



355 BUSINESS CENTER,
EXETER PROPERTY GROUP, NEW CLASS
A CONSTRUCTION OF TWO WAREHOUSE
BUILDINGS TOTALING 611,576 SQ. FT.

JUNIOR ANCHOR, BUILD-TO-SUIT & PARCEL OPPORTUNITIES

LOCKPORT SQUARE
SWC 159TH ST & I-355, LOCKPORT, IL
FOR SALE OR LEASE



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PROPERTY HIGHLIGHTS

- Space Available at Lockport Square:
 - » Junior Anchor & Inline Opportunities Available
 - » Build-to-Suit New Construction Outlot (Lot 10)
 - » Improved Outparcels Available for Sale/Lease
- Shadow Anchored by Walmart & Jewel-Osco
- Adjacent to I-355 Interchange (68K VPD)
- Chrysler/Dodge/Jeep/Ram Dealership Opening 2021
- Lockport is Headquarters to RJ Logistic, LG Electronics, and Julian Electric
- 5,576,000 sq ft of Industrial Parks along I-355 (Employs Approx 3,000 People)
- 506 New Homes Built in the Last Four Years

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	34,771	95,135	247,524
DAYTIME POPULATION	17,590	57,161	169,696
HOUSEHOLDS	13,017	32,209	87,118
AVG HH INCOME	\$102,086	\$100,340	\$94,343

TRAFFIC COUNTS

159 TH STREET	22K VPD
FARRELL ROAD	12K VPD
I-355	68K VPD

EXISTING MULTI-TENANT OUTLOT BUILDINGS



LOT 7 //



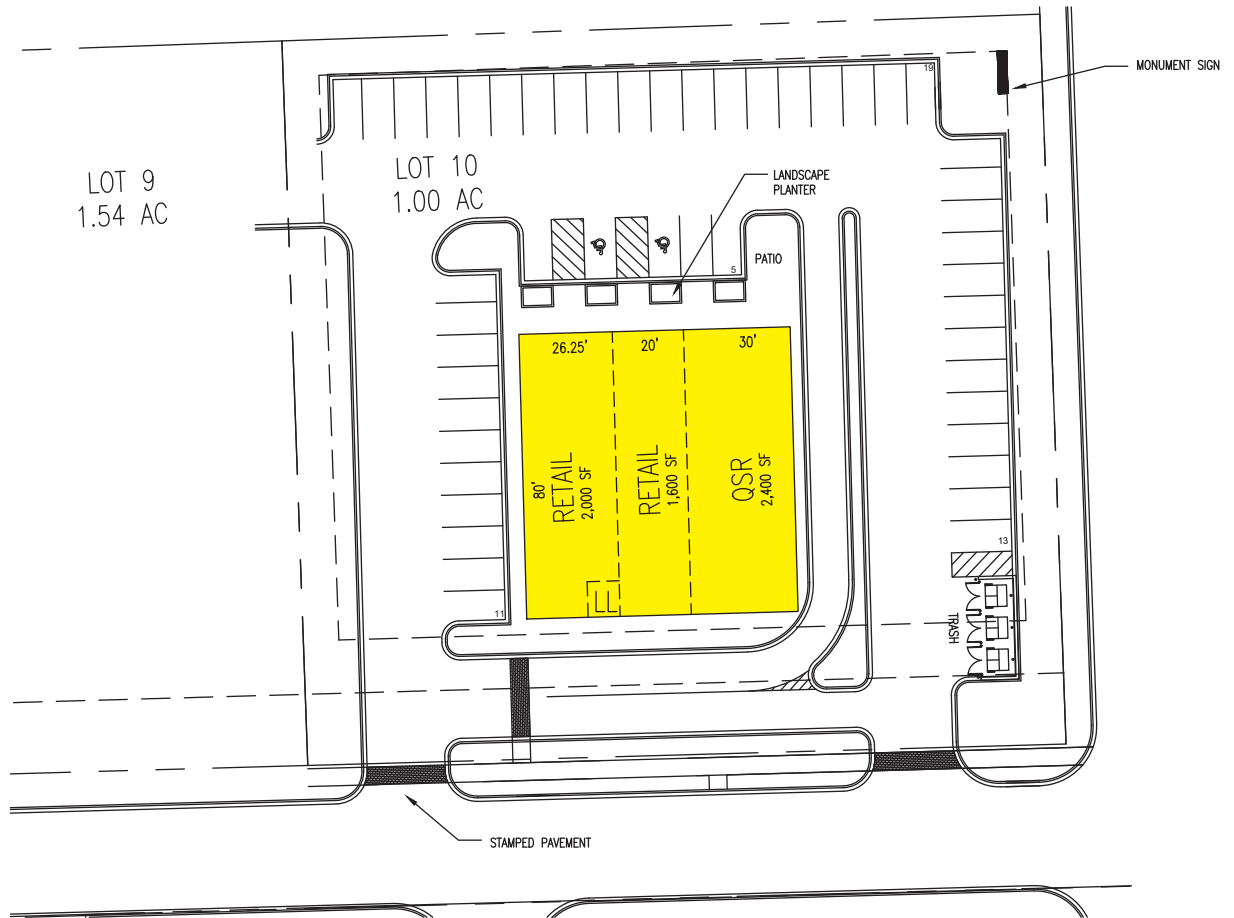
LOT 8 //



LOT 1 //

BUILD-TO-SUIT OUTLOT

LOT 10 // 1.00 Acres



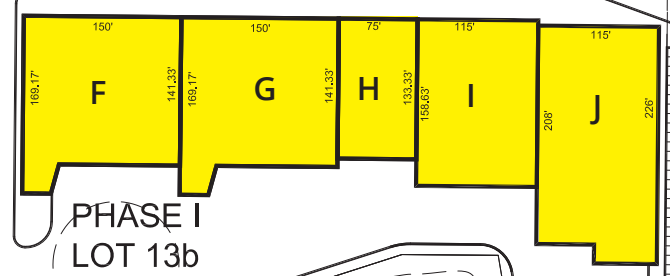
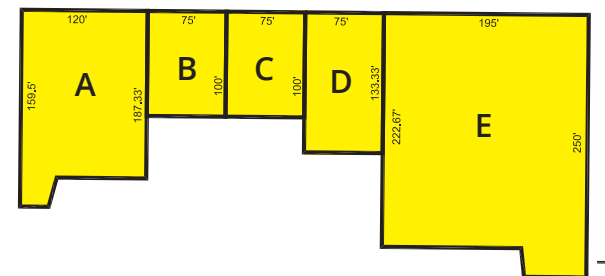
159th Street: 22,400.vpd



CHRYSLER
DODGE
Jeep
RAM

LOT 13a
10.66 AC

A New 34,050 Square Foot Facility
Chrysler Dodge Jeep Ram Dealership
with Parking for 656 Inventory/Display
Vehicles plus an additional 185 stalls for
Customers, Employees and Service



LOT 13b		#	OUTLOTS	BUILDING SF	LAND AC	
A	20,000 SF	7	Multi-Tenant	Fully Leased	1.195 AC	Available
B	7,500 SF	9	Land	N/A	1.53 AC	Available
C	7,500 SF	10	Multi-Tenant	See Page 4	1.00 AC	Available
D	10,000 SF	11	Popeyes	N/A	.909 AC	Available
E	45,000 SF	20	Restaurant	9,000 SF	1.357 AC	Available
F	22,000 SF	21	Restaurant	5,000 SF	1.646 AC	Available
G	22,000 SF	15A	Marcus Theatres	N/A	7.253 AC	Pending
H	10,000 SF	15B	Restaurant	6,050 SF	1.192 AC	Available
I	18,241 SF	15C	Holiday Inn	N/A	2.205 AC	Pending
J	25,000 SF	18	Land	N/A	2.939 AC	Pending





CONTACTS

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