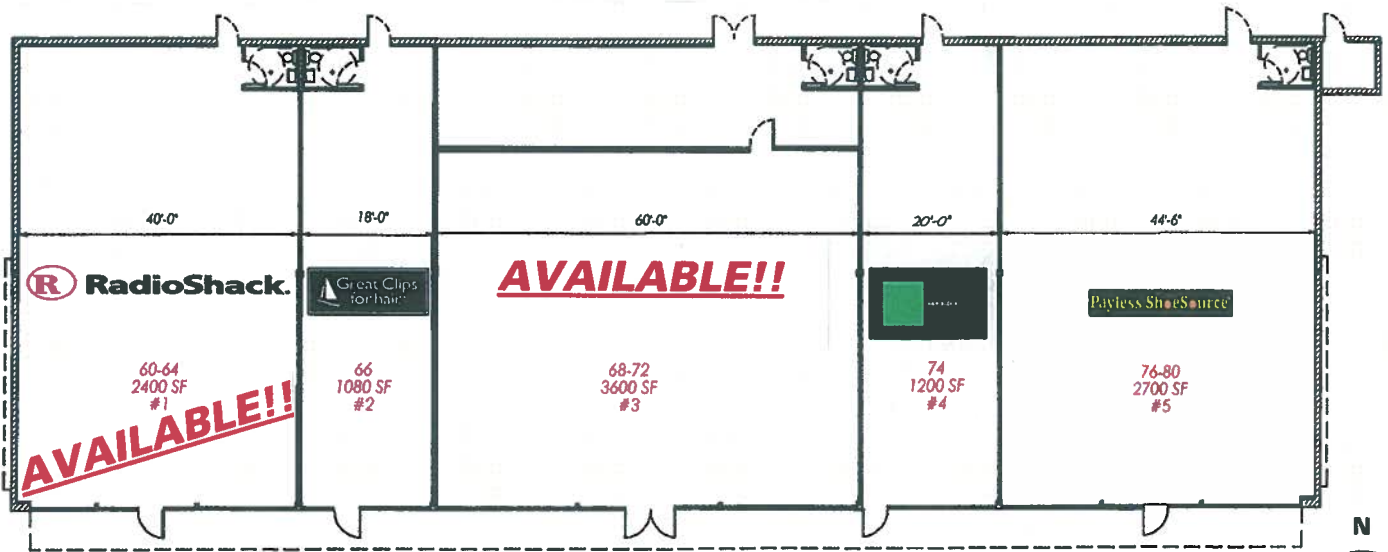


NORTH VILLA PARK COMMONS

60-80 E. North Avenue, Villa Park, Illinois 60181

PRIME RETAIL SPACE FOR LEASE



Developed, Leased and Professionally Managed by:



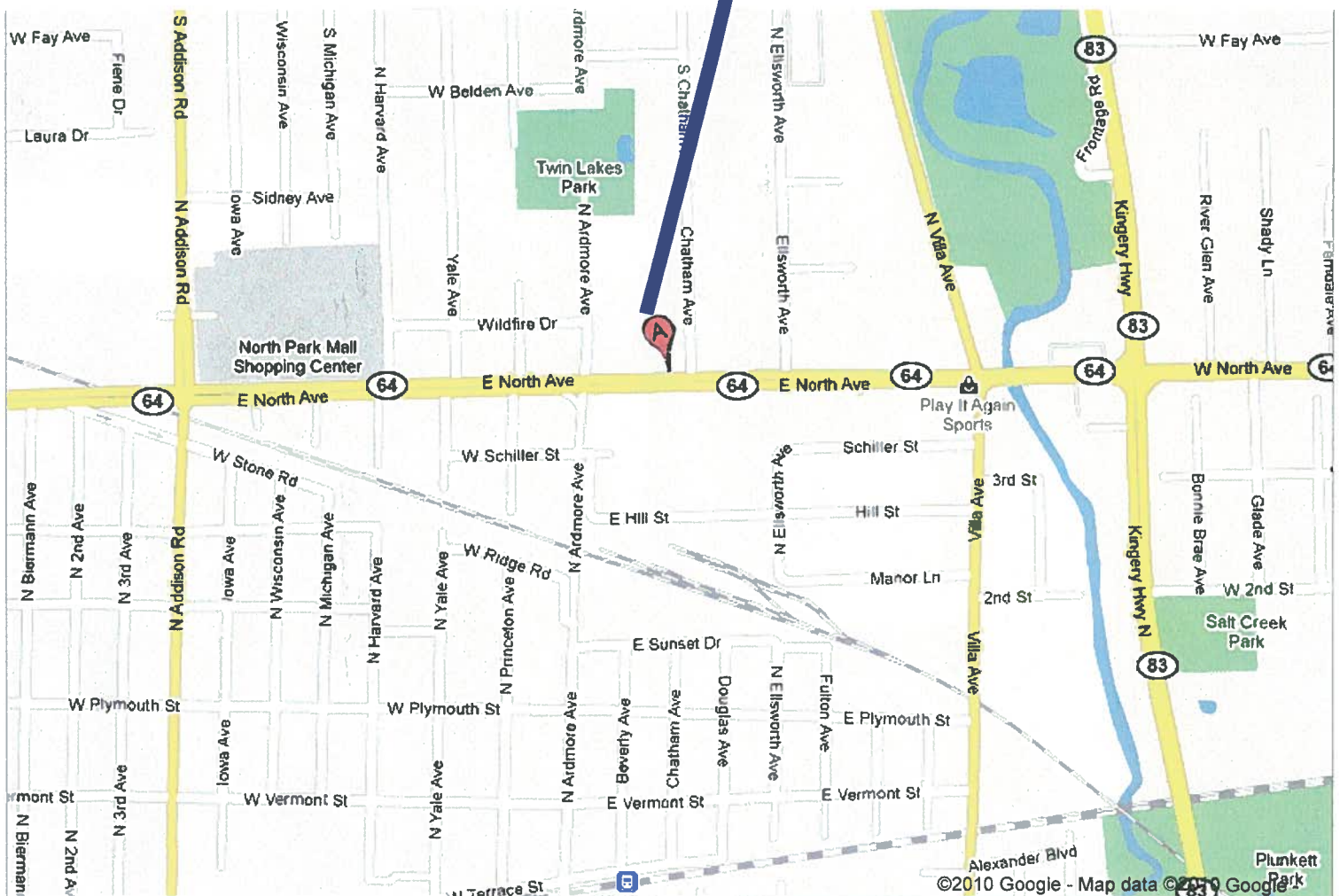
For further information **(773) 775-5005**

First Development Corporation • 6316 North Northwest Highway • Chicago, Illinois 60631-1696

Prime Retail Space FOR LEASE

- ◆ Shadow Anchored by Target!!
- ◆ Immediate Occupancy!
- ◆ **Join:** Payless ShoeSource, Great Clips and H & R Block!
- ◆ Average Household Income: **\$73,082!**
- ◆ Population within 3 mile radius: **112,545!**
- ◆ Daily Traffic Count over **46,900** and growing!
- ◆ **49 car parking lot** connected to Target's lot!

NORTH VILLA PARK COMMONS





First Development Corporation

NORTH VILLA PARK COMMONS

60-80 E. North Avenue, Villa Park, Illinois 60181

STORES FOR LEASE IN FRONT OF TARGET!! 2,400 SF & 3,600 SF Available

Join Payless ShoeSource, H & R Block & Great Clips!!

WITH OFF-STREET PARKING FOR 49 CARS!

LOCATION:

This highly visible property is located at the northwest corner of North Avenue (Route 64) & Chatham Avenue, approximately one mile west of Route 83 **in front of Target and just west of Car Mart!** Ingress and egress is assured from curb cuts on North and Chatham Avenues, located 1 block east of the traffic signal at Ardmore. Eastbound traffic can access the stoplight at Ardmore via our connecting driveway with Target or via Chatham and through the Target lot. North Avenue is a main west suburban feeder route to I-290, I-294, Route 83, Route 53 and the new I-355.

POPULATION:

112,545 people are living within a 3 mile radius of the plaza!

INCOME:

The average household income of those living within a 3 mile radius is **\$73,082!**

TRAFFIC COUNTS:

Over 46,900 cars per day on North Avenue, and growing!

TRADE AREA:

The market area for this site includes the established Villages of **Oak Brook, Oakbrook Terrace, Elmhurst, Addison, Bensenville, Wood Dale and Villa Park.** With explosive growth occurring in central DuPage County, traffic counts along North Avenue are certain to continue increasing.

A wide variety of retail tenants are currently represented within this market. Located approximately ½ mile to the west, at Addison Road is North Park Mall with key tenants: China Buffet, White Castle, Pet Supplies Plus, HOBOS home center store, Discovery Clothing and Villa Park Fruit Market. Other major retailers along North Avenue include Target, Firestone Tire, Good Year Tire, Car Mart, Pizza Hut, Popeye's Chicken and an upscale Harley Davidson store.

PREMISES:

60-64 E. North Avenue is an END CAP currently occupied by Radio Shack and is divided into a front retail area and back storage room. It is white box finished with a rooftop gas forced air HVAC unit, dropped acoustical tile ceiling, upgraded lay-in light fixtures and an insulated rear metal door with security bolts & viewer. It has an ADA toilet room and drinking fountain. Ceiling height is about 11 feet. **STOREFRONT SIGNAGE IS ALLOWED ON BOTH THE FRONT AND SIDE OF THE BUILDING PLUS ON A LARGE PYLON SIGN!!!**

68-72 E. North Avenue was built for Bedding Experts, is divided as and has similar finishes as the store above, except it has a double door at the rear for large deliveries. It has one sign above the storefront in addition to the **TOP PYLON SIGN LOCATION!**

(CHATHAM: Brochure Cover 10-10)



First Development Corporation
LEASE INFORMATION YOU REQUESTED

STORES FOR LEASE!

Join Payless ShoeSource, Great Clips & H & R Block!

North Villa Park Commons Plaza IN FRONT OF TARGET!

(60-80 E. North Avenue, Villa Park, Illinois 60181)

Shopping Center Information:

“NORTH VILLA PARK COMMONS” is a **10,980 SF Specialty Center** that is shadow anchored by **Target** at the northwest corner of North Avenue (Route 64) & Chatham Avenue, about one mile west of Route 83 **in front of Target and west of Car Mart** and 1 block east of the traffic signal at Ardmore Avenue. Ingress and egress is assured from curb cuts on North and Chatham Avenues and access to the light at Ardmore is via the driveway connecting our lot to Target’s!! North Avenue is a main west suburban feeder route to I-290, I-294, Route 83, Route 53 and I-355. **ZONED C-3 COMMERCIAL! Traffic counts are over 46,900 cars per day and growing! Join our successful tenants, Payless ShoeSource, Great Clips and H & R Block! 68-72 E. North Avenue is DIVISIBLE into smaller stores!!!**

<u>ADDRESS</u>	<u>STORE SIZE</u>	<u>RENTAL RATE*</u>	<u>TOTAL MONTHLY RENTAL**</u>
60-64 E. North Ave.	2,400 SF	\$25.50/SF	\$6,100.00
68-72 E. North Ave.	3,600 SF	\$25.50/SF	\$9,150.00

*The **NET** rental rate **excluding** common area charges (CAM), insurance or taxes.
 The **TOTAL RENT, including CAM, Insurance & taxes estimated at \$5.00/SF. Tenant pays own gas and electric utilities.

Security Deposit:

2 Month's Rental, except credit tenants

Lease Term:

Minimum of 3 Years

Availability:

2-1-11 for 60-64 E. North Avenue and Immediate for 68-72 E. North Avenue

Signage:

Tenant must install approved exterior building standard channel letter storefront sign. Very large 2-sided shopping center pylon sign identity is also available.

Remodeling:

All fixturing and remodeling over landlord's standard "white box" finish is by tenant and requires landlord's approval.

Contact:

Jim Persino, Owner/Agent

773-775-5005

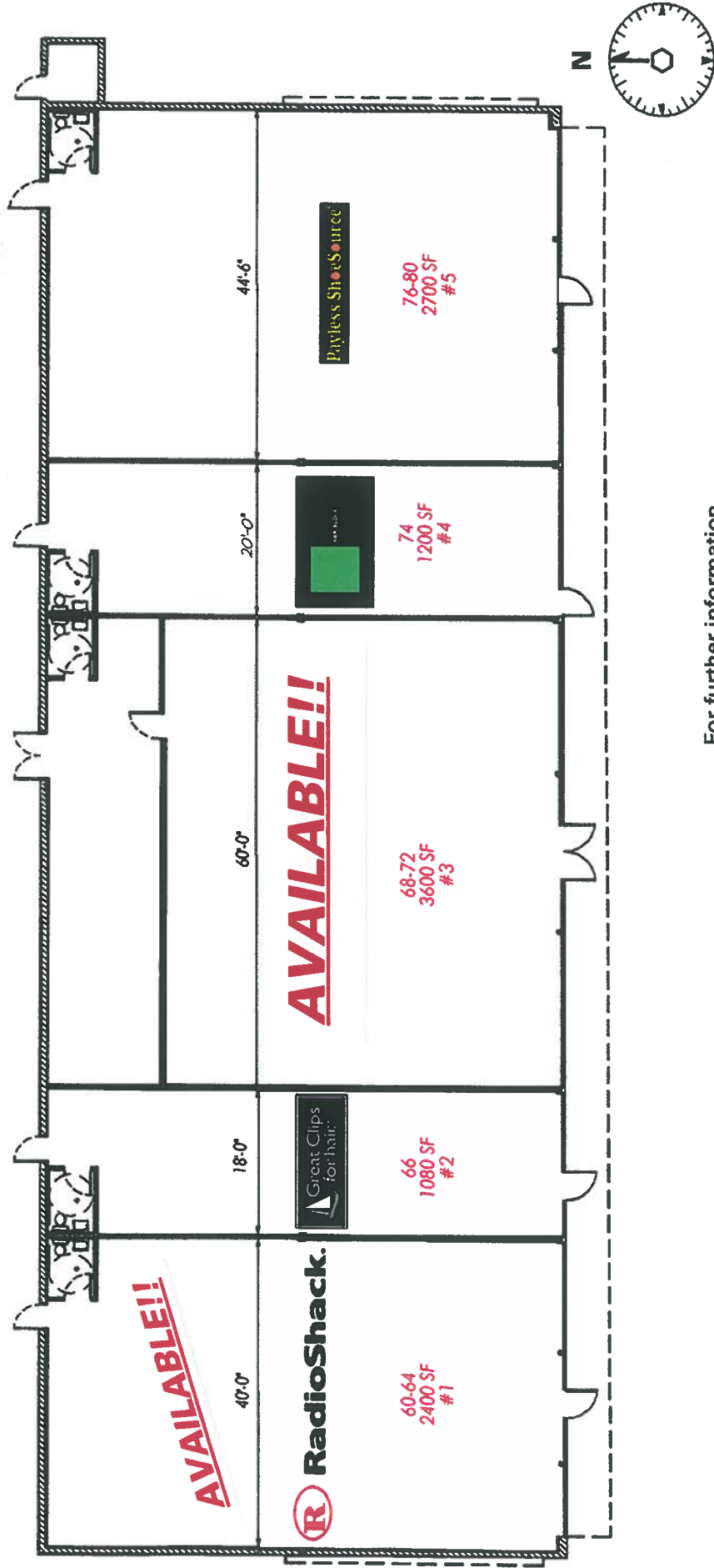
(10-10)

Enclosed information is subject to verification or change without notice, and no liability for errors or omission is assumed. This is not a prospectus. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, though obtained from sources deemed reliable. Price and terms are subject to change and listing may be withdrawn without notice. Space for lease is subject to prior rental.

NORTH VILLA PARK COMMONS

60-80 E. North Avenue
Villa Park, Illinois 60657

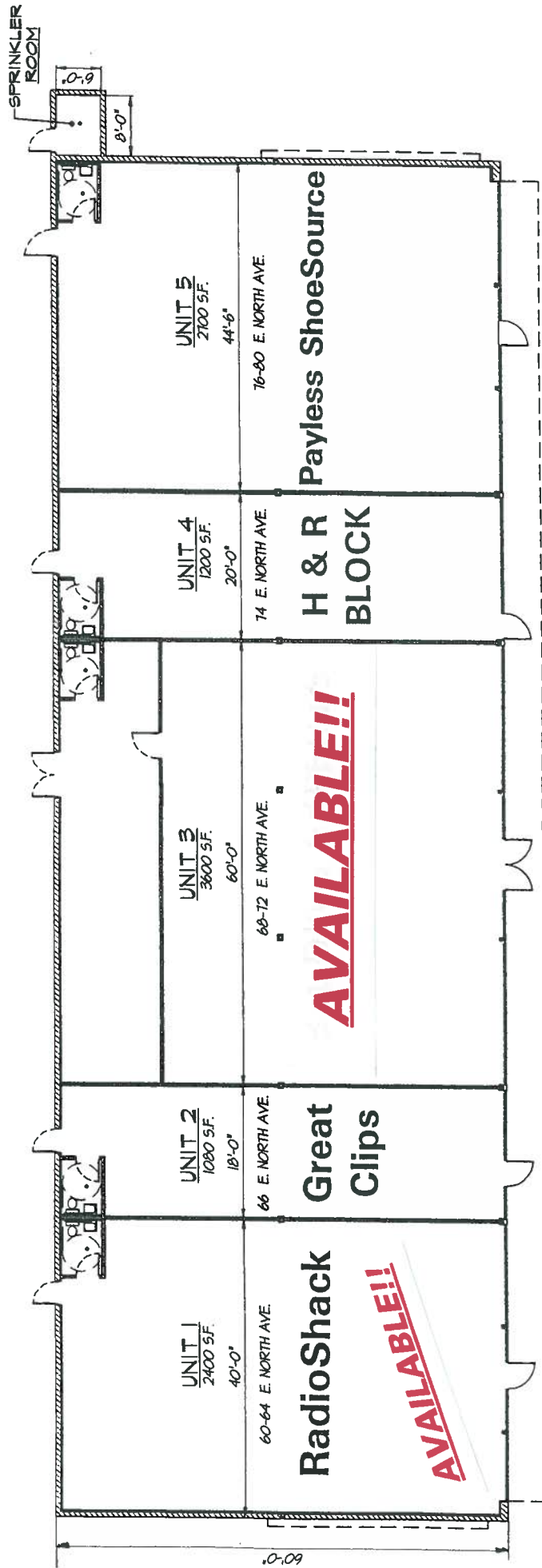
Traffic Count: **OVER 46,900 Cars/Day** on North Avenue
Population **112,545** in 3 miles
Average HH Income: **\$73,082**



For further information

Tel.: (773) 775-5005
Fax: (773) 775-9684
Info@firstdevelopment.com
www.firstdevelopment.com

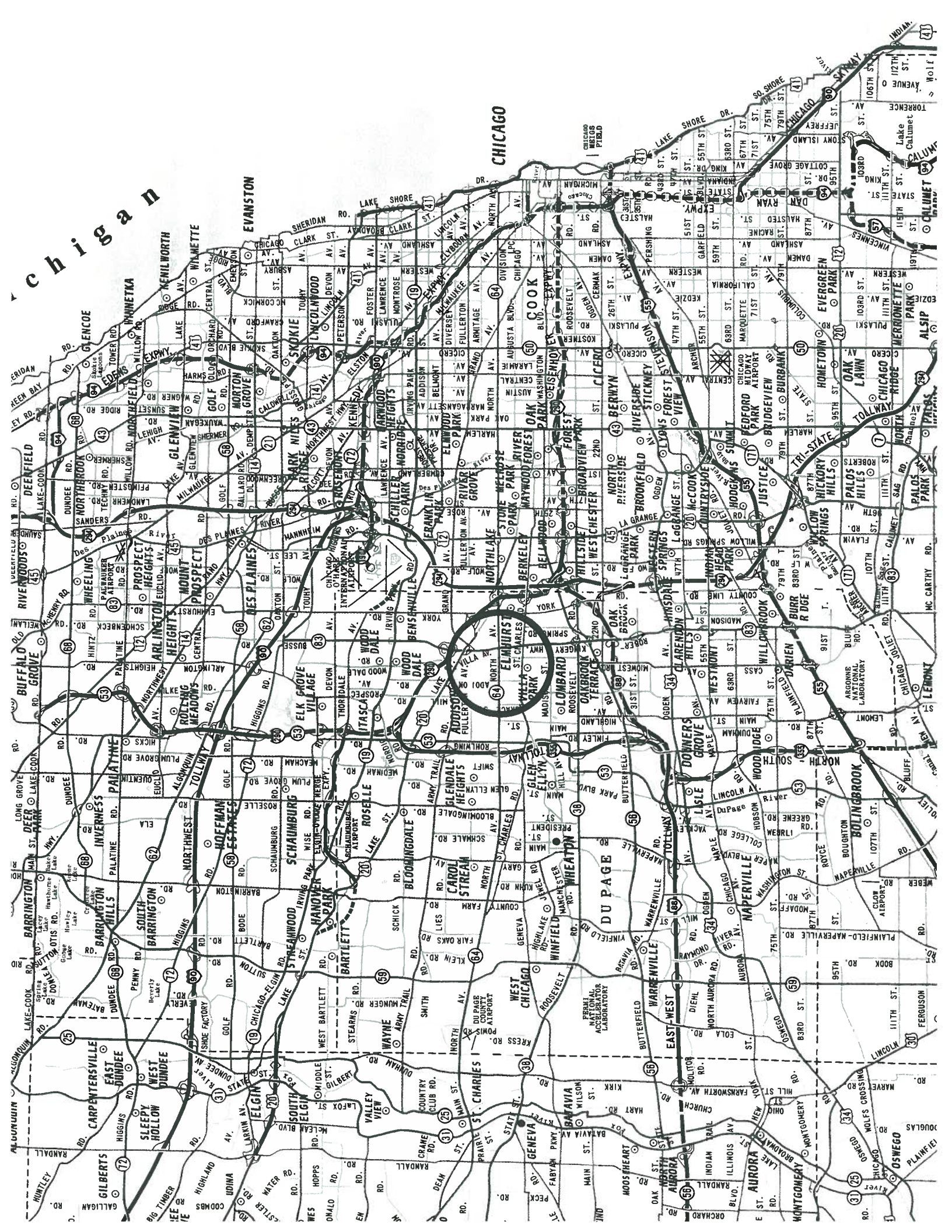




FLOOR PLAN / LEASING PLAN

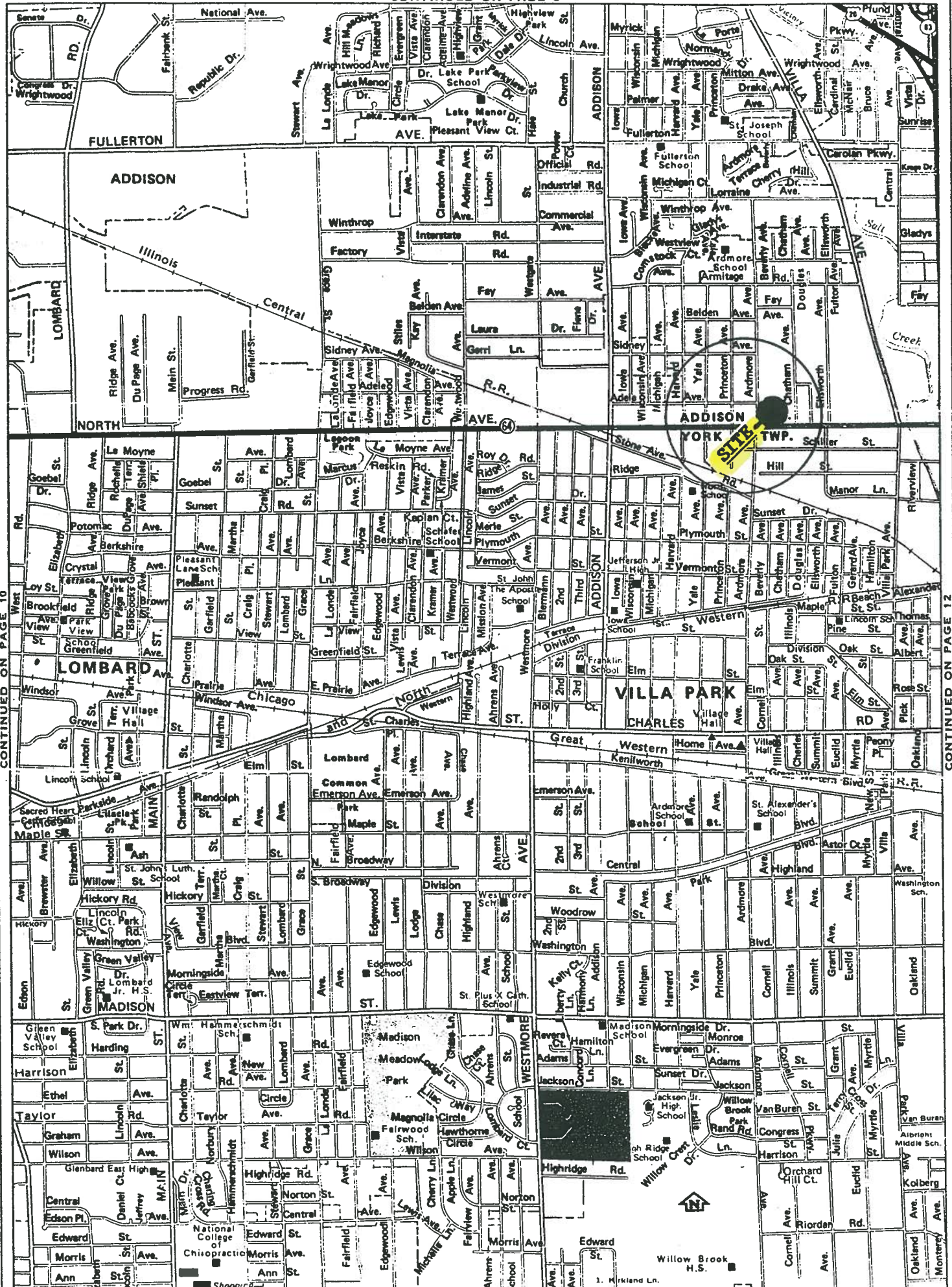
1/16" = 1'-0"



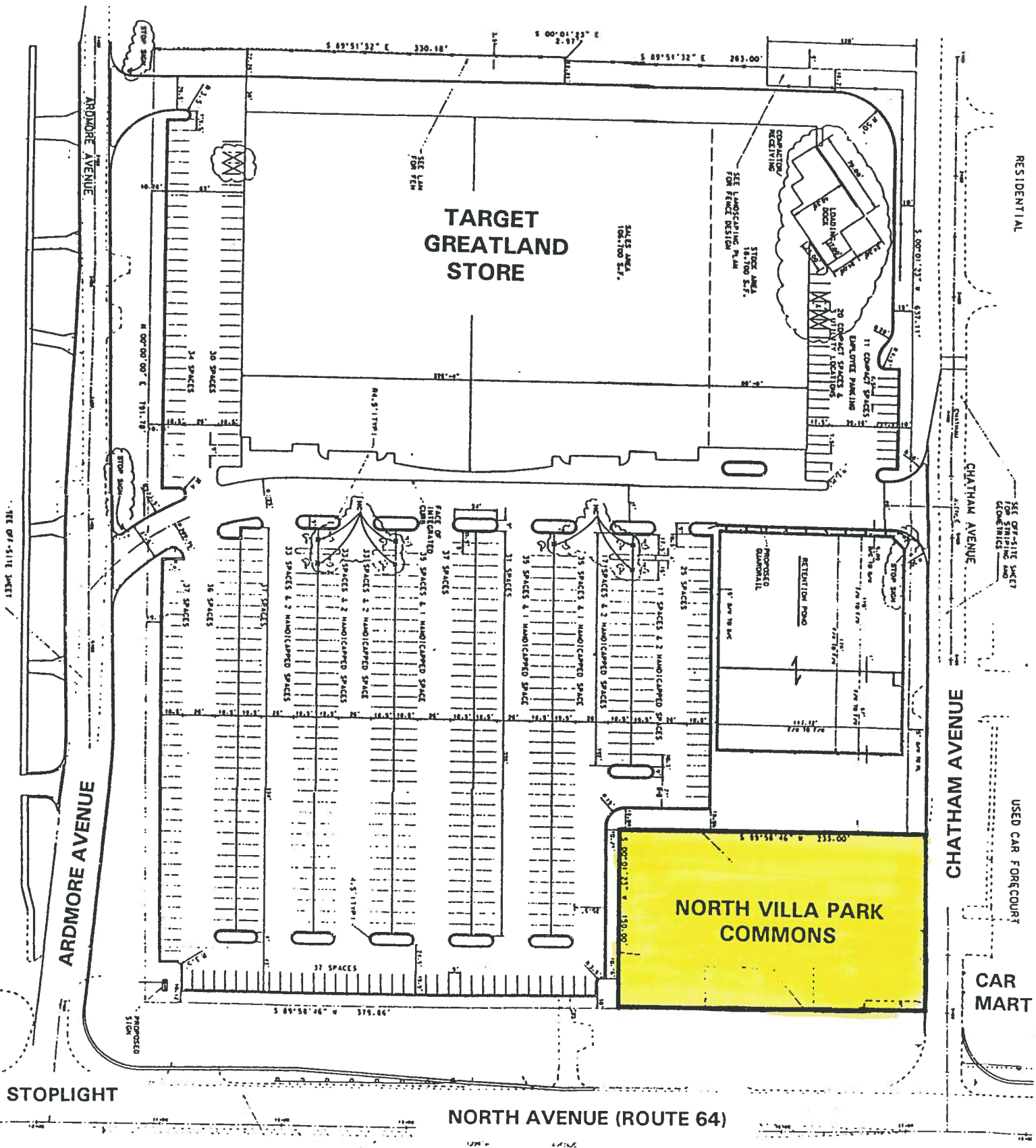


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1. Kirkland Ln.



TARGET GREATLAND STORE

SALES AREA
100,700 S.F.

STOCK AREA
18,700 S.F.

NORTH VILLA PARK COMMONS

RESIDENTIAL

USED CAR FORECOURT

CAR MART

ARDMORE AVENUE

CHATHAM AVENUE

CHATHAM AVENUE

NORTH AVENUE (ROUTE 64)

STOPLIGHT

SEE OFF-SITE SHEET

SEE OFF-SITE SHEET FOR STRIPING AND DIMENSIONS

S 89°51'52" E 330.18'
S 00°01'23" E 2.91'
S 89°51'32" E 283.00'

N 00°00'00" E 191.78'

S 00°01'33" W 937.11'

S 89°58'26" W 150.00'

S 89°58'26" W 179.66'

N.A.S. (TEMP.)

N.A.S. (TEMP.)

FACE OF INDICATED CAMP
35 SPACES & 1 HANDICAPPED SPACE
33 SPACES & 2 HANDICAPPED SPACES
33 SPACES & 2 HANDICAPPED SPACES
33 SPACES & 2 HANDICAPPED SPACES
33 SPACES & 2 HANDICAPPED SPACES

35 SPACES & 1 HANDICAPPED SPACE
35 SPACES & 1 HANDICAPPED SPACE
35 SPACES & 1 HANDICAPPED SPACE
35 SPACES & 1 HANDICAPPED SPACE

RETENTION POOL
PROPOSED QUADRANT

COMPACTOR/RECIPIENT
LOADING DOCK
20 COMPACT SPACES & 11 EMPLOYEE PARKING SPACES
SEE LANDSCAPING PLAN FOR FENCE DESIGN

PROPOSED SIGN

STOP SIGN

STOP SIGN

STOP SIGN

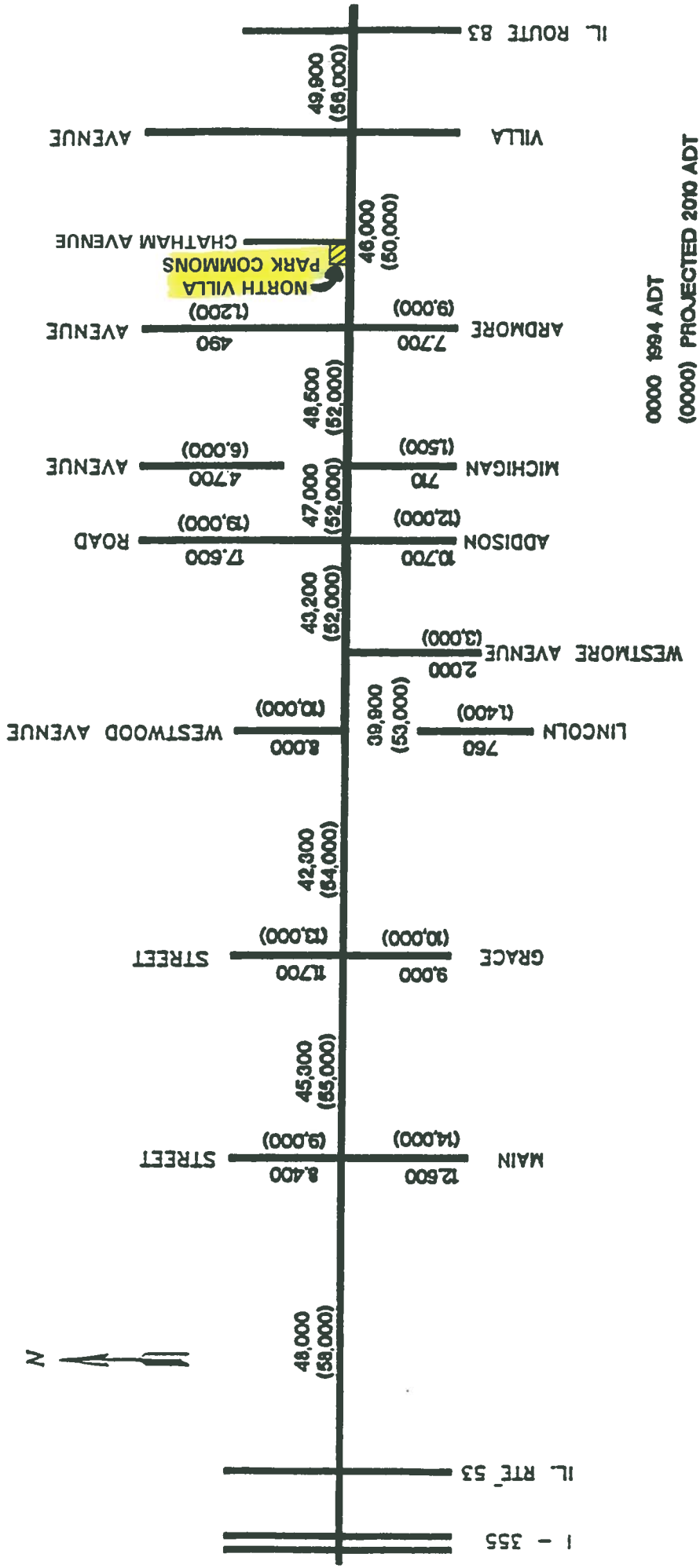
STOP SIGN

STOP SIGN

STOP SIGN

STOP SIGN

STOP SIGN



0000 1994 ADT
 (0000) PROJECTED 2010 ADT

AVERAGE DAILY TRAFFIC VOLUME MAP

ILLINOIS ROUTE 64 (NORTH AVENUE)
 ILLINOIS ROUTE 53 TO VILLA AVENUE



Illinois Department of Transportation

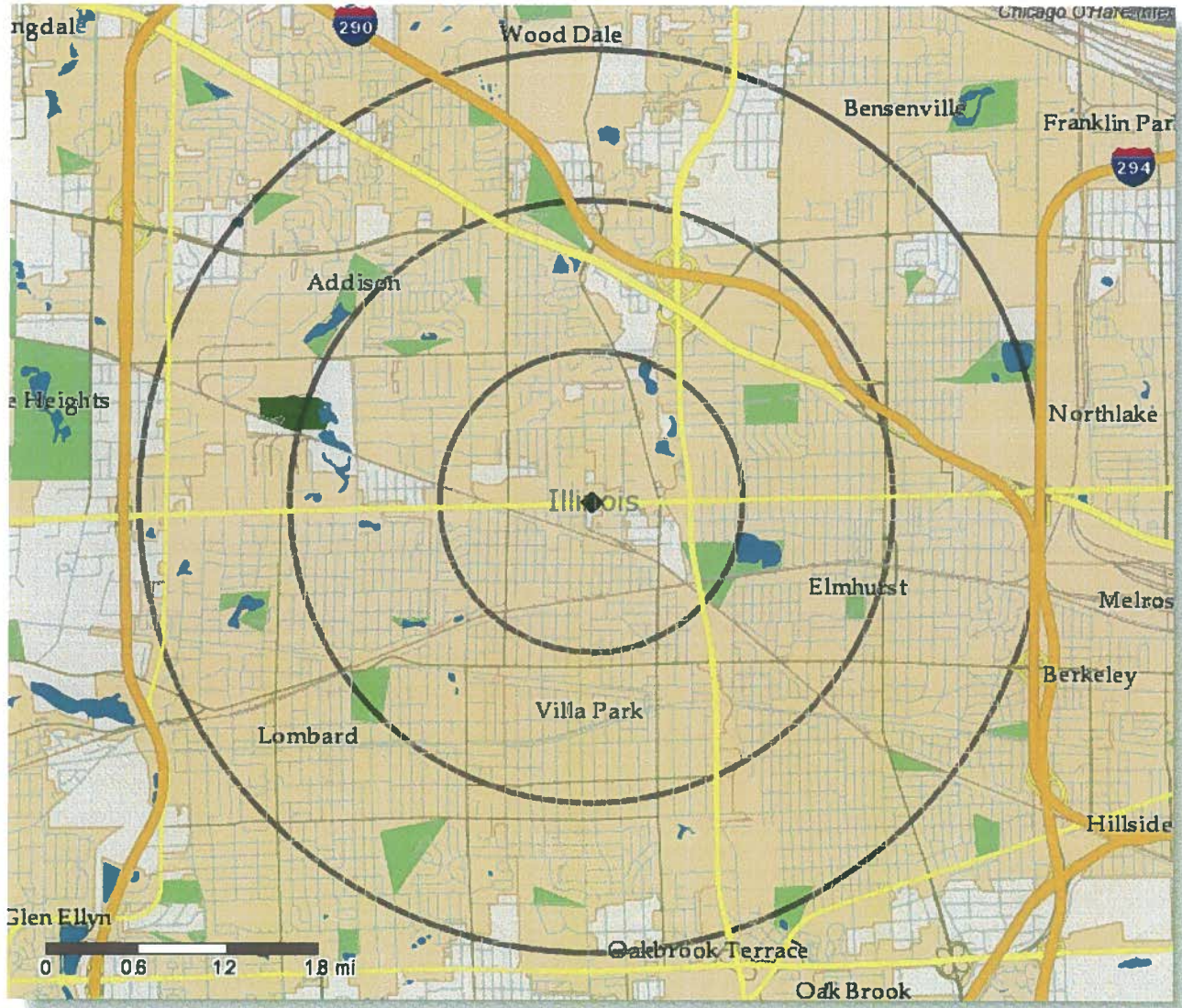
Division of Highways/District 1
 201 West Center Court/Schaumburg, Illinois 60196-1096

EXHIBIT A-2

NOT TO SCALE

US Census 2000 Executive Demographic Overview **FreeDemographics™** Comparison

Geography: 1 Mile: 70 E NORTH AVE VILLA PARK, IL 60181, 2 Miles: 70 E NORTH AVE VILLA PARK, IL 60181, 3 Miles: ...



©2009 Tele Atlas

Overview

The median age in the study area in 2000 was **34.9** and the most represented age group is **35 to 39**.

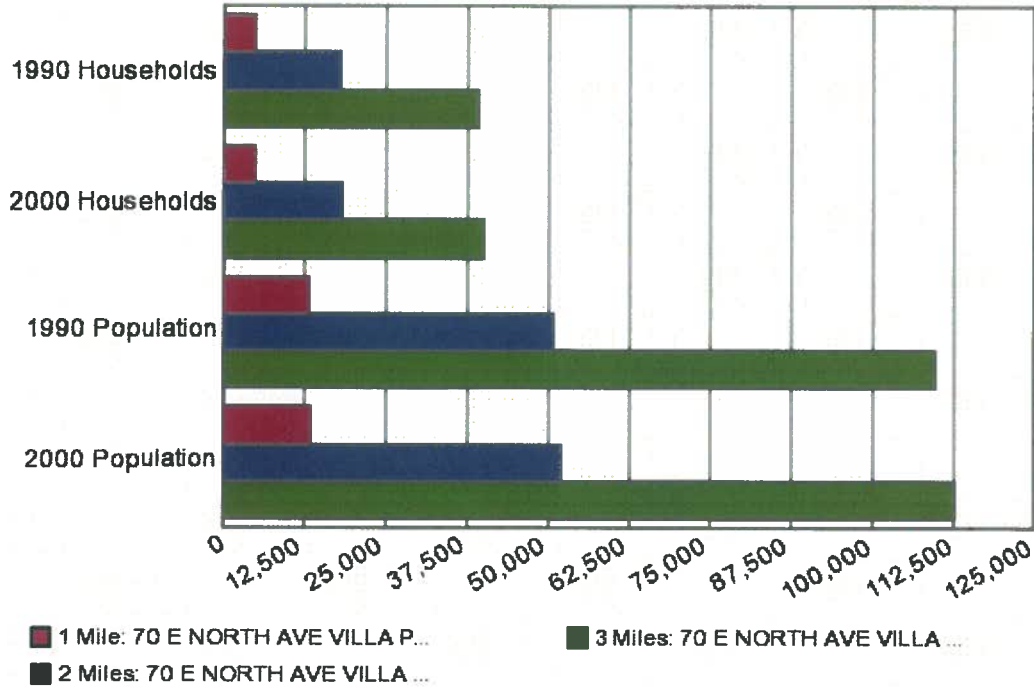
The most dominant race in the study area in 2000 was **White**.

The median household income in the study area in 2000 was **\$57808** and the most represented household income group is **\$75,000 to \$99,999**.

If you are looking for more current demographic data, DemographicsNow provides quarterly population estimates, current year estimates and 5 year population projections. Go to <http://www.demographicsnow.com>.

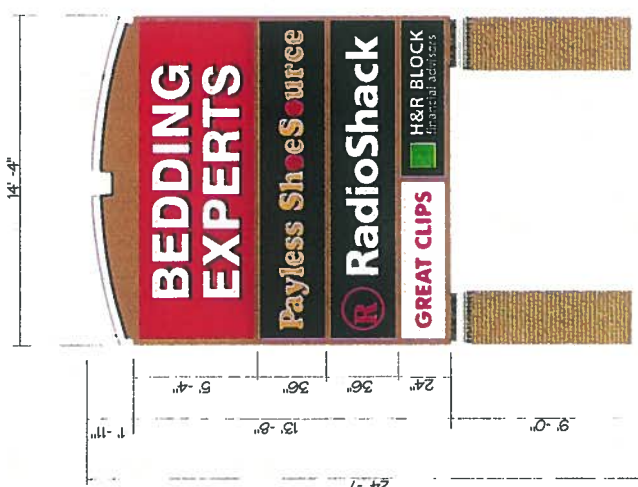
Population

Population and Households	1 Mile: 70 E NORTH AVE VILLA PARK, IL 60181	2 Miles: 70 E NORTH AVE VILLA PARK, IL 60181	3 Miles: 70 E NORTH AVE VILLA PARK, IL 60181
1990 Households	4,619	17,999	38,963
1990 Population	13,112	50,527	109,591
2000 Households	4,682	18,207	39,961
2000 Population	13,485	51,817	112,545



Income Ranges	1 Mile: 70 E NORTH AVE VILLA PARK, IL 60181	2 Miles: 70 E NORTH AVE VILLA PARK, IL 60181	3 Miles: 70 E NORTH AVE VILLA PARK, IL 60181
Income Less than \$10,000	218	654	1,354
Income \$10,000 to \$14,999	155	585	1,142
Income \$15,000 to \$19,999	224	725	1,339
Income \$20,000 to \$24,999	226	866	1,884
Income \$25,000 to \$29,999	232	801	1,657
Income \$30,000 to \$34,999	259	957	1,864
Income \$35,000 to \$39,999	297	978	2,172
Income \$40,000 to \$44,999	260	910	1,988
Income \$45,000 to \$49,999	292	1,015	2,041
Income \$50,000 to \$59,999	569	2,047	4,213
Income \$60,000 to \$74,999	616	2,588	5,650
Income \$75,000 to \$99,999	745	2,814	6,413
Income \$100,000 to \$124,999	341	1,501	3,504
Income \$125,000 to \$149,999	89	733	1,965
Income \$150,000 to \$199,999	107	613	1,622
Income \$200,000 or more	52	421	1,151

	1 Mile: 70 E NORTH AVE VILLA PARK, IL 60181	2 Miles: 70 E NORTH AVE VILLA PARK, IL 60181	3 Miles: 70 E NORTH AVE VILLA PARK, IL 60181
Household Average Income	\$60,248	\$68,962	\$73,082
Household Median Income	\$53,013	\$57,808	\$60,799
Per Capita Income	\$20,919	\$24,231	\$25,949



D/E INT. H.O. F.L.O. ILLUMINATED DISPLAY 3/16" = 1'-0"

ALUMINUM CAP & KEYSTONE, #110 VAN DYKE STUCCO
 TEX FINISH, ALUMINUM HEADER, #147 RED ROCK
 STUCCO TEX FINISH.

ALUMINUM CABINET, REVEALS & H-BARS, #147 RED ROCK
 STUCCO TEX FINISH, LEVY TENANT PANELS W/
 VINYL APPLIED COPY.

MASONRY PILLARS W/ LIMESTONE CAPS & BASES
 TO MATCH BUILDING IN COLOR.

BEDDING EXPERTS: #33 RED BACKGROUND W/ WHITE
 COPY & BLACK DROP SHADOW.

PAYLESS SHOE SOURCE: BLACK BACKGROUND W/ #25
 SUNFLOWER COPY & #44 ORANGE CIRCLES.

RADIO SHACK: BLACK BACKGROUND W/ #33 RED LOGO
 & WHITE COPY.

GREAT CLIPS: #33 RED COPY.

H&R BLOCK: WHITE COPY W/ H&B GREEN SQUARE
 ON A BLACK BKGD.



SIDE VIEW 3/16" = 1'-0"

DOYLE
 GENERAL SIGN CONTRACTORS
 232 INTERSTATE BLD. P.O. BOX 1066
 ADDISON, IL 60101
 TEL: 630-543-9490
 FAX: 630-543-9489

DATE	REVISION
8-9-00	CHANGE PILLARS BKGD TO BLACK
8-18-00	ADD PAYLESS COLORS
10-18-00	CHANGE RADIO SHACK BKGD TO BLACK / REMOVE REGISTRATION
11-2-00	ADD GREAT CLIPS (DM)
2-27-01	ADD H&R BLOCK

CUSTOMER APPROVAL DATE _____
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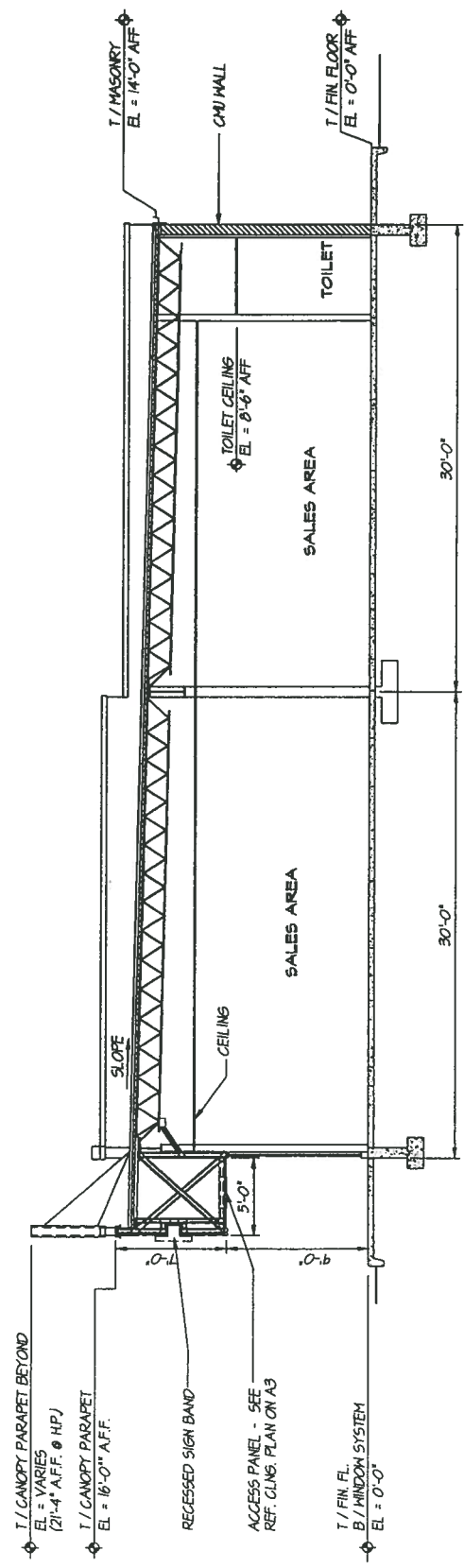
CLIENT	NORTH VILLA PARK COMMONS
ADDRESS	NORTH & CHATHAM AV
CITY	VILLA PARK
STATE	IL
DESIGNER	JRW
SALESPERSON	TD
DRWG. NO.	3294
SCALE	NOTED
DATE	8-27-99
SHEET NO.	1 OF 2



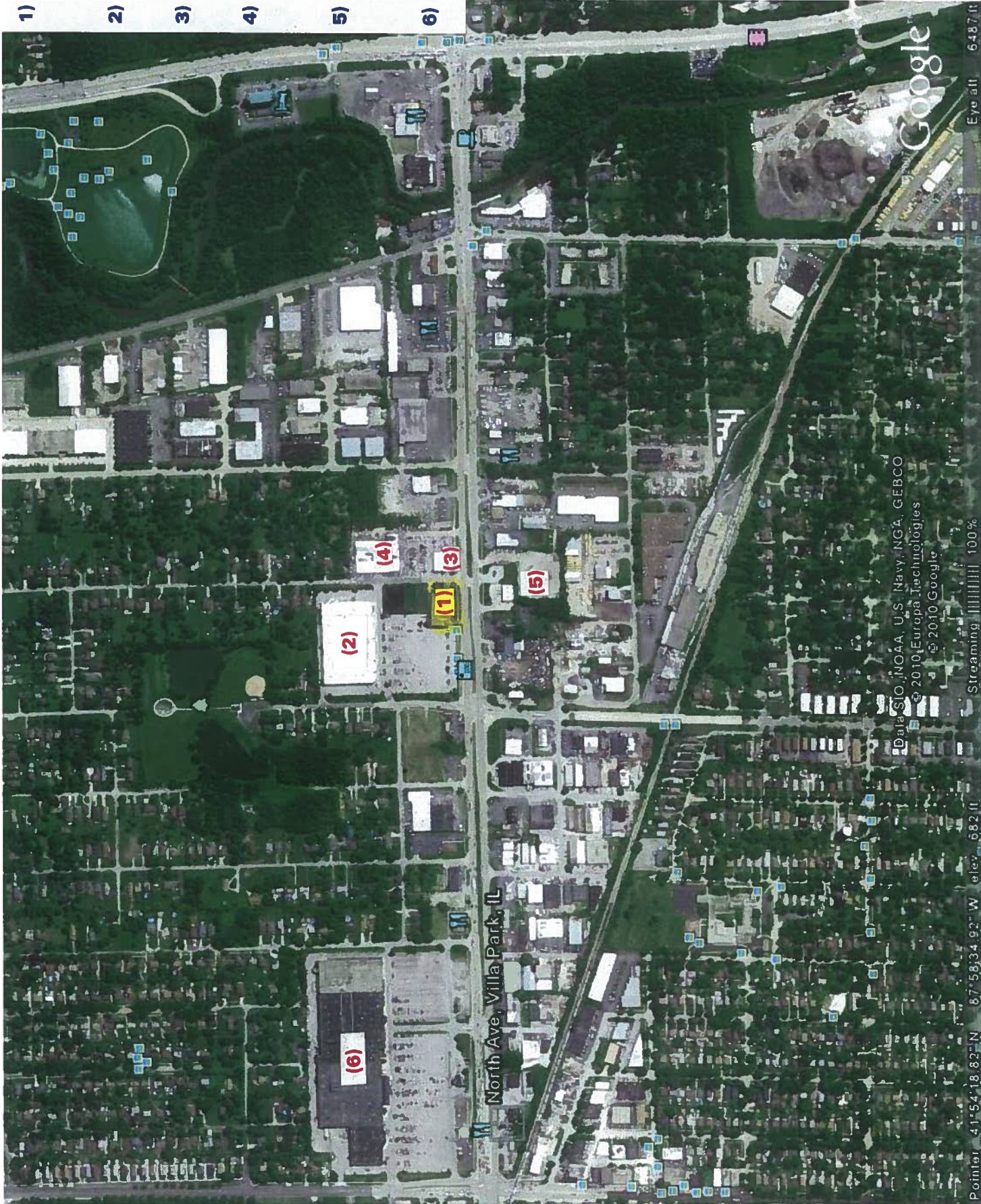
24 MARCH 00

FIRST DEVELOPMENT CORPORATION • 6916 NORTH NORTHWEST HIGHWAY • CHICAGO, ILLINOIS
WALLIN / GOMEZ ARCHITECTS, LTD. • 650 SOUTH CLARK STREET, SUITE 700 • CHICAGO, ILLINOIS

NORTH VILLA PARK COMMONS VILLA PARK, ILLINOIS



BUILDING SECTION



1)

**North Villa
Park Commons**

2)

Target

3)

Car Mart

4)

**Atomic
Transmissions**

5)

**New Off Track
Betting Facility**

6)

North Park Mall

North Ave, Villa Park, IL

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Google

Pointer 41°54'18.82"N 87°58'34.92"W elev. 682 ft

Streaming 100%

Eye alt. 6487 ft



Target

**North Villa
Park Commons**

**Atomic
Transmissions**

Car Mart

**New Off Track
Betting Facility**

DatalSIO, NOAA, U.S. Navy, NGA, GEBCO

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© 2010 G

Streaming 100%

Pointer 41° 54' 23.81" N 87° 58' 34.39" W elev. 680ft

Google

Eye alt. 2139ft