

CALISTOGA PLAZA

2101-2181 Calistoga Drive, New Lenox, IL 60451



OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| AVAILABLE SF: | 1,500 - 3,712 SF |
| LEASE RATE: | \$15.00 - 18.00 SF/yr (NNN; MG) |
| BUILDING SIZE: | 36,318 SF |
| ZONING: | Retail |
| SUBMARKET: | Joliet/Central Will |

PROPERTY OVERVIEW

Calistoga Plaza is a 36,318 SF mixed-use center located in New Lenox with bustling residential development surrounding the property. Located on Laraway Road with over 7,000 VPD passing by. Strategically located only minutes from I-80 and I-57 and across the street from the New Lenox Laraway Road Metra Station.

The center is anchored by Berkots Super Foods and many local established tenants such as Arrowhead Ales, Honeycuts, Badda Bings and McColly Real Estate. Abundant parking is available, building signage is available for retail tenants and high-end office space for professional business services.

PROPERTY HIGHLIGHTS

- Retail Suites: \$18.00 NNN PSF
- Office Suites: \$15.00 MG PSF
- Tax/CAM: \$6.00 PSF
- Strong Established Anchor Tenants
- Easy Access to I-80 and I-57
- In the heart of expanding residential developments

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RETAIL FOR LEASE

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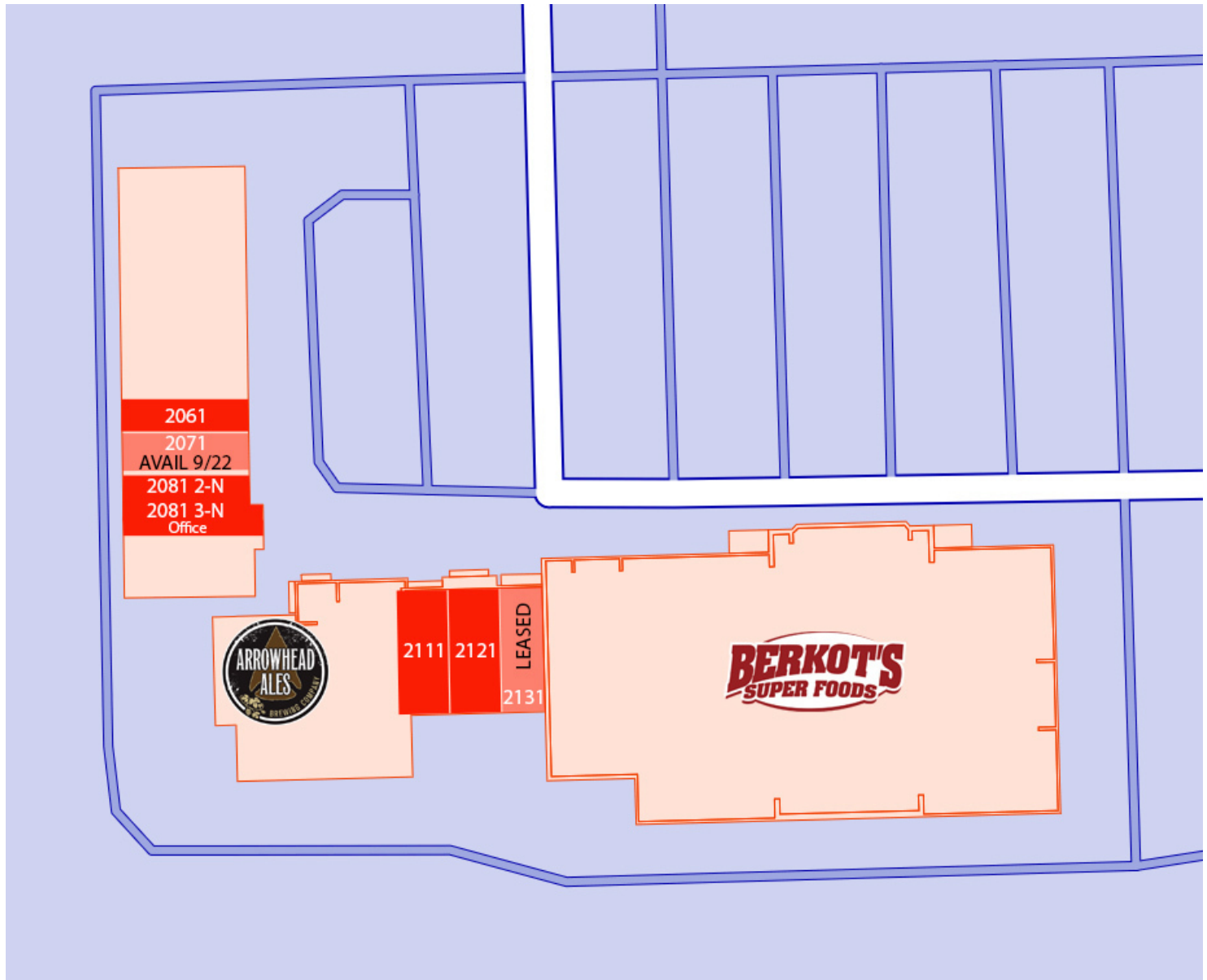
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SITE PLAN

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) |
|-----------|---------------------------|------------------|
| 2131 | Leased - Salon | 2,089 SF |
| 2121 | Available | 1,950 - 3,712 SF |
| 2111 | Available | 1,762 - 3,712 SF |
| 2101 | Arrowhead Ales | 6,641 SF |
| 2071 | Available | 1,594 SF |
| 2061 | Available | 1,500 SF |
| 2051 | Honeycuts | 1,401 SF |
| 2041-2031 | Cedar Way Vet | 2,803 SF |
| 2021 | Italian Fiesta | 1,510 SF |
| 2011 | Tucker's Doggie Delights | 1,515 SF |
| 2061 | Badda Bings | 1,515 SF |
| 2081 1-S | McColly Real Estate | 1,998 SF |
| 2081 1-N | HBK Engineering | 1,994 SF |
| 2081 2-S | Connections Medical Group | 1,994 SF |
| 2081 2-N | Available | 1,994 SF |
| 2081 3-S | Zale Family Dentistry | 2,052 SF |
| 2081 3-N | Available | 2,006 SF |
| 2141 | Berkot's Super Foods | 20,000 SF |

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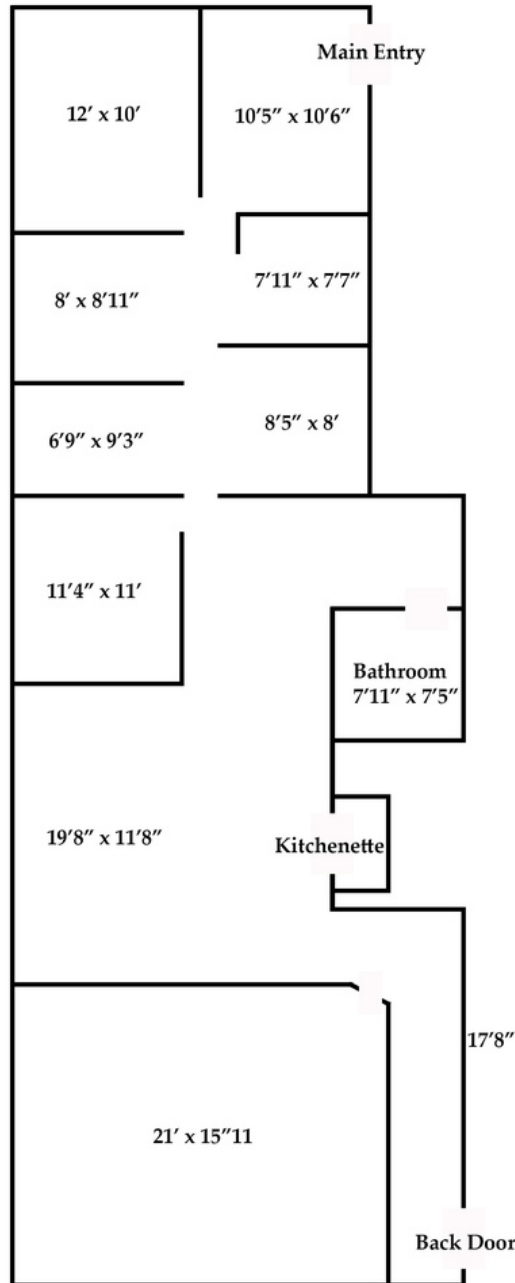
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1 1081 2N 1,994 RSF
Floor Plan Not To Scale | not by an architect

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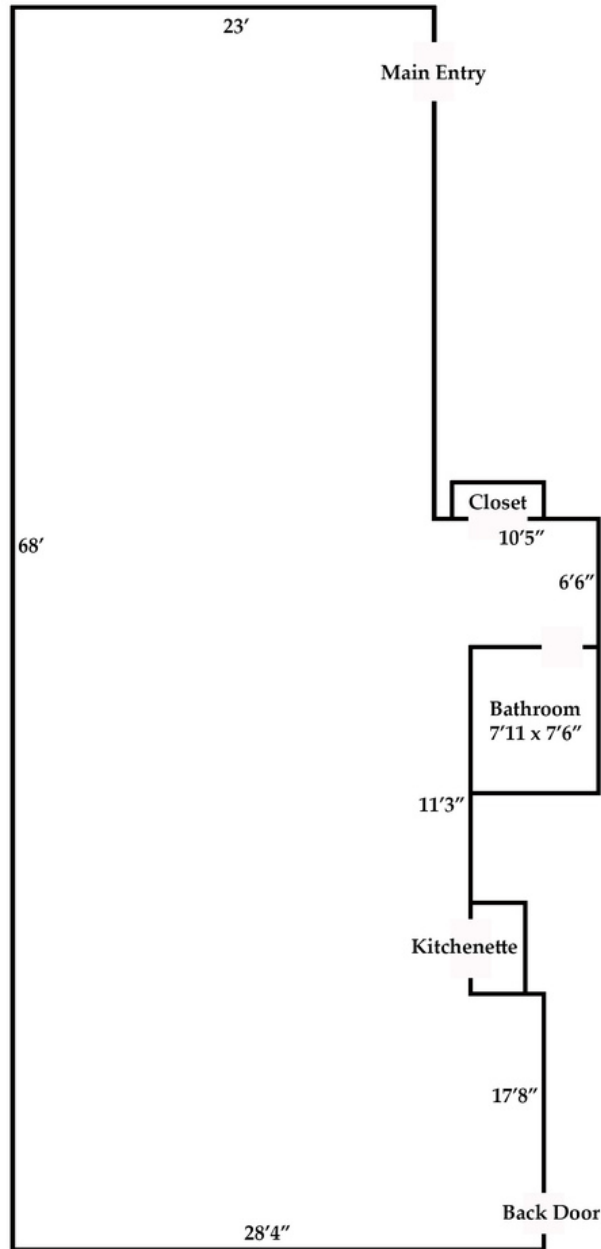
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1

2081 3-N 2,006 RSF

Not To Scale | not by an architect

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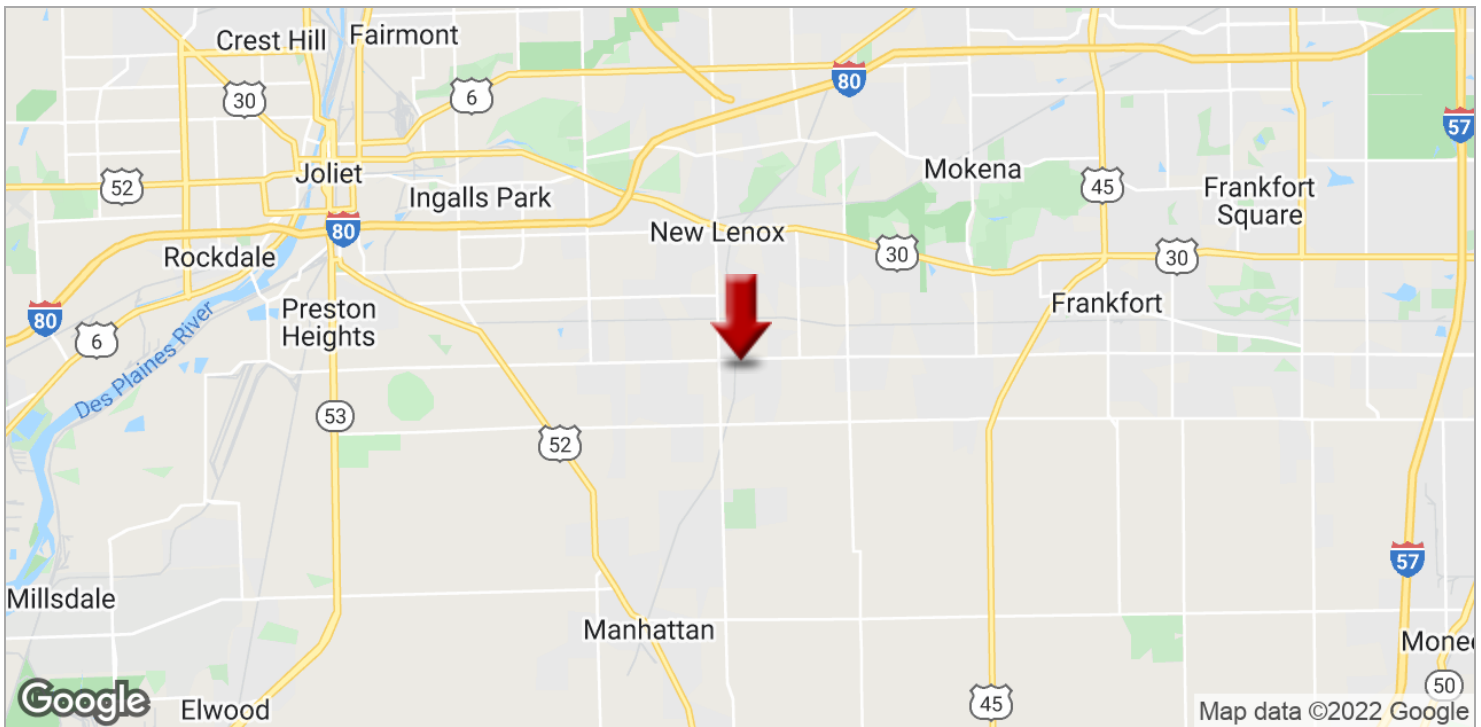
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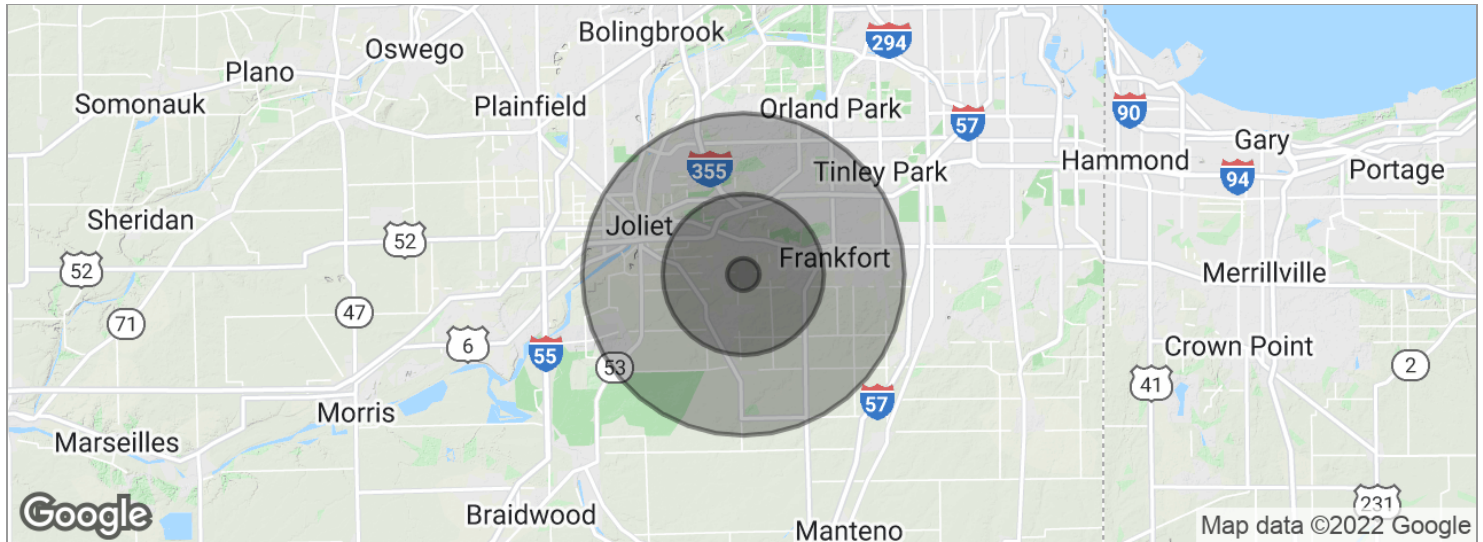
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 2,356 | 63,976 | 273,061 |
| Median age | 33.0 | 36.1 | 36.0 |
| Median age (male) | 32.4 | 35.2 | 35.0 |
| Median age (Female) | 34.1 | 36.7 | 36.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 706 | 20,474 | 89,136 |
| # of persons per HH | 3.3 | 3.1 | 3.1 |
| Average HH income | \$101,541 | \$102,056 | \$88,248 |
| Average house value | \$300,672 | \$319,838 | \$320,092 |

* Demographic data derived from 2010 US Census

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