

TRADE AREA (30 Miles)

Population	190,431
Median Age	43.6
Average HH Income	\$76,411

DECATUR METRO (10 Miles)

Population	97,759
Median Age	44.6
Average HH Income	\$ 73,180

*Scan/US 2021

30 Minute Drivetime	20 Minute Drivetime	10 Minute Drivetime			
Population	109,144	Population	76,393	Population	16,952
Median Age	43.6	Median Age	43.6	Median Age	46.5
Average HH Income	\$ 73,426	Average HH Income	\$ 68,299	Average HH Income	\$ 89,242

*Scan/US 2021

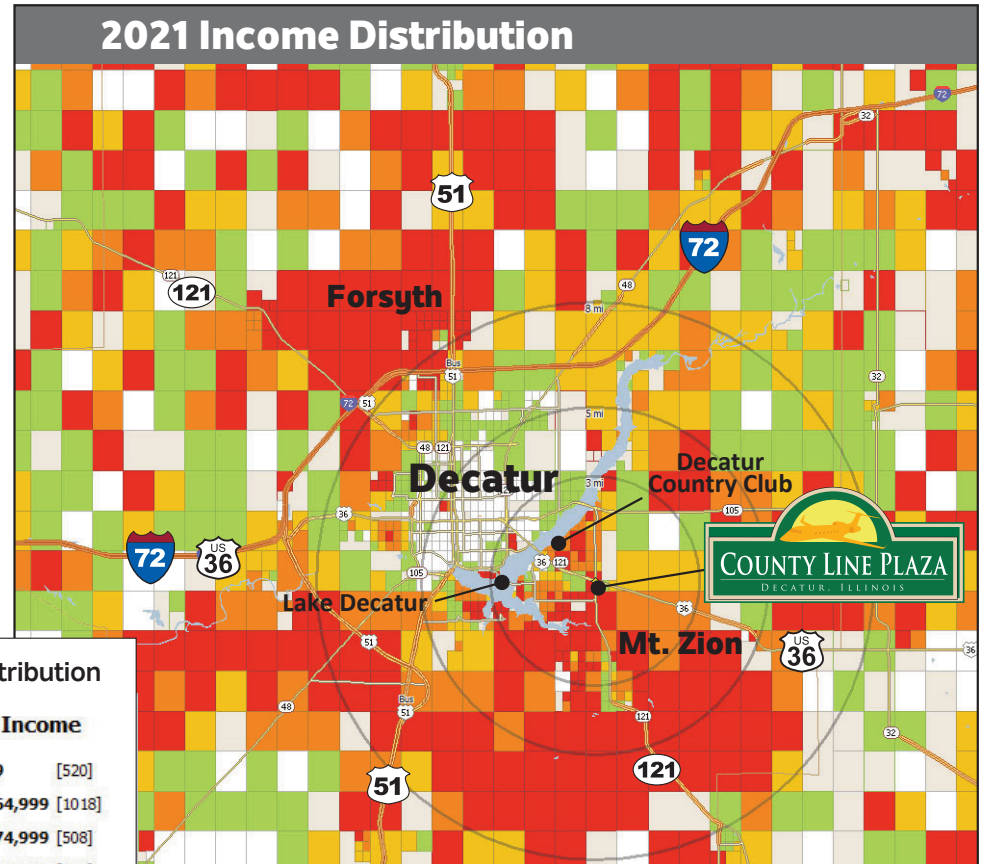
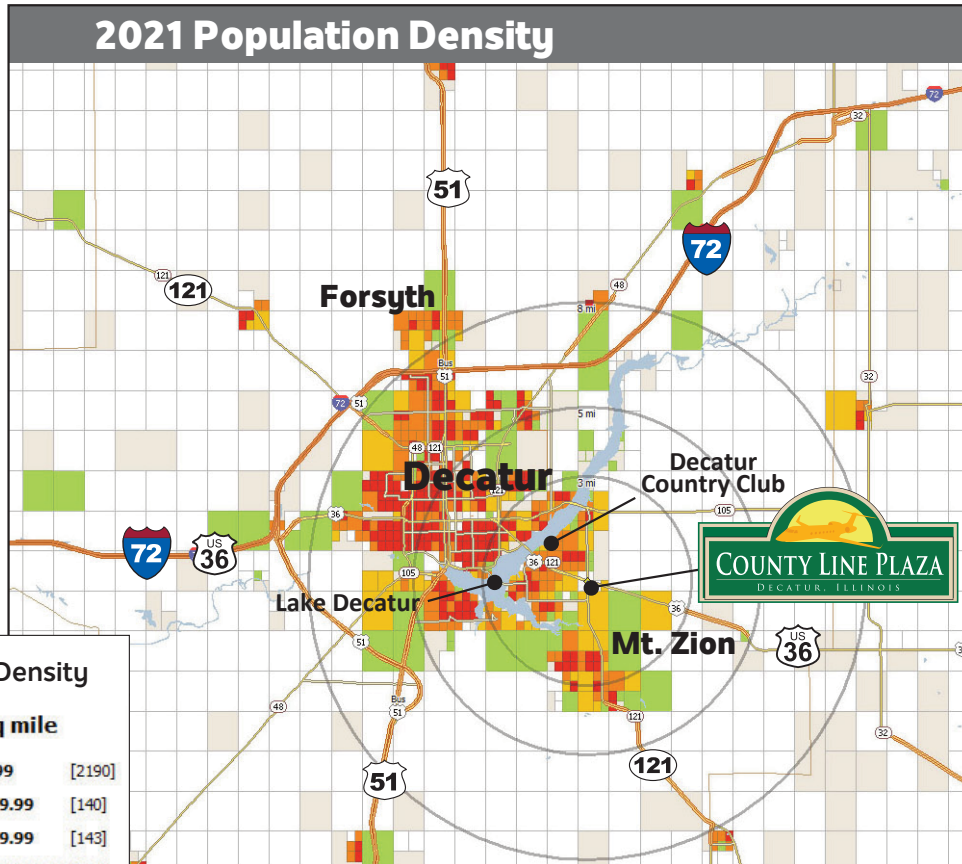


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DECATUR, ILLINOIS -- DEMOGRAPHICS & MARKET ANALYSIS



Population Density

Population/sq mile

0.98 - 249.99	[2190]
250.00 - 499.99	[140]
500.00 - 999.99	[143]
1,000.00 - 2,499.99	[284]
2,500.00+	[377]

Income Distribution

Average HH Income

0 - 44,999	[520]
45,000 - 64,999	[1018]
65,000 - 74,999	[508]
75,000 - 84,999	[417]
85,000+	[671]

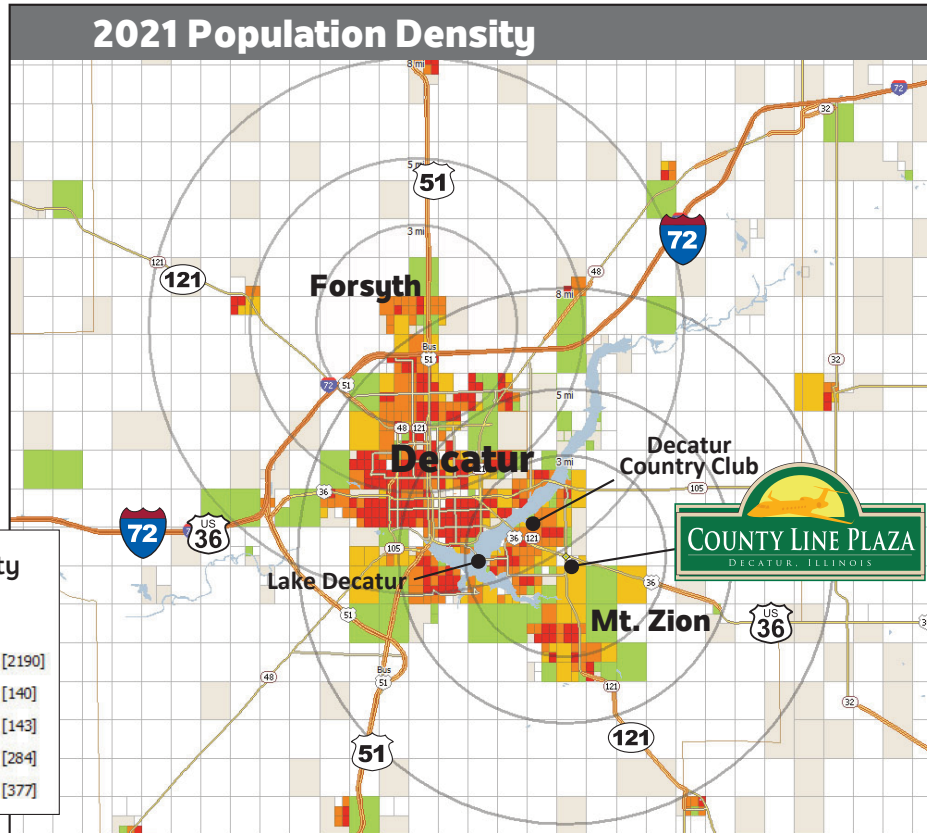
2021 Demographics	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	88,285	46,358	19,380
Median Age	44.2	44.9	46.3
Workforce Population	40,699	21,568	9,706

2021 Demographics	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$71,191	\$75,297	\$94,283
MED HH Income	\$52,398	\$54,581	\$69,980
Home Ownership	58.1%	58.5%	71.2%
College or greater	54.4%	54.1%	60.3%

*Scan/US® 2021

*Scan/US® 2021

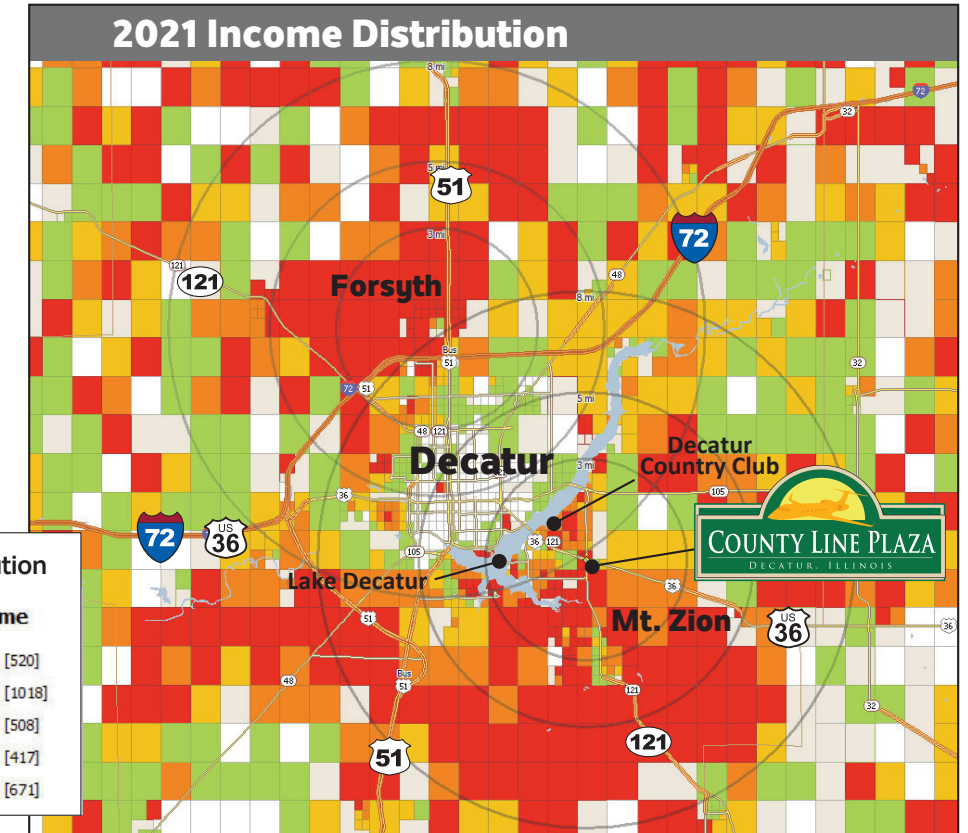
DECATUR, ILLINOIS -- DEMOGRAPHICS & MARKET ANALYSIS - COMPARISON



Population Density

Population/sq mile

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500.00 - 999.99	[143]
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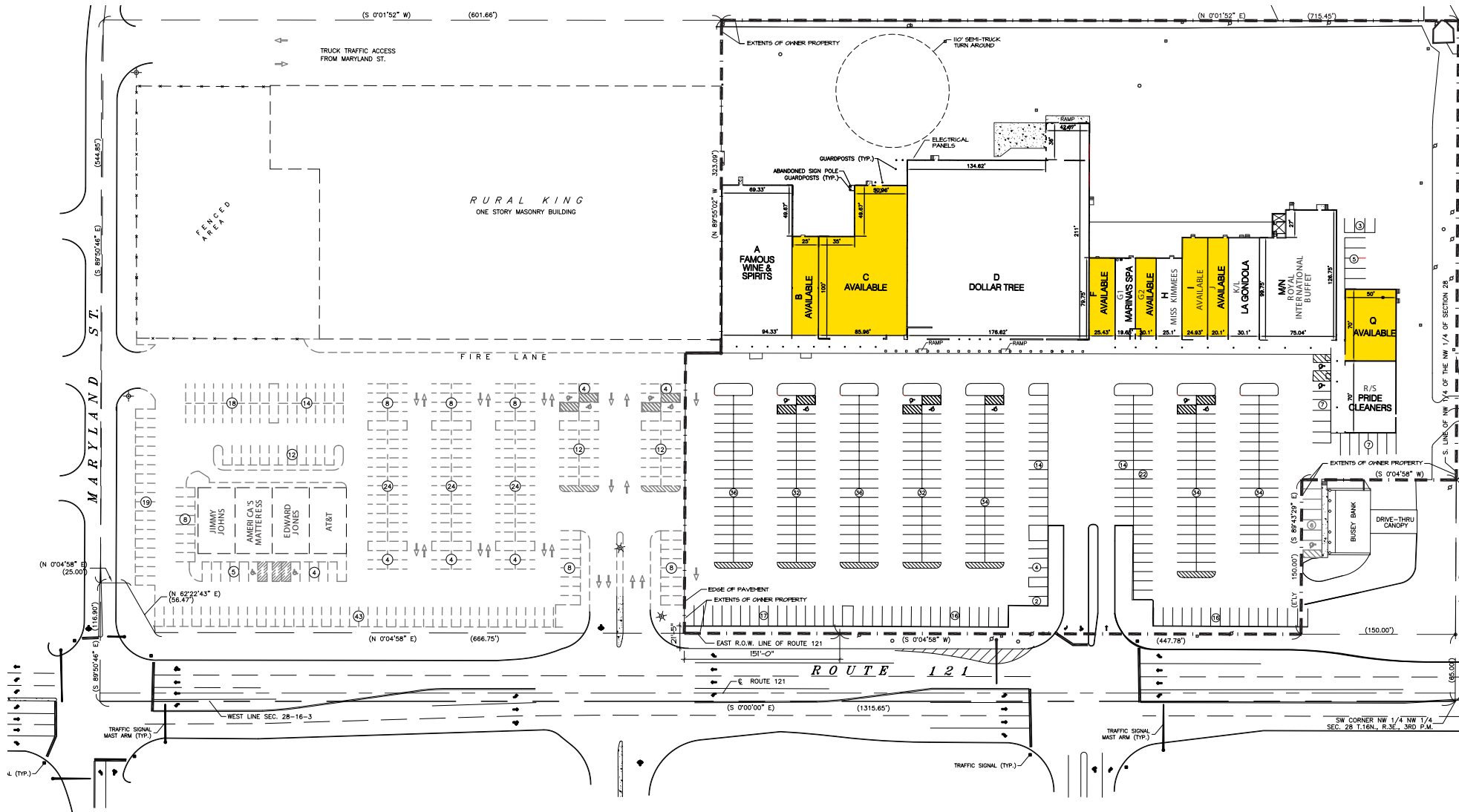
2021 Demographics	Mt. Zion			Forsyth		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	88,285	46,358	19,380	80,679	41,145	16,686
Median Age	44.2	44.9	46.3	44.6	44.8	49.1
Workforce Population	40,699	21,568	9,706	36,703	17,950	7,444

*Scan/US® 2021

2021 Demographics	Mt. Zion			Forsyth		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$71,191	\$75,297	\$94,283	\$67,185	\$62,204	\$81,498
MED HH Income	\$52,398	\$54,581	\$69,980	\$49,466	\$46,077	\$58,918
Home Ownership	58.1%	58.5%	71.2%	56.6%	53.9%	60.7%
College or greater	54.4%	54.1%	60.3%	53.7%	51.6%	62.3%

*Scan/US® 2021

LEASE PLAN



LEASE SCHEDULE

TENANT	LEASE AREA	LOCATION
FAMOUS WINE & SPIRITS	10,377 SQ/FT	A
AVAILABLE	2,500 SQ/FT	B
AVAILABLE	11,109 SQ/FT	C
DOLLAR TREE	32,157 SQ/FT	D
AVAILABLE	2,028 SQ/FT	F
MARINA'S	1,573 SQ/FT	G-1
AVAILABLE	1,596 SQ/FT	G-2
MISS KIMMEES	2,002 SQ/FT	H
AVAILABLE	2,490 SQ/FT	I
AVAILABLE	2,005 SQ/FT	J
LA GONDOLA	3,002 SQ/FT	K & L
ROYAL INTL. BUFFET	9,139 SQ/FT	M & N
AVAILABLE	3,500 SQ/FT	Q
PRIDE CLEANERS	3,494 SQ/FT	R & S

1 SITE PLAN
SCALE: 1" = 50'-0"

PROPOSED REDEVELOPMENT -- SITE PLAN

