

DIAMOND MARKETPLACE SHOPPING CENTER

Route 113 / Division Street & Will Road
Diamond, IL



MID-AMERICA[®]
Asset Management, Inc.

DIAMOND MARKETPLACE SHOPPING CENTER

DIAMOND, IL



AVAILABILITY

- Up to 45,000 SF of in-line space available
- Outparcels available from 1.2 AC – 1.32 AC for Lease, Ground Lease or Build to Suit
- Land available for second anchor



HIGHLIGHTS

- Newly constructed Jewel Osco Now Open including Starbucks
- Brand new traffic signal up and running at the corner of Will Rd and Route 113
- The Diamond Marketplace Shopping Center will serve the communities of Diamond, Coal City, Wilmington, Braidwood, South Wilmington, Gardner, Braceville, Godley, Essex and Carbon Hill. The Trade Area also includes the resort communities of Goose Lake and Shadow Lakes
- Seamless process with the Village of Diamond including no building permit fees, no sales tax on construction materials and drive thru operations pre-approved with no public hearings.
- Premier outlot opportunities available for ground lease or purchase
- Two newly constructed 26' pylons
- Existing \$80 million per year in food and drug sales as a market
- Well positioned near I-55 with over 30,000 VPD
- There are eight (8) Recreational Areas, including private Clubs and Illinois Natural Resource areas that add more than 2.5 Million visitors to the Trade Area on an annual basis

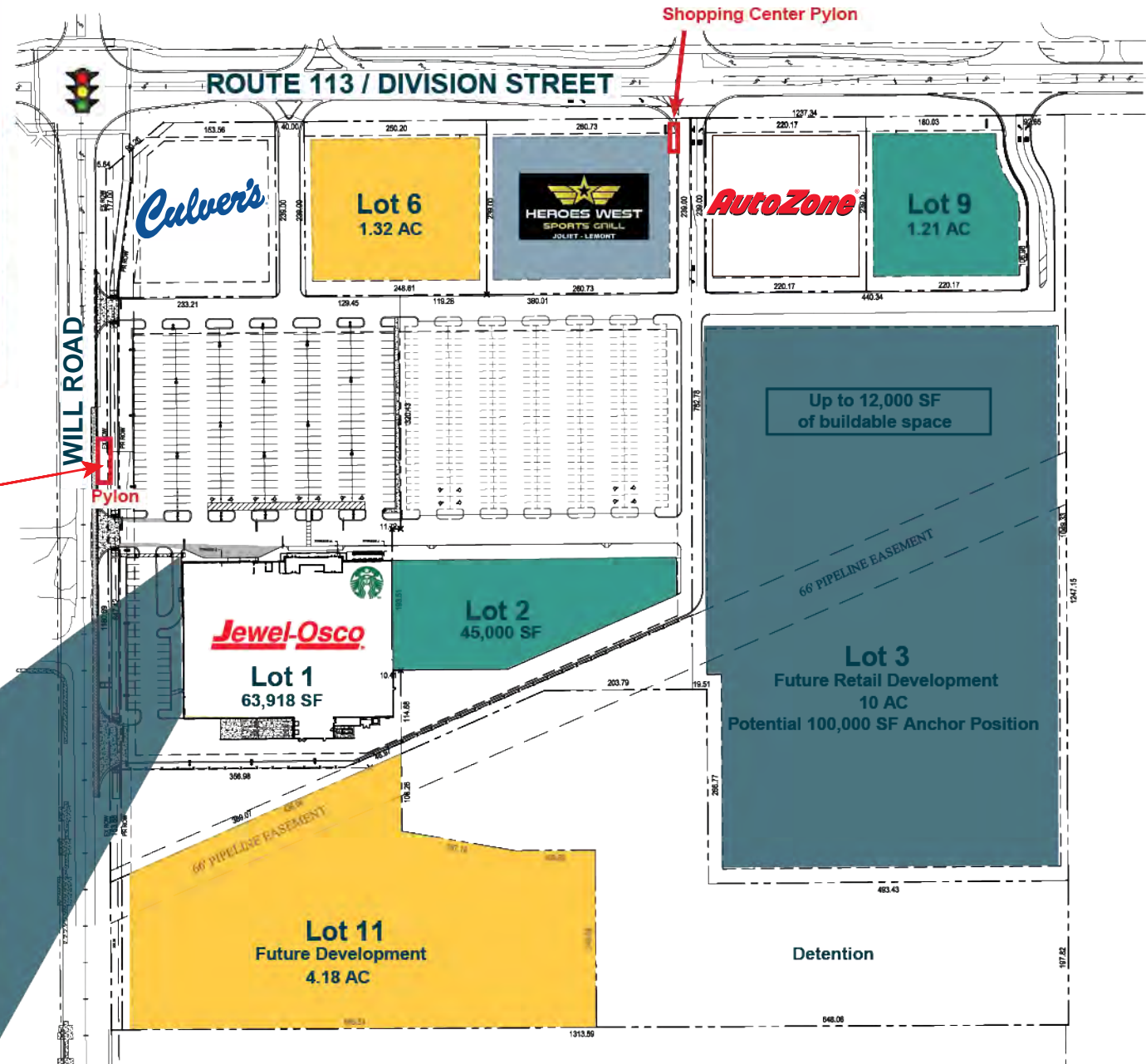


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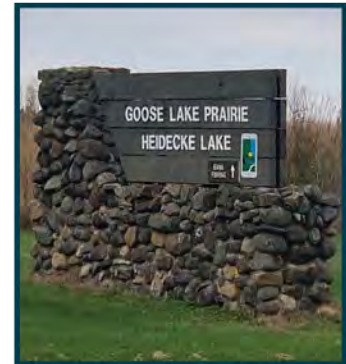
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PROJECT SITE PLAN

Suite	Tenant	AC/SF
Lot 1	Jewel Osco	63,918 SF
Lot 1A	Culvers	
Lot 2	Available	45,000 SF
Lot 3	Available	10 AC
Lot 6	Available	1.32 AC
Lot 7	Heroes West Sports	1.33 AC
Lot 8	Auto Zone	1.21 AC
Lot 9	Available	1.21 AC
Lot 11	Available	4.18 AC
Total GLA		9,988

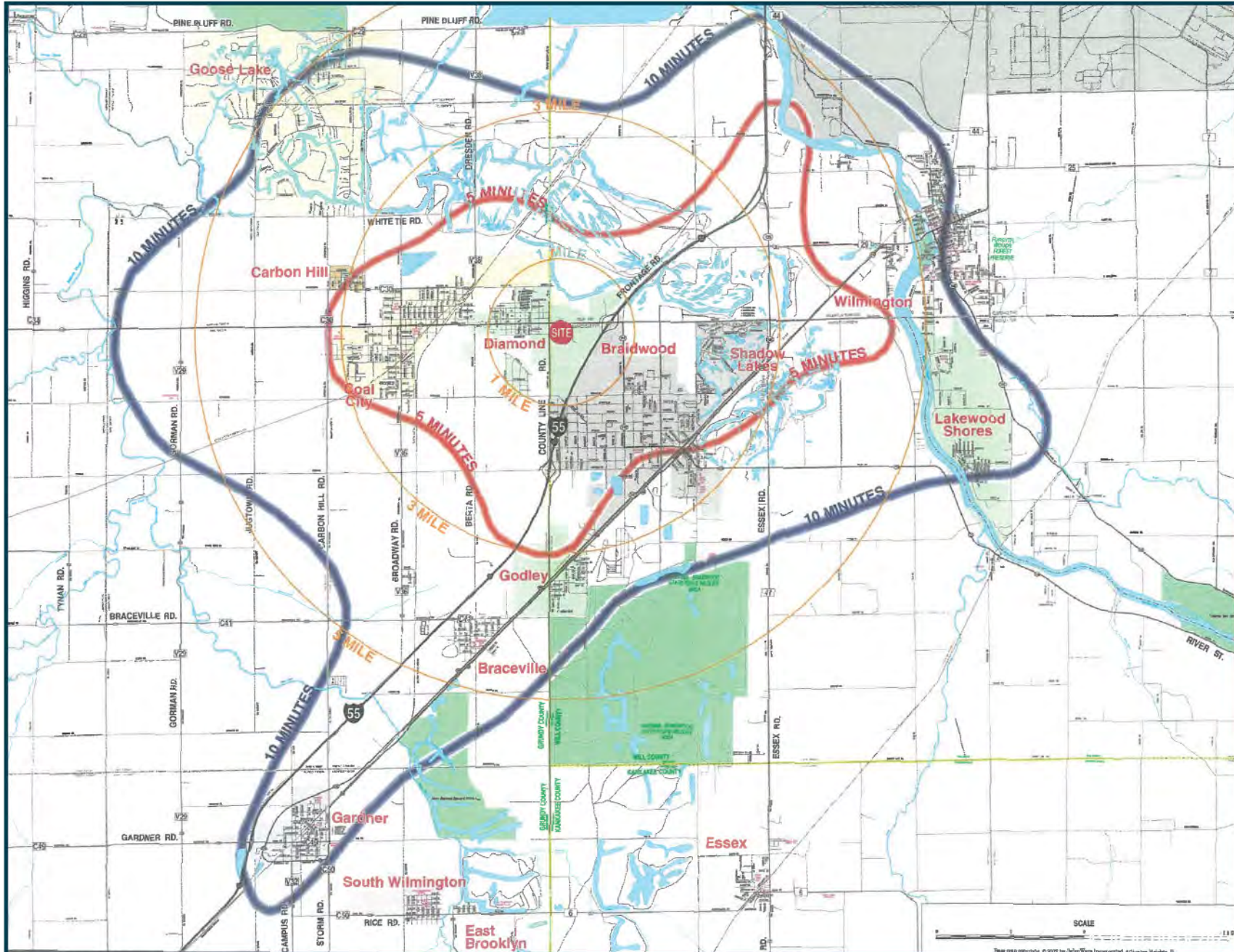


A PLANE'S PERSPECTIVE: PROGRESS UNVEILED

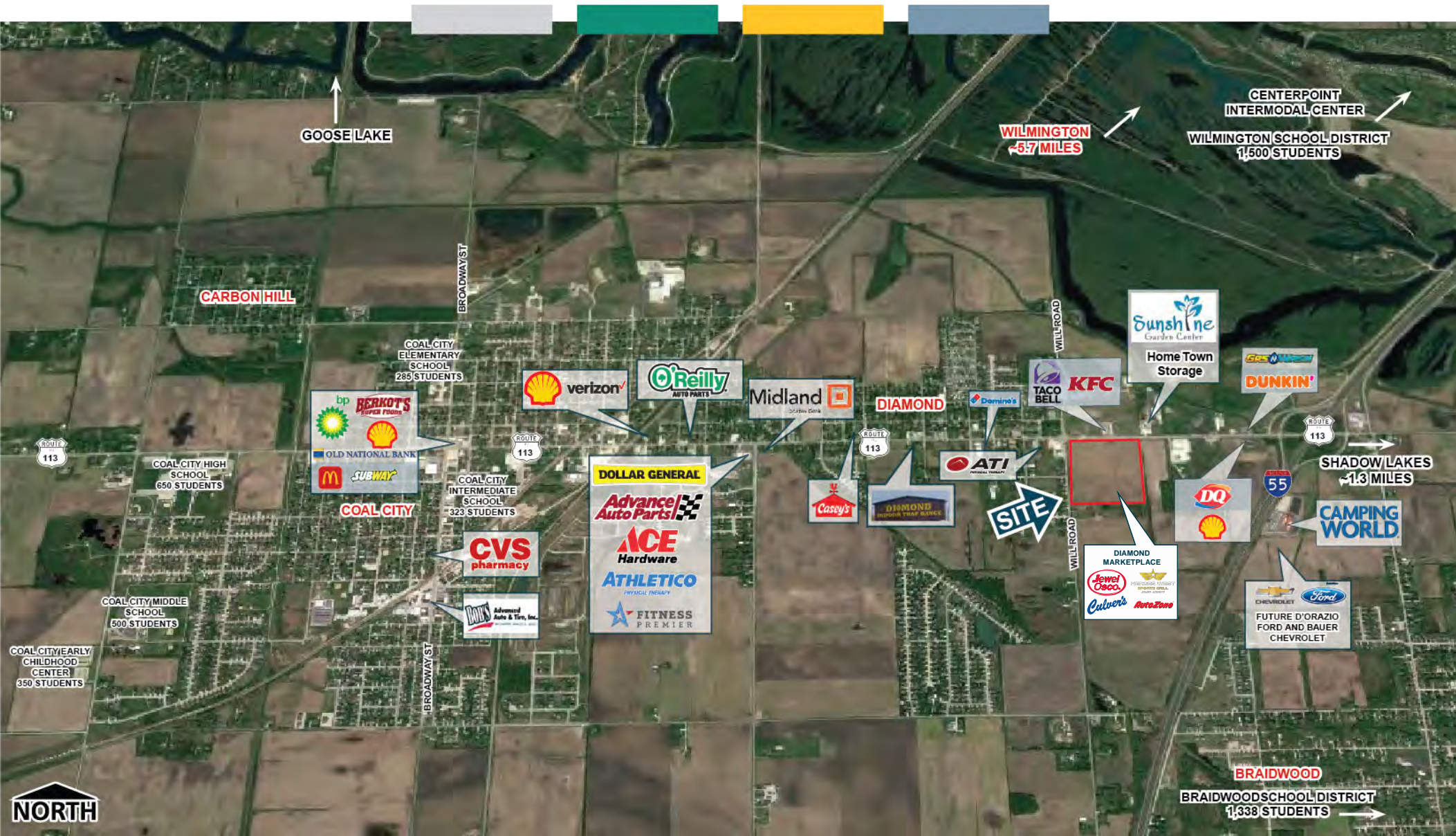


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DRIVE TIME MAP



DIAMOND, IL



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