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Alsip
Pulaski Road Retail Development and Marketing Plan
April 2016

Adopted by:

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Executive Summary

The Pulaski Road retail corridor is both a community and neighborhood retail development corridor in the Alsip retail trade area. The Alsip part of the “corridor” stretches along Pulaski Road from the Cal-Sag Channel on the south to 115th Street on the north. Retail and commercial facilities comprise approximately 750,000 square feet of building space, and the corridor includes approximately 95 acres of land area, including commercial occupied sites, redevelopment properties with and without buildings, and industrial property.

The Pulaski corridor serves the community shopping needs by virtue of the three grocery stores that serve as the community anchors. The Library and Township facilities also make it a natural community center. Traffic patterns that lead workers north and south along the corridor make the area a natural community center.

The Pulaski corridor strengths are the number of convenience shopping venues, lead by the presence for several quick service and sit down restaurants. The convenience of these restaurants enables the village to capture a good deal of “visitor” spending because Alsip and the Pulaski corridor is a major commuting path to and from local and regional employment.

Convenience stores, personal service shops and financial offices are the other primary businesses that serve the extended neighborhood and general “community” for a distance of approximately 3 miles or 5-10 minutes which is the demographic “community” served by the Pulaski residential and business base.

The mix of community, neighborhood and daytime employment in the proximity of the corridor make it a destination for additional eating and dining restaurants – both full service and quick service. The grocery stores have the potential of attracting a couple of clothing, apparel and accessory stores that would be possible co-locating businesses.

More likely are a number of other specialty and local retailers that would service the home improvement and lawn and gardens interests of homeowners and employees that live and work near the Pulaski corridor.

An attribute that should be promoted is the proximity of the corridor to the Tri-State I-294 and 127th street expressway interchange and nearby hotels. The hotels at the interchange provide 483 rooms, and the interchange has the potential of attracting another 80-120 rooms, perhaps every other year for the next few years that would add to the potential visitor traffic, and may boost hotel supply by another 200-400 rooms.

Household income and population characteristics have a bearing on the capability of Alsip’s Pulaski corridor to host key businesses. The southwestern Cook County area economy is recovering from the recent recession, and the area must continue to encourage retention, expansion and attraction of major employers which supply the wages and spending capacity to support successful retailers. Successful retailers generate sales, property, utility and hospitality tax revenues which fund necessary local government services.

The 10 minute trade area has a median income that is 20% greater than the community. However, the half mile and one mile incomes are 10-20% lower, reflecting poorly on the buying and spending demographics of the immediate neighborhood. Community officials need to promote the corridor and a major employment commuting corridor for the 3-mile to 10 minute greater community which has average to higher incomes. Those households are likely to shop on Pulaski due to the presents of the three grocery stores. Attracting a higher end specialty grocery could strengthen the neighborhood.

Traffic to and from major regional employers is evident due to the high and growing traffic counts on Pulaski and the intersecting 127th Street. Pulaski north of 123rd Street has seen a traffic count growth of approximately 25% due to the presence of the tree grocery stores. With traffic volumes in the low 30,000 range, and other segments in the high 28-29,000 range, Pulaski generates outstanding exposure for retail and service businesses and traffic counts should be actively discussed with retail and real estate contacts.

The strongest retailers in the corridor are those in the grocery, convenience shopping, auto repair, and quick service restaurants. A case can be made for supplemental retailers and

service business to be attracted into the full service restaurants, more quick service restaurants, convenience shopping and auto related service businesses in insurance, fitness, beauty and home improvement specialties. These businesses should be targeted to replace a large presence of title loan, pawn shop and payday loan operators that detract from the attractiveness of the retail goods and services of the corridor.

Alsip Retail Market – Regional Shopping Patterns

Competing retail areas include Cicero Avenue – Alsip, Crestwood, and Oak Lawn. Shopping centers that draw regionally include the Orland Square Mall to the southwest, the Chicago Ridge Mall and Ford City Mall to the north, Marshfield Plaza to the east. The extensive retail along 95th Street and US 20 to the north are formidable competing retail areas that confine the Pulaski corridor in Alsip to be defined as a neighborhood and community shopping area due to the close geographic presence of those major retailing areas.

Transit oriented shopping clusters in Oak Lawn, Chicago Ridge, Blue Island, Midlothian and Robbins will also serve as competing shopping areas because those commuter destinations will help attract the retail traffic to those locations that will always compete with the Pulaski corridor in Alsip.

Retail Drivers: Population

Population growth has been driven by local and regional employment growth in the era before 2008. Since 2008, there have been reduced housing starts both locally and regionally. Fortunately, many lost jobs have been recovered, and the area has been successful with job retention, expansion, and attraction of employers.

The population of the area is steady, with housing occupancy recovering from the Great Recession.

In reality, Alsip has fared well is generating above average household and especially family income relative to its neighboring communities. Alsip's higher income households are diluted by the large number of apartments relative to a lower percentage that exist in the neighboring high income south suburbs. See the following table:

| Alsip Market Potential & Demographics | | | | | | |
|---------------------------------------|---------------|---|--|----------------------------------|----------------------------------|-------------------------------------|
| | Alsip | 10 Minute Drive Time of 123rd & Pulaski | 5 Minute Drive Time of 123rd & Pulaski | 3 mile Radius of 123rd & Pulaski | 1 mile Radius of 123rd & Pulaski | Half mile Radius of 123rd & Pulaski |
| Population 2015 | 19,168 | 167,908 | 25,675 | 124,538 | 12,712 | 4,019 |
| Employess (2015) | 14,764 | 72,793 | 11,707 | 51,411 | 6,768 | 2,562 |
| Businesses (2015) | 1,007 | 6,121 | 929 | 4,476 | 528 | 212 |
| Daytime Population | 21,753 | | | | | |
| Households (2015) | 7,539 | 63,947 | 10,065 | 47,360 | 5,205 | 1,631 |
| Households over \$75,000 (2015) | 32.90% | 35.50% | 30.80% | 36.30% | 27.30% | 27.00% |
| Average HH Income (2015) | \$62,540 | \$68,857 | \$61,826 | \$69,617 | \$56,905 | \$54,694 |
| Median HH Income (2015) | \$51,655 | \$62,174 | \$50,132 | \$54,623 | \$45,711 | \$42,909 |
| % Owner Occupied Housing (2015) | 61.90% | 66.20% | 59.60% | 65.60% | 52.20% | 45.70% |
| Total Consumer Spending-Demand | \$251,403,564 | \$2,325,452,163 | \$329,614,127 | \$1,738,154,462 | \$158,349,678 | \$47,688,691 |
| Eating & Drinking Spending-Demand | \$25,219,190 | \$234,345,177 | \$33,288,881 | \$175,469,583 | \$15,944,977 | \$4,796,759 |
| Grocery Spending | \$38,055,792 | \$352,470,834 | \$50,142,101 | \$263,431,840 | \$24,302,671 | \$7,389,874 |
| Clothing & Accessories Spending | \$12,248,252 | \$113,640,429 | \$16,179,849 | \$85,041,747 | \$7,775,805 | \$2,343,192 |
| Auto Parts & Accessories Spending | \$3,148,434 | \$29,211,840 | \$4,146,223 | \$21,865,015 | \$1,981,577 | \$600,290 |
| Lawn & Garden Equipmnet Spending | \$1,568,055 | \$14,891,401 | \$2,049,622 | \$11,148,802 | \$963,455 | \$288,008 |
| Execise & Health Club Use (#HH's) | 2,000 | 16,616 | 2,440 | 12,515 | 1,205 | 391 |
| Pets (#HH's) | 4,159 | 33,295 | 5,397 | 24,900 | 2,723 | 781 |

Source: ESRI data and Connect to Cook, U.S. Census, American Community Survey

Regional Population, Household and Family Incomes.

Alsip is unfairly perceived as a low to moderate income suburb relative to the higher income suburbs of the northern and western suburbs of Chicago.

The number of relatively high income households within 10 minute drive time and a three mile radius of Alsip need to become a focus for delivering a marketing message to retailers and real estate developers – Alsip can support upscale and fashion merchandise with the number of local and nearby above average income household, and with a density that compares favorably with wealthier suburban suburbs.

The Alsip Regional Market – Regional Employment and Commuting Patterns

Employment and commuting patterns tend to influence retail shopping patterns. More families in Alsip are commuting long distances to work, with average commute time of about 30minutes, a little lower than Cook County. The primary means of travel to work was “driving alone” and fewer people in Alsip use public transportation. So, the car is probably primary source for shopping, along with walking from the high percentage of apartments and rental housing in the immediate vicinity of the Pulaski corridor.

Regional employment in Alsip and neighboring larger suburbs has been strong in recent years as Alsip’s population grows daily due to inbound commuting to the industrial areas on the south end of the Pulaski corridor, and other employers in the Prologis Park 294 west of Cicero.

As a commuting corridor, Pulaski is in a position to be strong for daily shopping for groceries, full and quick service restaurants, convenience retail goods and services and auto related services.

The Pulaski Road Retail Corridor

The retail corridor contains an estimated 750,000 square feet of retail, office and hospitality building space from south of 127th Street to the north Village limits near 115th Street.

The addition of a new Food 4 Less store, Aldi and the presence of Jewel/Osco make the center of the corridor in the vicinity of 123rd Street a natural community shopping area on a daily basis. Other specialty grocers may be good targets for this area. Other restaurant and retail co-tenancies that benefit from the grocery related traffic are good recruitment target business.

Commercial vacancies in the corridor are comparatively low as described in the inventory of commercial properties in the Appendix of this report. Vacancy is under 4%, and compares favorably to the Southwest Suburban rate of 6.9% reported by real estate firm CBRE. The rate is also very favorable relative to the Chicago metro rate of 9.3%.

While vacancy is low, much of the corridor contains buildings and commercial sites that lack parking and obsolete buildings relative to changes in the types of stores that would attract an improved mix of retail and service businesses. A number of the properties may benefit from reinvestment that may be stimulated by Tax Increment Financing (TIF) programs aimed at façade and building and property improvement programs in order to make the businesses more attractive and better compliment the TIF funded streetscape improvements and other new business investments in the corridor.

A further TIF role may be to assist redevelopers with property assembly and demolition and construction of new businesses. Increased parking and a desire for more landscaping and design amenities to enhance the appearance of properties will add to the attractiveness of the corridor. A few of the properties to be considered for redevelopment are listed in the following section, and were identified in the Pulaski Road Corridor Action Plan produced by a Hitchcock Design consulting team. The size of the redevelopment parcels will generally need to be in the range of 40,000 square feet, and somewhat larger or smaller to properly accommodate modern building and parking fields. The challenge is that many of the original properties were platted or divided into parcels that are in the range of 10-12,000 square feet, necessitating property assembly. These projects generally require some involvement of the Village through TIF in order to financially address the property assembly costs and the costs of redevelopment may often exceed the value of the property assembly, demolition and site preparation comparative value, requiring the use of TIF to pay for “gap” financing.

Key parcels for redevelopment in the corridor are mentioned above, but include the following:

1. West Pulaski frontage: 115th to 116th (Not including DiVita & businesses that can be remodeled)

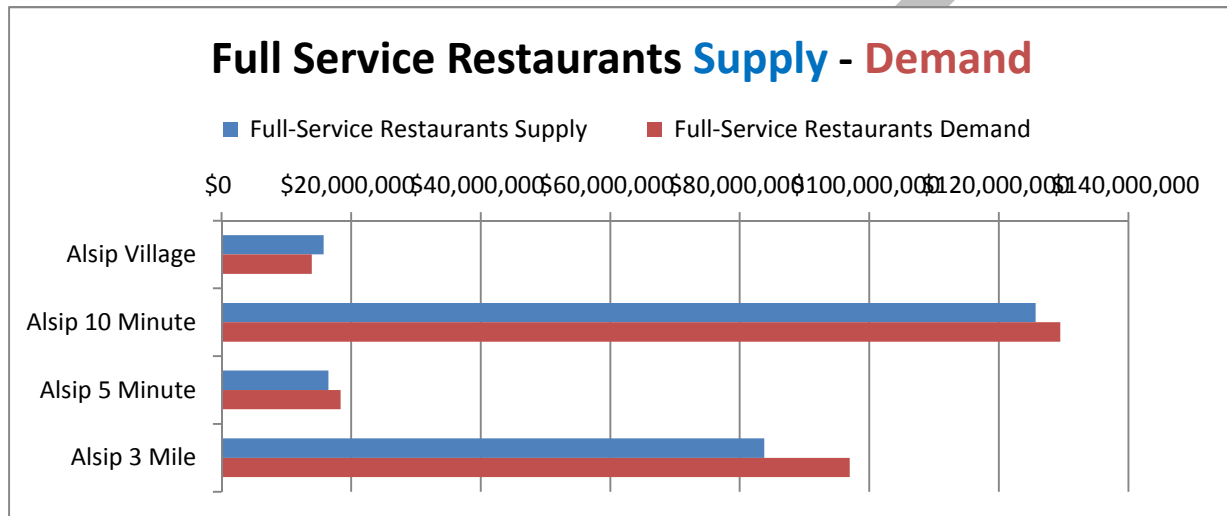
2. East Pulaski frontage: 115th to 116th, not including Las Fuentes
3. West Pulaski frontage: 116th to 117th
4. West Pulaski frontage: 117th to 118th, not including new Taco Bell
5. West Pulaski frontage: 118th to 119th, not including McDonalds
6. East Pulaski frontage: 118th & Veterans Plaza to 119th (Possible CVS)
7. West Pulaski frontage: 119th to Library (redevelop bank)
8. East Pulaski frontage: 119th to 122nd, rehabilitate buildings and strip centers; add new restaurant and redevelop land south of Auto Zone
9. West Pulaski frontage: 122nd – develop companion site for Food 4 Less
10. East Pulaski frontage: 122nd to 123rd – rehabilitate restaurant, and small lot adjoining restaurant and Family Dollar

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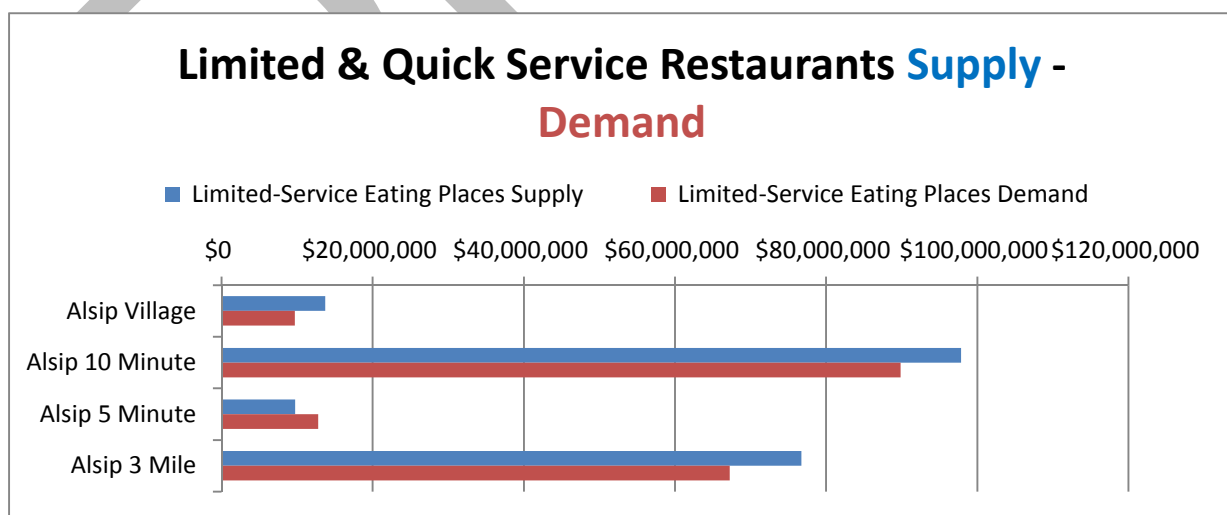
Pulaski & Retail Shopping Clusters

Several business segments were assessed for expansion in the Pulaski corridor. Following is a discussion of targeted businesses in the categories of full service and quick service restaurants, specialty grocery, clothing and accessories, general merchandise, lawn and garden equipment, auto supply and repair business, and an evolving category of non-store retailers.

Full service restaurants show an opportunity to attract one or two additional restaurants to the corridor. These restaurants generally need site assembly to create parcels of 1.3 to 1.5 acres,

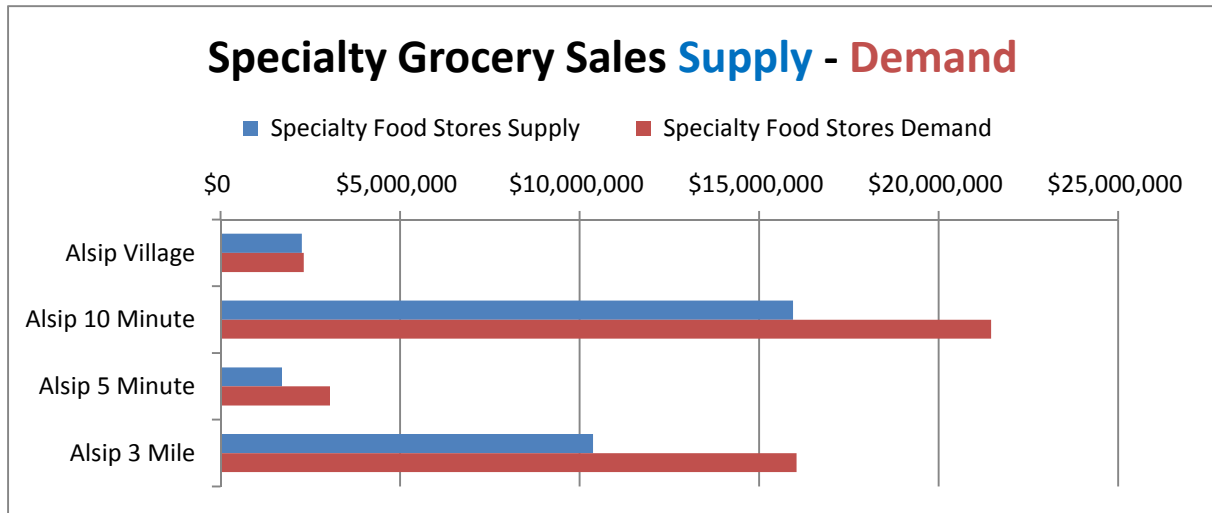


and less size if the Village and adjoining retailers will allow sharing of parking fields. During their busiest hours, full service restaurants require parking of 130-160 vehicles. Possible shared sites include the parcels near Jewel and Food 4 Less. Free standing sites are few, with banks, industries and public uses occupying the larger single ownership parcels. Care must be used to avoid offending the successful businesses on these sites in pursuing redevelopment. The future addition of hotel rooms to the market will help sustain these businesses.



Quick service restaurants are another natural business attracted to the high daytime population of the Pulaski Corridor. The number of quick service restaurants is evident along the corridor and a list of target businesses is included in the appendix.

Specialty grocery stores may have a market in the neighborhood due to the success of the three co-located stores. Consumers seem to appreciate having a variety of shopping opportunities.



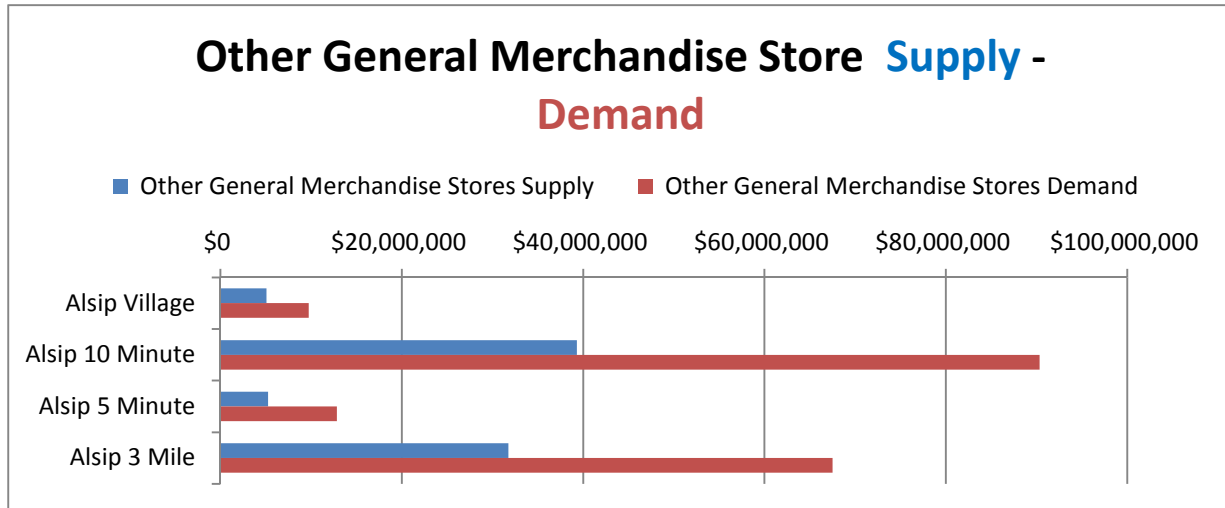
The Pulaski corridor may be a better fit than the Cicero corridor that seems more oriented toward regional shopping and hospitality and highway related business.

Clothing, shoe and apparel accessory stores may be the most challenging attraction. These



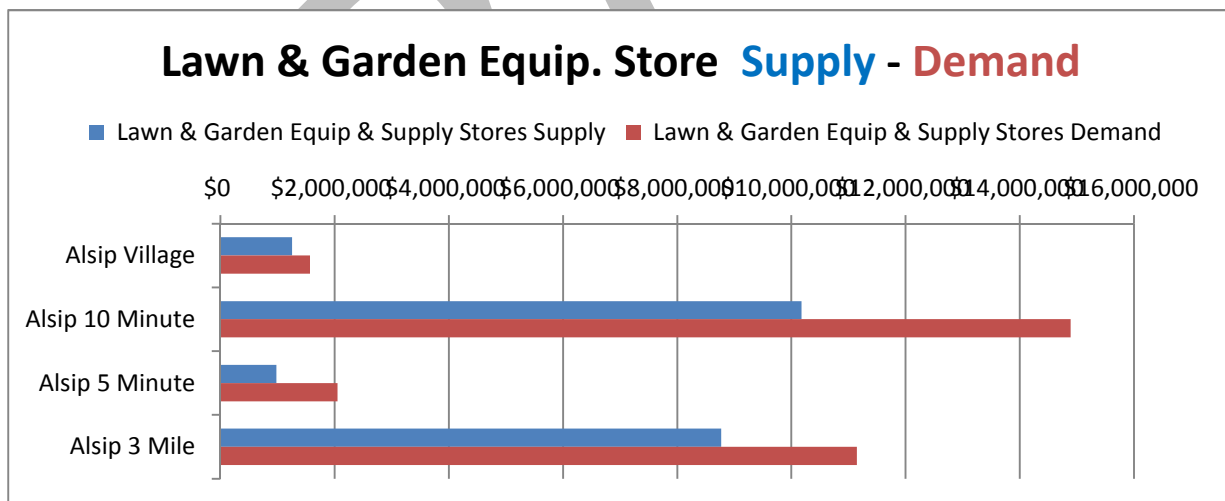
retailers like to cluster in groups of at least 4-6 businesses in the same strip shopping center. The presence of the shopping areas in Crestwood and further north in Chicago, Oak Lawn and Chicago Ridge create a number of fashion oriented competing retail corridors. However, there are several retailers in clothing and shoes that like to co-locate with grocery stores that may offer an opportunity. This is likely the most challenging retail target.

General merchandise stores are generally larger in size (big box or junior box) and can cover a wide selection of merchandise or a limited specialty selection of merchandise. The retail



corridors in Crestwood, Oak Lawn, Chicago, and Chicago Ridge offer many of the strongest retailers. Larger sites may need to be assembled which may make the larger stores unable to be accommodated, since a Meijer’s store is often on a 20+ acre site.

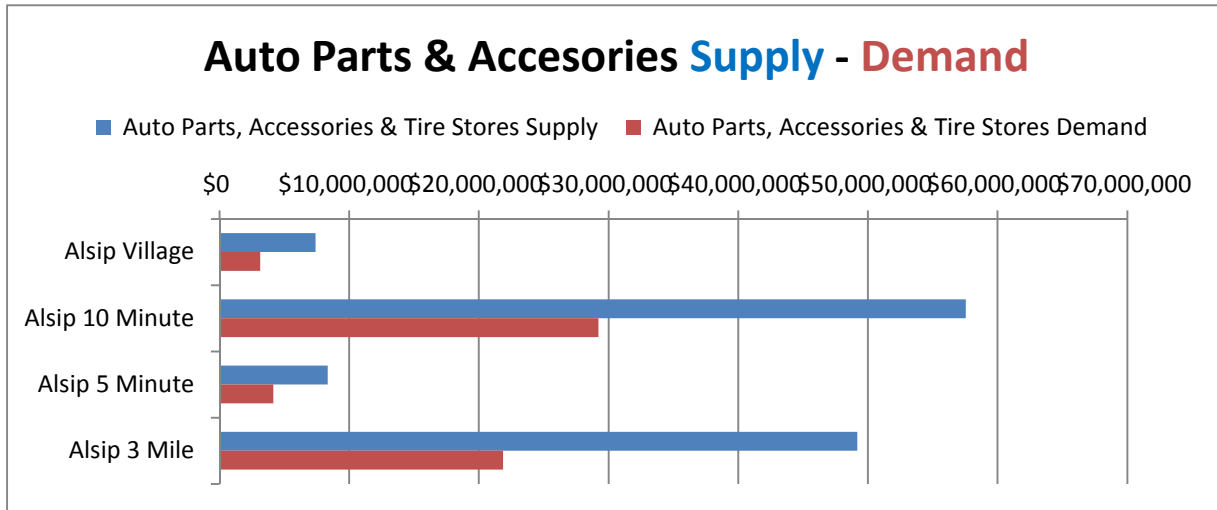
Lawn and garden and a neighborhood hardware store may be potential targets to attract to the Pulaski corridor. These stores benefit by close proximity to grocery shopping destinations and are a realistic target. Hardware stores are often operated by franchisees and the Village will need to recruit to attract such as business. Many hardware stores are more competitive in



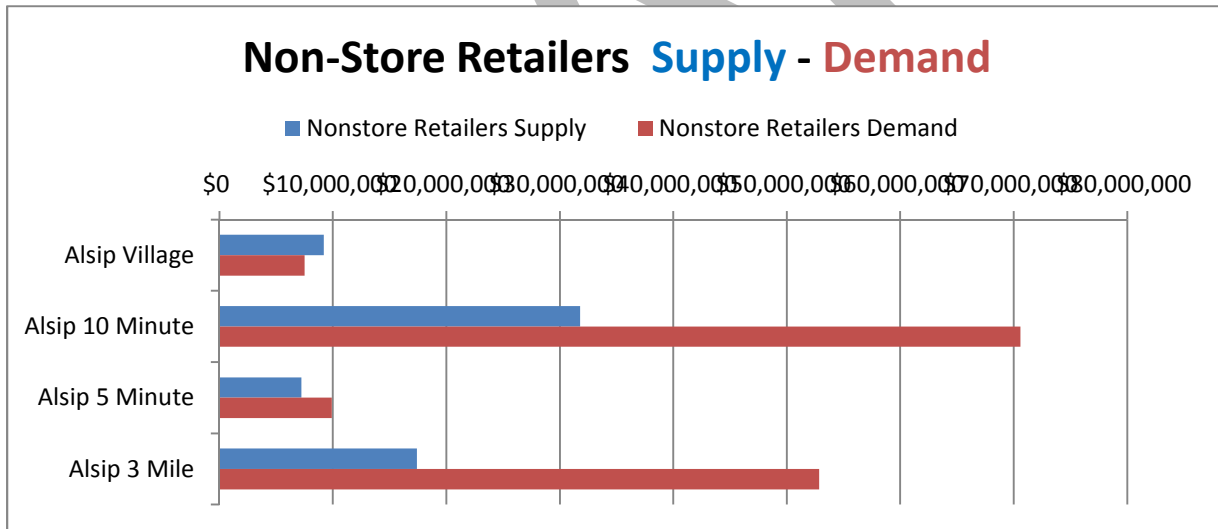
second generation retail space and such stores need 8-10,000 square feet in existing buildings, which are few in the Alsip portion of the corridor.

Auto parts and repair businesses already occupy much of the Pulaski corridor. New businesses may bring the Village some added property tax based and may be necessary due to the large

employment base of the community – people like to have their vehicles serviced near work. However, they may not bring the sales tax revenues of restaurants and retailer businesses.



Non-store retailers such as internet based retailers and fulfillment business may be another possible target for the corridor that would bring in retail sales tax revenues. Frequently, these can be building material supply centers or home improvement showrooms. The best example



is W.W. Granger. For better or worse, these types of service retailers generate significant tax revenues and have a growing role in the future of the economy. Alsip and many communities are losing sales to these merchants more each year.

Strengths, Weaknesses, Opportunities and Threats – Pulaski Shopping Corridor

Strengths:

1. Low overall retail store vacancy
2. Concentrated cluster of grocery retailers
3. Strong local employment by manufacturing employers
4. The Corridor has the high traffic counts in the region; and is a major commuting corridor
5. Centrally located to the 3 mile and 10 minute population radius/drive time used by many retailers
6. Recognition as a community grocery cluster for neighboring communities within 3 miles/10 minutes north, south and west

Weaknesses:

1. Weak population and housing growth in the Village and within the critical 3 mile geographic radius
2. Limited land sites for major & junior box retailers, especially for store sizes of 20,000 plus square feet, or other businesses requiring 1.5 – 2 acres, and especially for retailers requiring 5 acres,
3. Land development and redevelopment costs that are viewed as being high for the market, due to limited choices for sites and existing locations.
4. High presence of marginal financial services in payday and title loan space

Opportunities:

1. Key properties available for sale and consolidation
2. Attractive for quick service restaurants due to traffic and daytime employment
3. Need to develop incentives that overcome the weaknesses of locating by assisting with redevelopment and development costs, and/or retail sales tax rebates; and/or TIF assistance where available; and/or property tax classification,
4. More upscale hotel and restaurants (127th Street and Cicero) with spill over to Pulaski

Threats:

1. Weak population, housing and employment growth in the Village and within the 3-5 mile radius of the development corridor
2. Retention of key automobile, hospitality, grocery/food, and retailers
3. Need to remodel locally owned business stores & buildings

Proposed Pulaski Road Development Goals

1. Efforts to attract retail businesses should focus on retention of the grocery anchor stores, the quick service restaurants, and the specialty stores such as
2. Redevelopment and assembly of strategically required land parcels may need to be undertaken by the Village to be competitive with neighboring communities.
3. Redevelopment of older retail sites may require use of Tax Increment Financing. Sales tax rebates and property tax classifications may need to be considered to address high acquisition and infrastructure costs to make Alsip sites competitive.

4. Efforts should be undertaken to attract more casual dining, hospitality and similar retailers to the corridor. The Village and the market have a number of hotel rooms, and need more presence of the Hilton and Marriott brands.
5. Efforts should be strongly encourage to create attract clothing and apparel retailers to the corridor. These are generally occupancies that accompany the major general merchandise anchors. More occupancies in the range of 4-12,000 square feet are necessary since few currently exist.
6. Redevelop the Pulaski Road strip spaces as properties become available for a mix of convenience shopping, restaurants and service business and professional offices.

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Marketing Recommendations

Marketing activities that should retain existing key retailers, attract new retailers, and generate enhanced retail sales are discussed in the following section. This includes recommendations for increasing population, housing and employment in the market that generates the disposable income spent in local retail and hospitality establishments.

1. Continue to encourage general business retention, expansion and attraction – spending power derived from more people and households with jobs and financial support drives increases in sales tax revenue and general community appeal.
2. Identify strategic retail businesses for retention and expansion – especially grocery/food, eating/drinking, auto related, convenience goods, convenience clothing and accessories, and drugs/miscellaneous retailers.
3. Develop a targeted attraction and recruitment program to fill vacant retail, office, vacant land sites, and redevelop obsolete properties and other business properties. The Village should use fast track permitting and government approvals. Create clear development responsibilities and requirements that serve to create a suitable shopping center environment that will be sustainable economically, environmentally, and operates with suitable public safety.
4. Expand the Village's economic development incentive policies and programs to retain, expand and attract retail and other businesses to the corridor. The Village may need to expand the Village's Tax Increment Financing Districts.
5. Village staff should schedule annual retention visits of the major retail anchors in order to assess the business climate, mix of retail and other business, the infrastructure (including traffic, signals, utilities and public services) and assess the aesthetic shopping environment (those issues that the Village can influence or facilitate that make the area attractive). The Village needs to continually listen to businesses, including participation in Chamber, economic development and Convention and Visitor Bureau activities, events and programs.
6. The Village should maintain contact with local developers and business owners, real estate brokers, property managers to help identify new retail businesses that should be recruited to the Pulaski corridor. Tenants should be targeted based on available supply of vacant retail building space and new and redeveloped spaces that are identified in the corridor.
7. The Village should prepare Quarterly Reports that assess the change in retail tax collections and spending patterns in the Village and assess the implications. Other statistics that should be monitored include local employment trends, housing sales, vacancy and construction trends.
8. At least once per year, the Village should secure updated demographic and consumer spending activity for the Village and for a variety of geographies that make up neighborhood, community and regional shopping trade areas for the Pulaski Road corridor. Geographies that should be included are half-mile, 1, 2, and 3 mile radius; the Village boundaries; and 5 and 10 minute drive time distances.

9. Annually, the Village should update the marketing materials for the Pulaski corridor to identify key retailers and shopping center developments, identify new stores and publicize the demographic capacity for shopping that exists in the Village's regional trade area. These materials should be distributed to brokers, consultants, developers, and others that are marketing sites and buildings in the marketplace.
10. The Village should participate in the annual Chicago Deal Making show in order to promote the buildings and sites, and other commercial corridors. At a minimum, retailers that have the potential to locate in the Village should be identified and targeted.
11. The corridors have limited new land sites and redevelopment sites in order to attract some major retailers. Consideration should be given to the assessment of undertaking and seeking out redevelopment of obsolete, vacant or underperforming properties.
12. Encourage adjoining residential uses that are suitable neighbors to the commercial development of the corridor. Require the development of suitable pedestrian, bicycle, and disabled accessibility to business and developments in the corridor.
13. Enact policies that assure the cleanliness and maintenance of business, developments, and public areas.
14. Plan for the construction, reconstruction and maintenance of necessary municipal and shared infrastructure, including streets, intersections, traffic signals, sidewalks, bicycle facilities, storm water, sewer, water, and private utilities, including fiber optics and telecommunications equipment.

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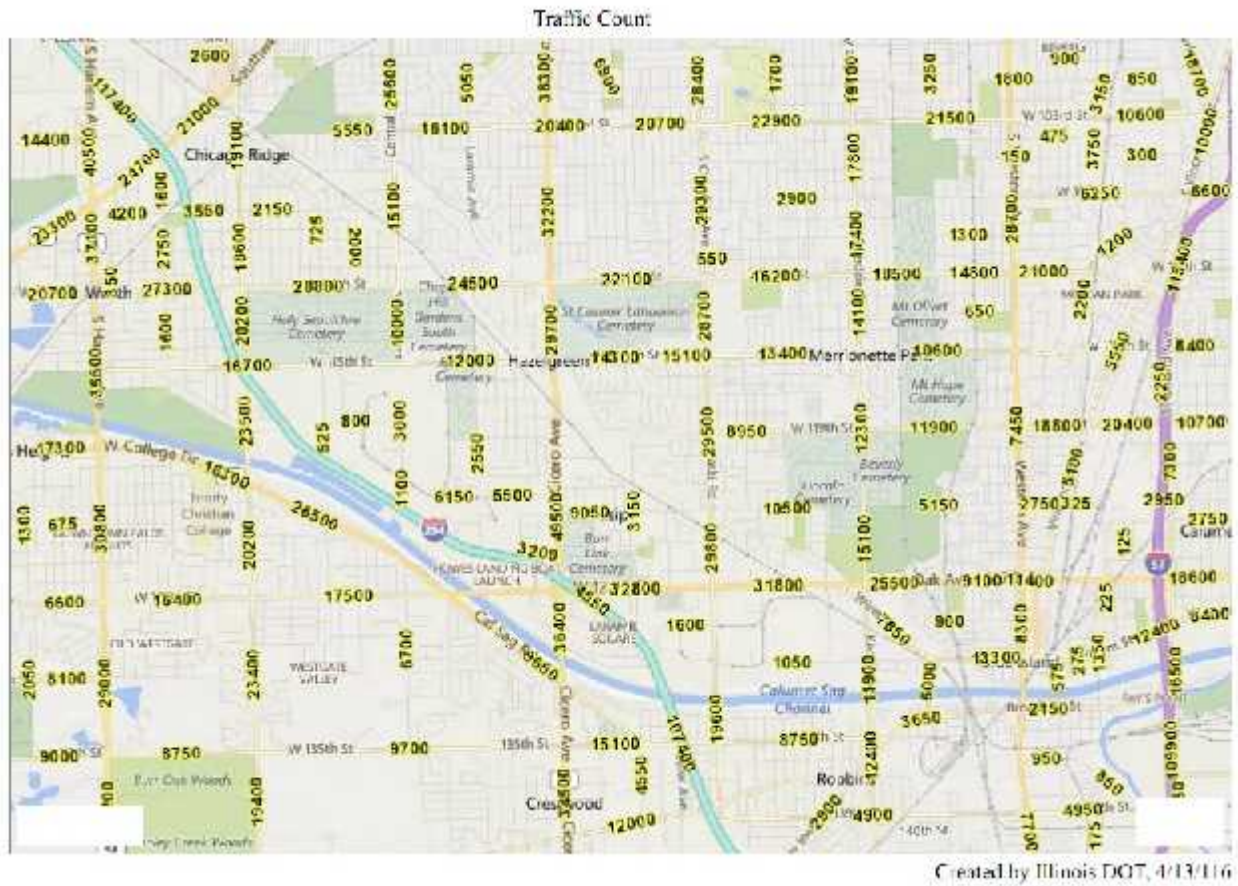
Appendix

| Alsip Pulaski Road Retail Vacancy Report | | | | | | |
|---|--------------------|-----------------------|------------------|----------------|-----------------|-------------------------|
| Q1 2016 | | | | | | |
| Location | Street Side | Square Footage | Land Area | Vacancy | Occupied | Percent of Total |
| <i>from Cal-Sag</i> | | | | | | |
| Eggman Restaurant | East | 4,200 | 22,500 | | 100% | |
| Eggman Restaurant | East | | 34,600 | | | |
| GL Automotive | East | 8,800 | 32,256 | | 100% | |
| Speedway | West | 4,700 | 63,000 | | 100% | |
| <i>127th Street</i> | | | | | | |
| Restaurant Depot | East | 53,000 | 146,144 | | 100% | |
| SBC/ATT Ameritech | East | 63,000 | 575,950 | | 100% | |
| Mobile | West | 1,500 | 30,625 | | 100% | |
| Fiesta Azteca | West | 3,600 | 21,000 | | 100% | |
| Fire Station | West | | | | 100% | |
| Tuthill | West | 120,000 | 579,650 | | 100% | |
| Kastalon | West | 46,000 | 262,773 | | 100% | |
| <i>Railroad</i> | | | | | | |
| Worth Steel & Machinery | West | 71,000 | 153,167 | | 100% | |
| <i>123rd Street</i> | | | | | | |
| Family Dollar | East | 8,200 | 31,189 | | 100% | |
| Oil Change | East | 2,100 | 27,219 | | 100% | |
| Pappas Alsip Restaurant | East | 7,400 | 26,875 | | 100% | |
| Minute Mart-Wings Strip Center | East | 14,500 | 39,130 | 1,500 | | |
| Walgreen's | West | 14,000 | 121,260 | | 100% | |
| Metro South-Subway-Laundry Strip Center | West | 18,000 | 103,203 | | 100% | |
| Food 4 Less Site | West | | 105,741 | | | |
| Food 4 Less Gas | West | 400 | | | 100% | |
| Food 4 Less Grocery | West | 60,000 | 262,744 | | 100% | |
| Aldi | West | 15,500 | 117,594 | | 100% | |
| Burger King | West | 3,500 | 49,440 | | 100% | |
| US Bank | West | 4,400 | 40,000 | | 100% | |
| <i>122nd Street</i> | | | | | | |
| Zeller Insurance (Chamber) | East | 1,100 | 33,612 | | 100% | |
| Zeller Residential | East | | 22,500 | | | |
| Zeller Residential | East | | 18,000 | | | |

| | | | | | |
|---|------|--------|---------|-------|------|
| Red Line Auto Repair | East | 2,000 | 18,000 | | 100% |
| Instant Clean Car Wash | East | 2,900 | 18,000 | 2,900 | |
| Dakota Inn | East | 1,400 | 30,000 | | 100% |
| Auto Zone | East | 7,500 | 56,600 | | 100% |
| Chase Bank | East | 4,600 | 28,350 | | 100% |
| Enterprise LLC Strip Center | East | 27,000 | 96,442 | | 100% |
| Jewel/Osco | East | 46,000 | 255,407 | | 100% |
| 120th Street Vacant ROW | East | | 8,415 | | |
| <i>120th Street</i> | | | | | |
| Bakery-Submarine Strip Center | East | 10,600 | 24,536 | | 100% |
| Johnson Com'l Building | East | 7,100 | 12,268 | 7,100 | 0% |
| Title Loans (Checkers) | East | | 12,268 | | |
| Title Loans (Checkers) | East | 1,300 | 6,897 | 1,300 | |
| Gas Depot | East | 2,000 | 17,640 | | 100% |
| Library | West | | | | |
| First Midwest Bank | West | 11,500 | 87,754 | | 100% |
| <i>119th Street</i> | | | | | |
| Charlie's Complete Auto | East | 2,000 | 10,290 | | 100% |
| Alsterda Const. - Summers (119/Harding) | East | 4,850 | 25,410 | | 100% |
| Tom Summers House | East | | 12,500 | | |
| Vacant Lot of Pulaski | East | | 8,375 | | |
| Vacant Com'l Bldg | East | 4,800 | 9,500 | 4,800 | 0% |
| Bae Strip Center | East | 5,400 | 13,375 | 1,100 | 80% |
| Dunkin Donuts | East | 950 | 6,250 | | 100% |
| Veterans Plaza | East | | 12,500 | | |
| McDonald's | West | 4,400 | 35,290 | | 100% |
| Pappas House | West | | 6,250 | | |
| Pappas House 2 | West | | 6,250 | | |
| Alsip Medical Center | West | 3,600 | 12,500 | | 100% |
| Sanchez House | West | | 12,415 | | |
| <i>118th Street</i> | | | | | |
| Carquest | East | 8,500 | 15,540 | | 100% |
| Hot Dogs | East | 900 | 9,375 | | 100% |
| Citgo | East | 1,700 | 25,000 | | 100% |
| Vacant Com'l Bldg | East | 1,400 | 6,250 | 1,400 | 0% |
| Cool Rite Auto Repair | East | 3,200 | 18,665 | | 100% |
| Taco Bell (under construction) | West | | 37,415 | | |
| Car Wash | West | 2,400 | 12,500 | 2,400 | 0% |
| Car Lot | West | 1,300 | 12,500 | | 100% |
| Auto Body | West | 1,900 | 12,415 | | 100% |

| | | | | | | |
|---------------------------------------|------|----------------|------------------|---------------|------|-------------|
| <i>117th Street</i> | | | | | | |
| Apartments | East | | | | | |
| Worth Township Office | East | | | | | |
| Peterson Lot with Billboard | West | | 12,415 | | | |
| Ed's Repair 2 lots combined | West | 3,600 | 12,500 | | 100% | |
| Dentist & Hair 2 lots combined | West | 1,700 | 12,500 | | 100% | |
| Strip Center | West | 10,600 | 25,000 | | 100% | |
| Precious Ones Academy | West | 5,800 | 12,415 | | 100% | |
| <i>116th Street</i> | | | | | | |
| Demon Dogs | East | 2,700 | 16,840 | | 100% | |
| Vacant Lot on Pulaski | East | | 16,523 | | | |
| 115th Place ROW | East | | 8,800 | | | |
| Strip Center | East | 7,600 | 31,698 | | 100% | |
| Alley ROW | East | | 2,850 | | | |
| Las Fuentes | East | 4,500 | 24,828 | | 100% | |
| Alsip Toro Lawnmower | West | 4,100 | 12,415 | | 100% | |
| El Coyote | West | 1,300 | 12,500 | | 100% | |
| Nicky's Hot Dogs | West | 2,250 | 12,500 | | 100% | |
| Barbers | West | 3,500 | 12,500 | 1,800 | 45% | |
| Auto Repair | West | 1,100 | 12,500 | | 100% | |
| DaVita Dialysis | West | 6,000 | 26,980 | | 100% | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total Square Footage | | 746,650 | 4,156,578 | 24,300 | | 3.3% |
| Total Land Acreage | | | 95 | | | |
| Southwest Suburbs Q4 2015 Rate | | | | | | 6.9% |
| Chicago Market Q4 2015 Rate | | | | | | 9.3% |

Traffic Counts



Retailer Target List

General Merchandise:

- | | | | |
|----|----------------|----|----------|
| 1. | Dollar General | 2. | Meijer's |
|----|----------------|----|----------|

Restaurants

- | | | | |
|-----|--------------------|-----|-------------------|
| 1. | Steak N Shake | 11. | Smashburger |
| 2. | Checker's | 12. | TGI Friday's |
| 3. | Panera Bread | 13. | Noodles & Company |
| 4. | Buffalo Wild Wings | 14. | Jersey Mike's |
| 5. | Starbuck's | 15. | Buona Beef |
| 6. | Red Robin | 16. | Bulldog Ale House |
| 7. | Chick-fil-A | 17. | Firehouse Subs |
| 8. | Potbelly's | 18. | Giordano's |
| 9. | Corner Bakery | | |
| 10. | Five Guys | | |

Clothing, Shoes, Accessories

- | | | | |
|----|-------------------------|-----|--------------------|
| 1. | DSW | 7. | Fallas/Factory 2-U |
| 2. | Old Navy/Gap | 8. | Maurice's |
| 3. | Rainbow Apparel | 9. | Rue 21 |
| 4. | Ashley Stewart | 10. | Claire's |
| 5. | J-Bees's Clothing | | |
| 6. | Tops & Bottoms Clothier | | |

Specialty Stores:

- | | | | |
|----|-------------------|----|----------------------|
| 1. | CVS Pharmacy | 7. | Home Goods |
| 2. | Ace Hardware | 8. | Pier 1 |
| 3. | JoAnn Fabrics | 9. | Harbor Freight Tools |
| 4. | Anytime Fitness | | |
| 5. | Blast Fitness | | |
| 6. | Pet Supplies Plus | | |

Groceries:

- | | | | |
|----|--------------------|----|------------------------------------|
| 1. | Save-a-Lot | 4. | Valli Produce – Int'l Fresh Market |
| 2. | The Fresh Market | 5. | Health food store |
| 3. | Fresh Thyme Market | | |

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