



For Lease

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DEMOGRAPHICS

1 Mile	Median Income: \$70,158 Population: 6,900
3 Mile	Median Income: \$68,451 Population: 82,345
5 Mile	Median Income: \$67,638 Population: 216,219

PROPERTY HIGHLIGHTS

Land site located right next to well established retail center in Oak Forest Plaza retail area. Signalized location across from Super Wal-mart and Lowes Cinema, minutes from I-80 expressway and 25 minutes from downtown Chicago.

A beautiful shopping center, superior construction, great window frontage. Home of standalone Dunkin Donuts/Baskin Robins store and Harold's Chicken. High visibility and traffic counts. This is a "Must See" for anyone looking for prime retail location in the explosive growth corridor between Country Club Hills and Oak Forest.

Master plan for 130 upscale factory outlet stores (The Chicagoland Outlets at Country Club Hills), 10,000 seat multi-purpose convention arena, and a water park hotel just minutes away.

13,900 VPD

AREA RETAIL TENANTS

Super Wal-mart, 16 Screen Lowes Cineplex Theater

Sonic Drive-In, Wendy's, McDonalds, Panda Express, Applebee's, Quizno

Guitar Center, Fashion Bug, Foot Locker, Radio Shack, Foot Locker

Fifth/Third, Chase, Bank of America



Demographic and Income Profile

167th St, Oak Forest, IL 60452

Ring: 1 mile radius

Prepared by Ann TrandaiAnn Trandai

Latitude: 41.588503

Longitude: -87.747515

Summary		2000		2010		2015	
Population		6,927		6,900		6,844	
Households		2,577		2,561		2,538	
Families		1,822		1,783		1,748	
Average Household Size		2.58		2.56		2.56	
Owner Occupied Housing Units		1,935		1,855		1,846	
Renter Occupied Housing Units		642		706		692	
Median Age		35.5		38.8		39.5	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		-0.16%		0.27%		0.76%	
Households		-0.18%		0.27%		0.78%	
Families		-0.40%		0.07%		0.64%	
Owner HHs		-0.10%		0.32%		0.82%	
Median Household Income		1.67%		2.76%		2.36%	
		2000		2010		2015	
Households by Income		Number	Percent	Number	Percent	Number	Percent
	<\$15,000	231	9.1%	191	7.5%	141	5.6%
	\$15,000 - \$24,999	224	8.8%	160	6.3%	124	4.9%
	\$25,000 - \$34,999	198	7.8%	131	5.1%	99	3.9%
	\$35,000 - \$49,999	357	14.0%	298	11.6%	225	8.9%
	\$50,000 - \$74,999	708	27.8%	610	23.8%	634	25.0%
	\$75,000 - \$99,999	537	21.1%	743	29.0%	622	24.5%
	\$100,000 - \$149,999	217	8.5%	328	12.8%	546	21.5%
	\$150,000 - \$199,999	35	1.4%	53	2.1%	87	3.4%
	\$200,000+	39	1.5%	46	1.8%	59	2.3%
Median Household Income		\$58,708		\$70,158		\$76,195	
Average Household Income		\$63,057		\$73,465		\$82,127	
Per Capita Income		\$22,405		\$26,931		\$30,100	
		2000		2010		2015	
Population by Age		Number	Percent	Number	Percent	Number	Percent
	0 - 4	480	6.9%	454	6.6%	437	6.4%
	5 - 9	506	7.3%	447	6.5%	454	6.6%
	10 - 14	444	6.4%	461	6.7%	458	6.7%
	15 - 19	426	6.2%	434	6.3%	421	6.2%
	20 - 24	447	6.5%	331	4.8%	361	5.3%
	25 - 34	1,101	15.9%	934	13.5%	791	11.6%
	35 - 44	1,222	17.6%	1,115	16.2%	1,072	15.7%
	45 - 54	1,028	14.8%	1,088	15.8%	1,109	16.2%
	55 - 64	667	9.6%	835	12.1%	831	12.1%
	65 - 74	340	4.9%	487	7.1%	580	8.5%
	75 - 84	207	3.0%	227	3.3%	242	3.5%
	85+	60	0.9%	86	1.2%	88	1.3%
		2000		2010		2015	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
	White Alone	5,991	86.5%	5,813	84.2%	5,708	83.4%
	Black Alone	443	6.4%	413	6.0%	381	5.6%
	American Indian Alone	9	0.1%	12	0.2%	13	0.2%
	Asian Alone	230	3.3%	293	4.2%	318	4.6%
	Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%
	Some Other Race Alone	158	2.3%	243	3.5%	287	4.2%
	Two or More Races	96	1.4%	124	1.8%	134	2.0%
	Hispanic Origin (Any Race)	495	7.1%	750	10.9%	878	12.8%

Data Note: Income is expressed in current dollars

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

August 17, 2011



Demographic and Income Profile

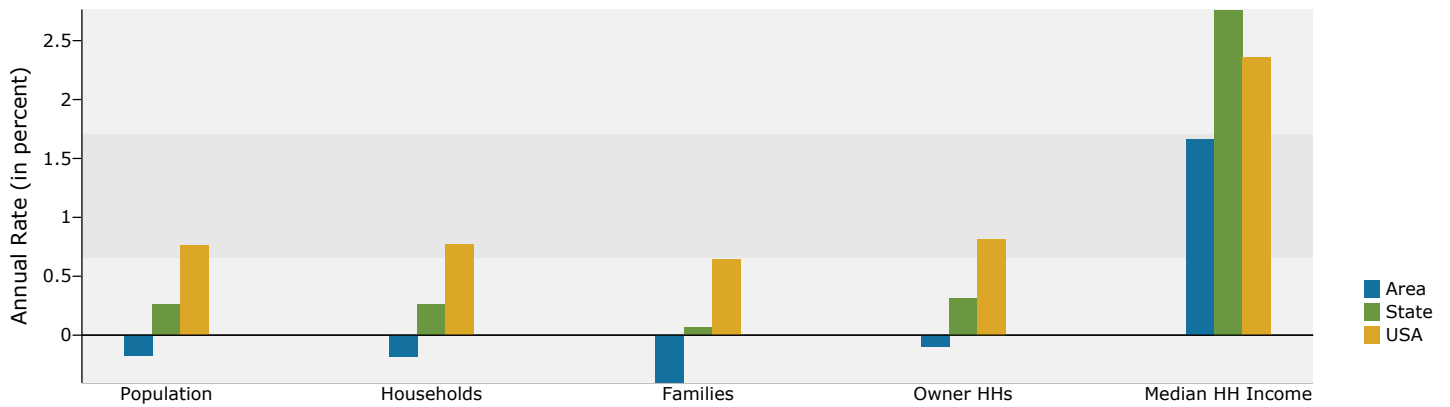
167th St, Oak Forest, IL 60452
Ring: 1 mile radius

Prepared by Ann TrandaiAnn Trandai

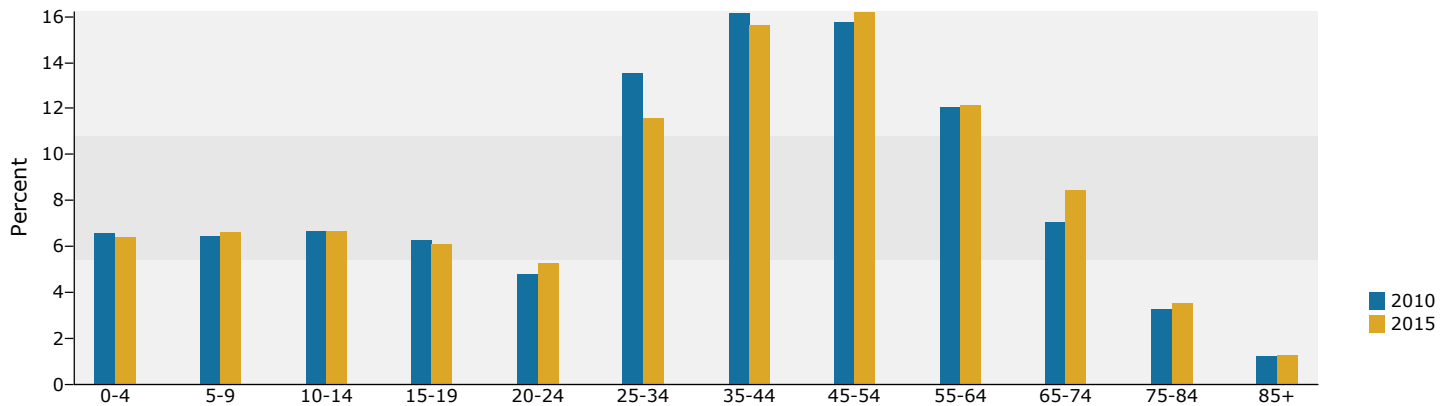
Latitude: 41.588503

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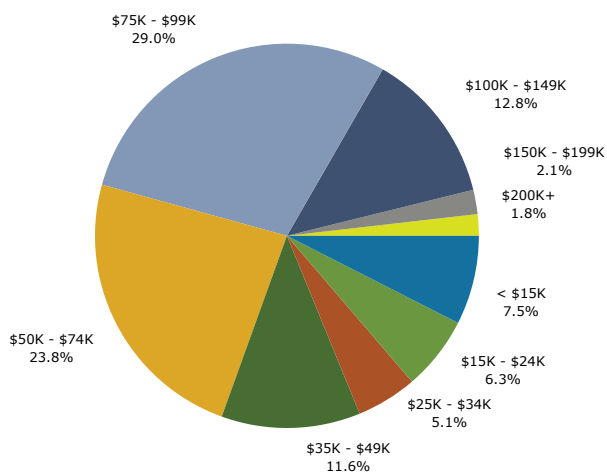
Trends 2010-2015



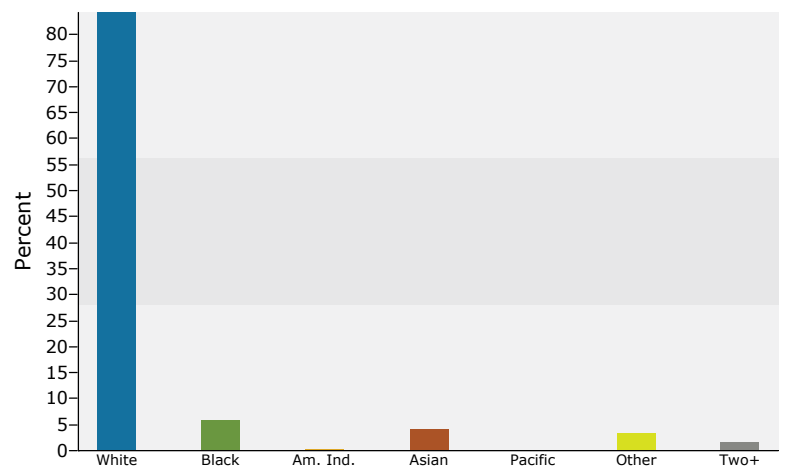
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 10.9%

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

August 17, 2011



Executive Summary

Prepared by Ann TrandaiAnn Trandai

167th St, Oak Forest, IL 60452

Latitude: 41.588503

Longitude: -87.747515

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	6,900	82,435	216,219
Male Population	50.9%	48.3%	47.8%
Female Population	49.1%	51.7%	52.2%
Median Age	38.8	38.3	38.1
2010 Income			
Median HH Income	\$70,158	\$68,451	\$67,638
Per Capita Income	\$26,931	\$27,236	\$27,254
Average HH Income	\$73,465	\$74,689	\$76,289
2010 Households			
Total Households	2,561	29,982	76,509
Average Household Size	2.56	2.71	2.78
2010 Housing			
Owner Occupied Housing Units	68.3%	73.7%	74.0%
Renter Occupied Housing Units	26.0%	20.3%	18.5%
Vacant Housing Units	5.7%	5.9%	7.5%
Population			
1990 Population	5,886	77,745	200,970
2000 Population	6,927	83,039	214,711
2010 Population	6,900	82,435	216,219
2015 Population	6,844	81,963	215,898
1990-2000 Annual Rate	1.64%	0.66%	0.66%
2000-2010 Annual Rate	-0.04%	-0.07%	0.07%
2010-2015 Annual Rate	-0.16%	-0.11%	-0.03%

In the identified market area, the current year population is 216,219. In 2000, the Census count in the market area was 214,711. The rate of change since 2000 was 0.07 percent annually. The five-year projection for the population in the market area is 215,898, representing a change of -0.03 percent annually from 2010 to 2015. Currently, the population is 47.8 percent male and 52.2 percent female.

Households			
1990 Households	2,158	26,306	66,987
2000 Households	2,577	29,858	75,322
2010 Households	2,561	29,982	76,509
2015 Households	2,538	29,841	76,404
1990-2000 Annual Rate	1.79%	1.27%	1.18%
2000-2010 Annual Rate	-0.06%	0.04%	0.15%
2010-2015 Annual Rate	-0.18%	-0.09%	-0.03%

The household count in this market area has changed from 75,322 in 2000 to 76,509 in the current year, a change of 0.15 percent annually. The five-year projection of households is 76,404, a change of -0.03 percent annually from the current year total. Average household size is currently 2.78, compared to 2.81 in the year 2000. The number of families in the current year is 55,839 in the market area.

Housing

Currently, 74.0 percent of the 82,711 housing units in the market area are owner occupied; 18.5 percent, renter occupied; and 7.5 percent are vacant. In 2000, there were 78,385 housing units - 79.7 percent owner occupied, 16.5 percent renter occupied and 3.7 percent vacant. The rate of change in housing units since 2000 is 0.53 percent. Median home value in the market area is \$172,222, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.75 percent annually to \$197,210. From 2000 to the current year, median home value changed by 2.5 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Latitude: 41.588503

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$42,765	\$40,868	\$40,064
2000 Median HH Income	\$58,708	\$55,635	\$53,891
2010 Median HH Income	\$70,158	\$68,451	\$67,638
2015 Median HH Income	\$76,195	\$76,601	\$76,408
1990-2000 Annual Rate	3.22%	3.13%	3.01%
2000-2010 Annual Rate	1.75%	2.04%	2.24%
2010-2015 Annual Rate	1.66%	2.28%	2.47%
Per Capita Income			
1990 Per Capita Income	\$15,635	\$14,852	\$15,201
2000 Per Capita Income	\$22,404	\$22,699	\$22,408
2010 Per Capita Income	\$26,931	\$27,236	\$27,254
2015 Per Capita Income	\$30,100	\$30,982	\$31,058
1990-2000 Annual Rate	3.66%	4.33%	3.96%
2000-2010 Annual Rate	1.81%	1.79%	1.93%
2010-2015 Annual Rate	2.25%	2.61%	2.65%
Average Household Income			
1990 Average Household Income	\$45,403	\$44,059	\$45,302
2000 Average Household Income	\$63,057	\$62,897	\$63,071
2010 Average HH Income	\$73,465	\$74,689	\$76,289
2015 Average HH Income	\$82,127	\$84,880	\$86,941
1990-2000 Annual Rate	3.34%	3.62%	3.36%
2000-2010 Annual Rate	1.5%	1.69%	1.87%
2010-2015 Annual Rate	2.25%	2.59%	2.65%
Households by Income			
Current median household income is \$67,638 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$76,408 in five years. In 2000, median household income was \$53,891, compared to \$40,064 in 1990.			
Current average household income is \$76,289 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$86,941 in five years. In 2000, average household income was \$63,071, compared to \$45,302 in 1990.			
Current per capita income is \$27,254 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$31,058 in five years. In 2000, the per capita income was \$22,408, compared to \$15,201 in 1990.			
Population by Employment			
Total Businesses	123	2,585	6,524
Total Employees	1,131	25,700	69,190

Currently, 88.5 percent of the civilian labor force in the identified market area is employed and 11.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.5 percent of the civilian labor force, and unemployment will be 9.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.2 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 33.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.7 percent were high school graduates only (29.6 percent in the U.S.)
- 8.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Site Map

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