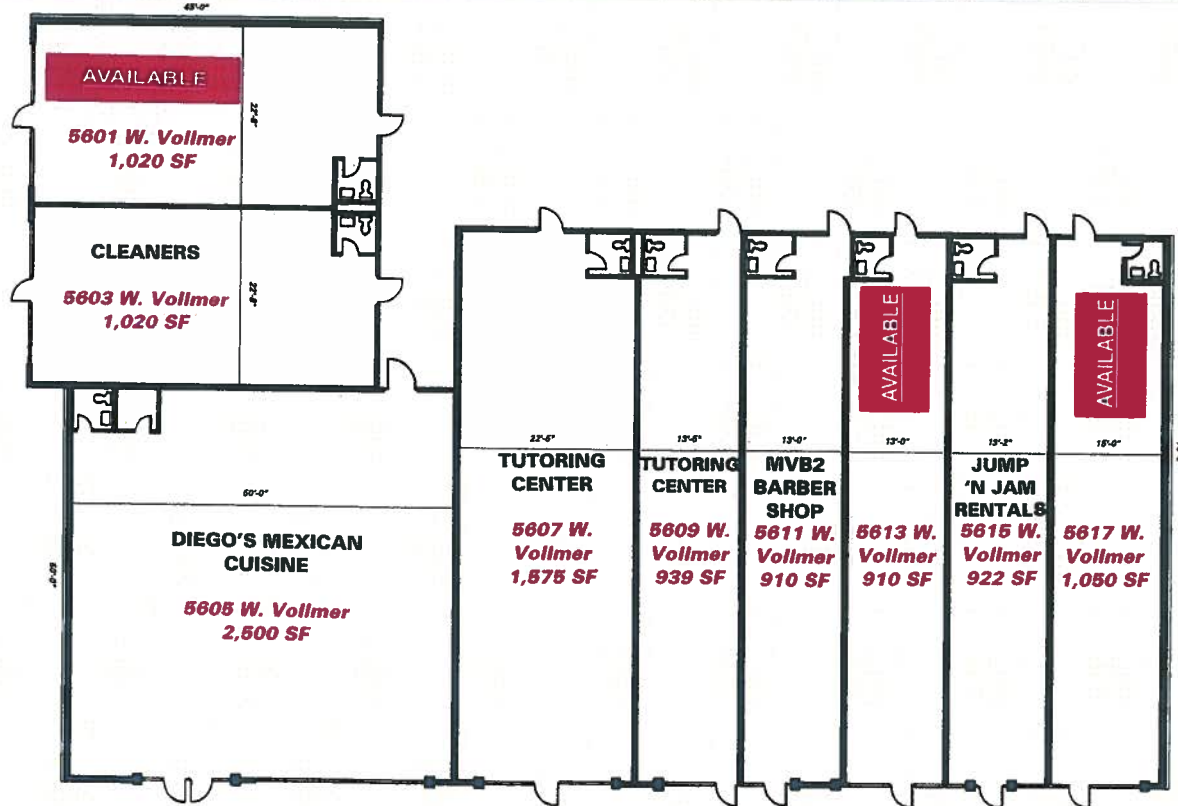


WOODGATE PLAZA

Vollmer Road & Central Avenue, Matteson, Illinois 60443
PRIME RETAIL SPACE FOR LEASE



Developed, Leased and Professionally Managed by:



For further information

(773) 775-5005

Prime Retail Space FOR LEASE

- ◆ Stores from **910 SF** and larger!
- ◆ **Immediate Occupancy!**
- ◆ **Average Household Income: \$82,396!**
- ◆ **Population within 3 mile radius: 39,295!**
- ◆ **Daily Traffic Count over 16,700** and growing!
- ◆ **59 Parking Spaces!**
- ◆ Located **just off Interstate 57** interchange @ **Vollmer Road**
- ◆ **Down the street from First Midwest Bank Music Theater** which **draws over 400,000 fans a year!**
- ◆ **At stop lighted intersection @ Central Avenue!**

**WOODGATE PLAZA
VOLLMER RD. & CENTRAL AVE.**





First Development Corporation

STORES/OFFICES FOR LEASE

Woodgate Plaza!!

TURNKEY BEAUTY SALON NOW AVAILABLE!!

Vollmer Road and Central Avenue, Matteson, Illinois 60443

LEASING INFORMATION YOU REQUESTED!!

LOCATION: The SW corner of Vollmer Road and Central Avenue in Matteson, Illinois. Located just west of Interstate 57 interchange at Vollmer Road, on the route to First Midwest Bank Music Theater (formerly Tweeter Center), next to Kindercare Day Care Center and across from New Faith Baptist Church!

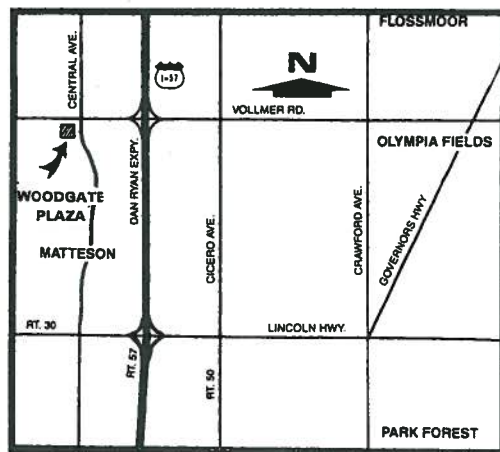
POPULATION: Family community with approximately **39,295** people living within a 3-mile radius.

INCOME: The average household income of those living within a 1-mile radius is **\$82,396.00!**

TRAFFIC COUNTS: Combined daily traffic count is over **16,700** cars. **Vollmer Road has been widened to 4 lanes and has had stoplights installed at the Central intersection, the entrance to the Woodgate Subdivision!**

TRADE AREA: This shopping center is the only one located in this market. This and adjacent schools, church and day care center contribute to high traffic counts for tenants in the center.

PREMISES: All are or will be finished in "white box" condition for a new tenant! **5617 W. Vollmer is already finished as a beauty salon!**



(MWHP: B: COVER - 10-2010)



First Development Corporation

STORES/OFFICES FOR LEASE!

TURNKEY BEAUTY SALON AVAILABLE!!

Southwest Corner of Vollmer Road and Central Avenue in Matteson, Illinois 60443

"WOODGATE PLAZA"

Shopping Center Information:

WOODGATE PLAZA is located just off the I-57 Exit at Vollmer Rd., at the entrance to the Woodgate Subdivision, down the street from United Development's Odyssey Club Sub-Division and on the route to First Midwest Bank Music Theater (formerly Tweeter Center) visited by over 400,000 fans a year, next to Kindercare Day Care Center and across from New Faith Baptist Church, both of whom bring many people to the location every week! **Zoning is C-4.** It overlooks a beautiful setting across from a nature preserve and duck lagoon. We have a proven location that we know will enhance your business and profits!

<u>STORE ADDRESSES</u>	<u>STORE SIZES</u>	<u>RENTAL RATES†</u>	<u>TOTAL MONTHLY RENTAL**</u>
5601 W. Vollmer Rd.	1,020 SF	\$ 11.00/SF	\$ 1,374.45
5613 W. Vollmer Rd.	910 SF	\$ 11.00/SF	\$ 1,226.23
5617 W. Vollmer Rd.	1,050 SF	\$ 11.00/SF	\$ 1,414.88

†The **NET** rental rate **excluding** Common Area Maint. (CAM), Insurance and Taxes.

The **TOTAL RENT, **including** current CAM, Insurance & taxes of \$5.17/SF.

Tenant pays own utilities. **No percentage rent!**

Security Deposit: 2 Month's Rental, typically, except for credit tenants. (Subject to credit approval.)

Lease Term: Minimum of 2 Years.

Availability: **Immediate**

Signage: Tenant must install approved exterior building standard storefront sign or sign face on existing can.

Remodeling: All fixturing and tenant remodeling over existing store construction is by tenant and requires landlord's approval of all plans. **Landlord will assist with some work!**

Contact: **James V. Persino, Owner/Agent**

(773) 775-5005

(M: 8: LEASE INFO - 10-2010)

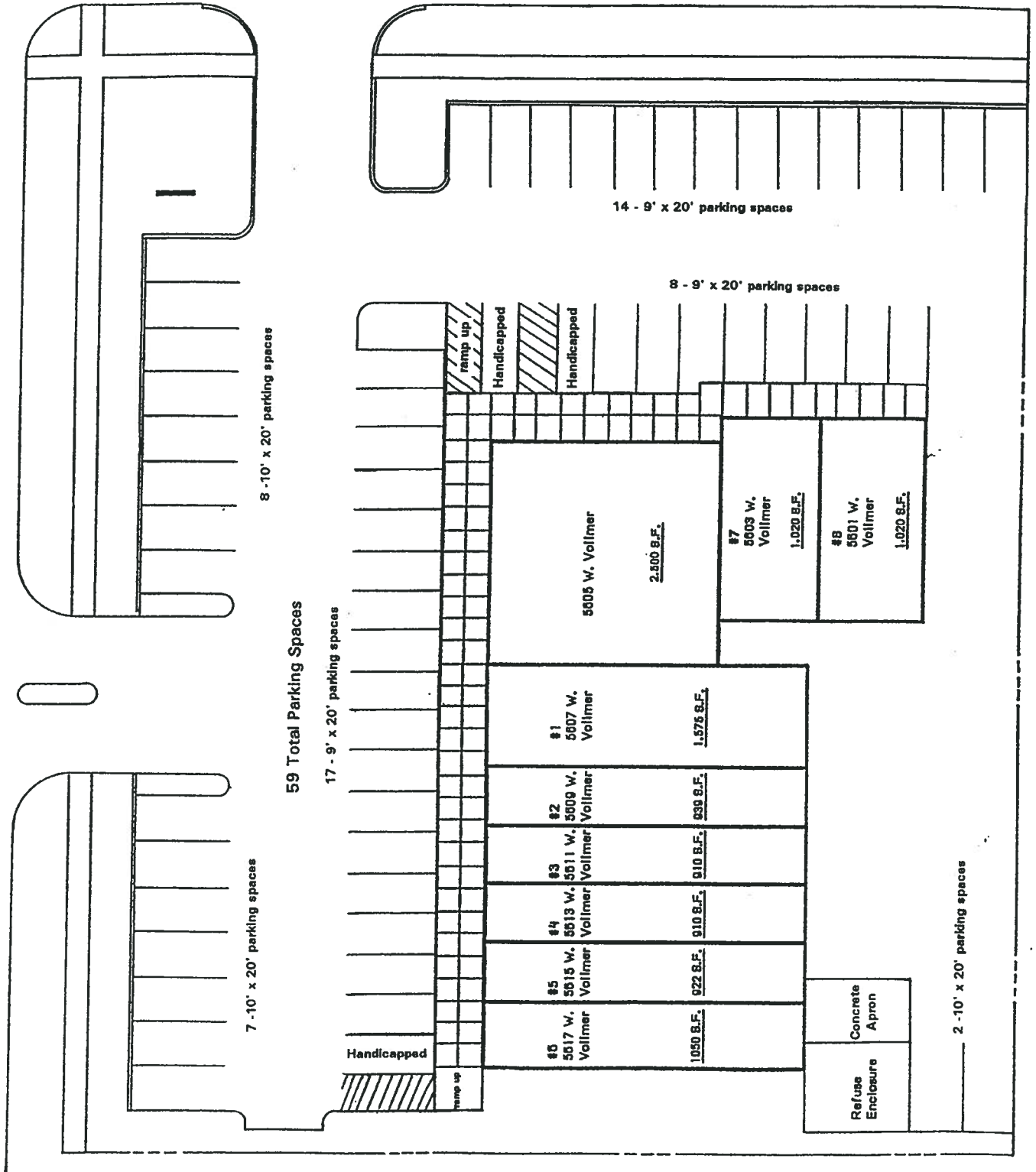
Enclosed information is subject to verification or change without notice, and no liability for errors or omission is assumed. This is not a prospectus. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, though obtained from sources deemed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

6316 N. Northwest Highway • Chicago, Illinois 60631-1696 • Phone (773) 775-5005 • Fax (773) 775-9684

E-mail: FDC@firstdevelopment.com • Website: www.firstdevelopment.com

Vollmer Road

Central Avenue



59 Total Parking Spaces

7 - 10' x 20' parking spaces

8 - 10' x 20' parking spaces

17 - 9' x 20' parking spaces

8 - 9' x 20' parking spaces

14 - 9' x 20' parking spaces

2 - 10' x 20' parking spaces

SITE PLAN

45'-0"

AVAILABLE

**5601 W. Vollmer
1,020 SF**

22'-8"

CLEANERS

**5603 W. Vollmer
1,020 SF**

22'-8"

50'-0"

**DIEGO'S MEXICAN
CUISINE**

**5605 W. Vollmer
2,500 SF**

50'-0"

22'-5"

**TUTORING
CENTER**

**5607 W.
Vollmer
1,575 SF**

13'-5"

**TUTORING
CENTER**

**5609 W.
Vollmer
939 SF**

13'-0"

**MVB2
BARBER
SHOP**

**5611 W.
Vollmer
910 SF**

13'-0"

AVAILABLE

**5613 W.
Vollmer
910 SF**

13'-2"

**JUMP
'N JAM
RENTALS**

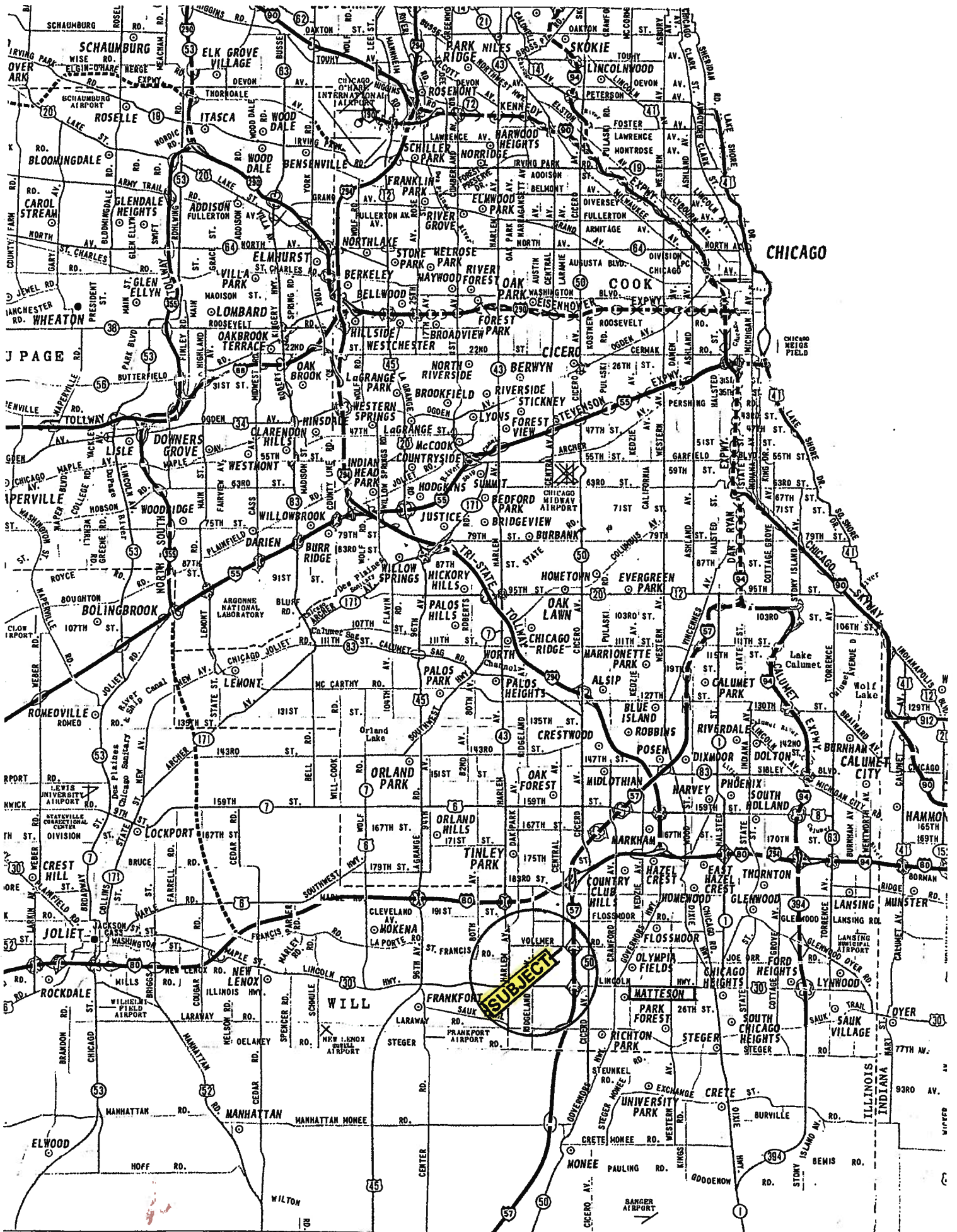
**5615 W.
Vollmer
922 SF**

16'-0"

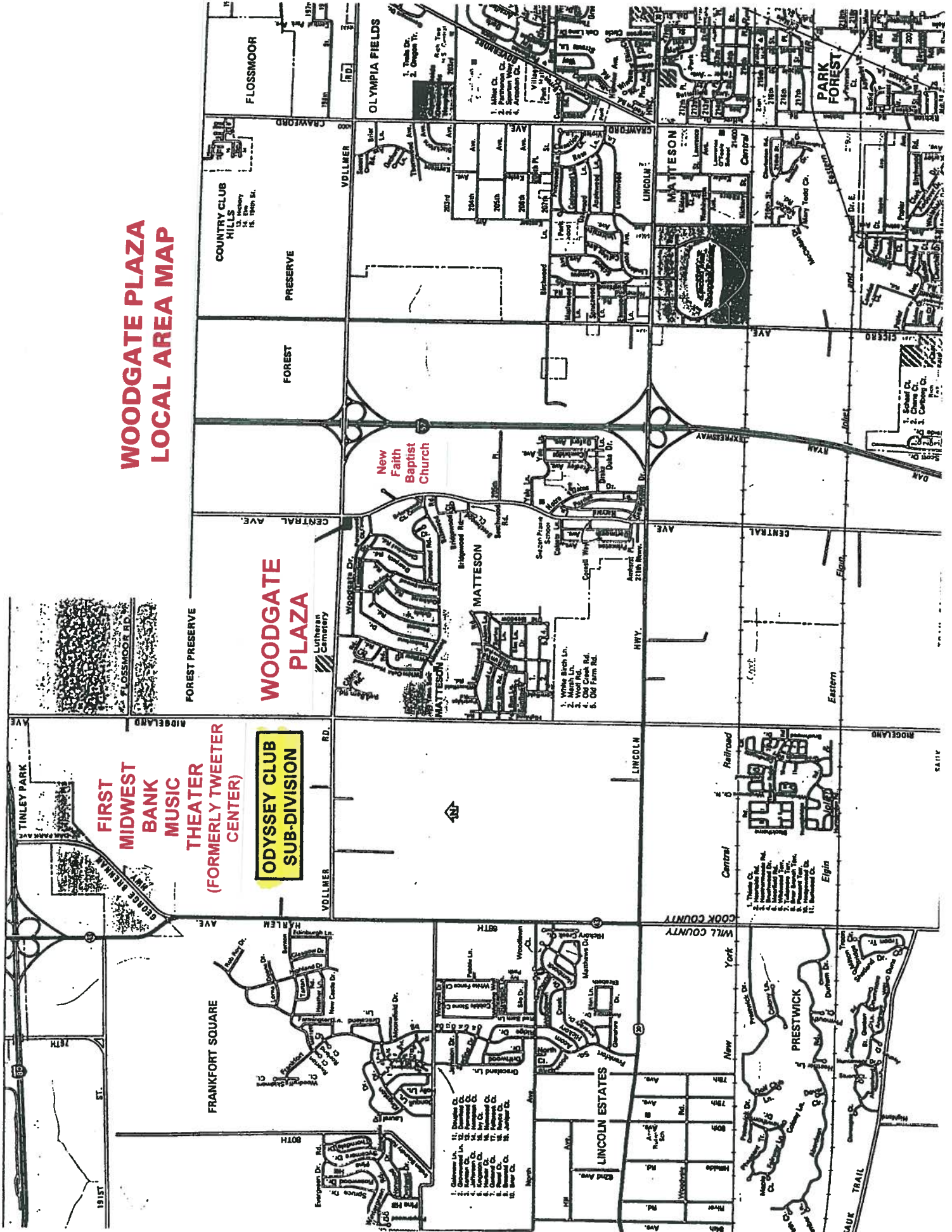
AVAILABLE

**5617 W.
Vollmer
1,050 SF**

70'-0"



WOODGATE PLAZA LOCAL AREA MAP



FOREST PRESERVE

WOODGATE PLAZA
Lutheran Cemetery

New Faith Baptist Church

FIRST MIDWEST BANK MUSIC THEATER (FORMERLY TWEETER CENTER)

ODYSSEY CLUB SUB-DIVISION

FRANKFORT SQUARE

LINCOLN ESTATES

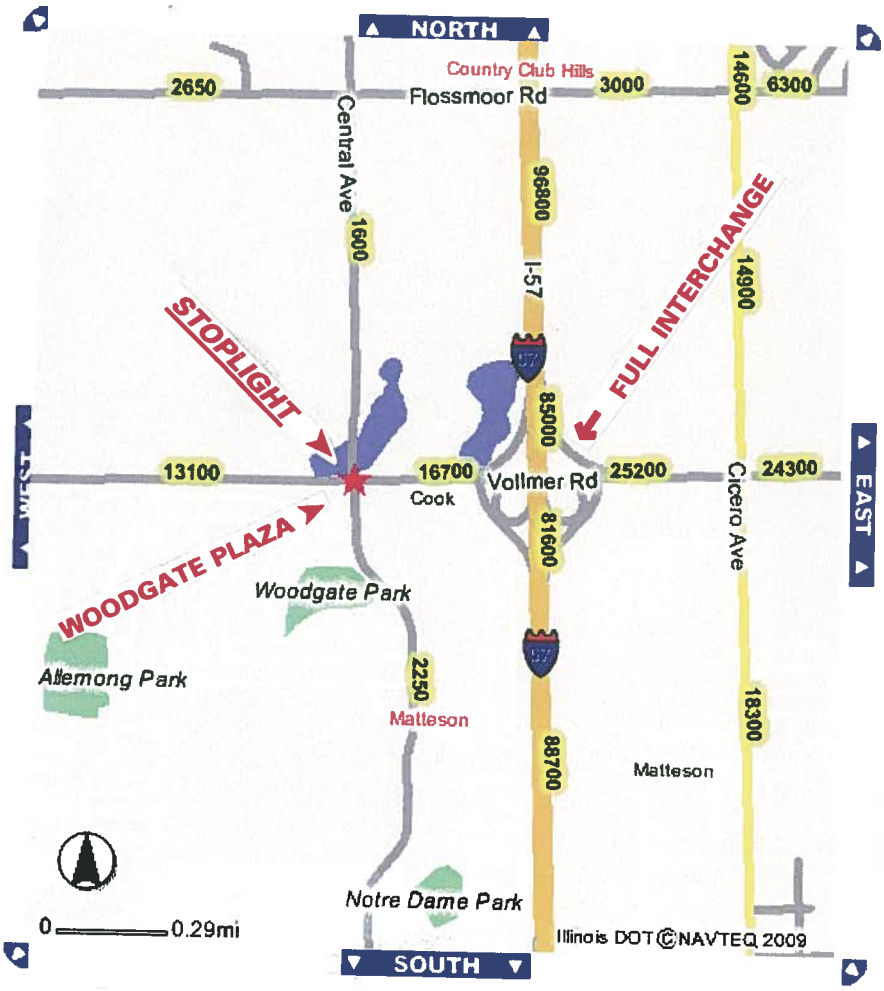
PRESTWICK

SAUE TRAIL

2010 AVERAGE DAILY TRAFFIC VOLUME

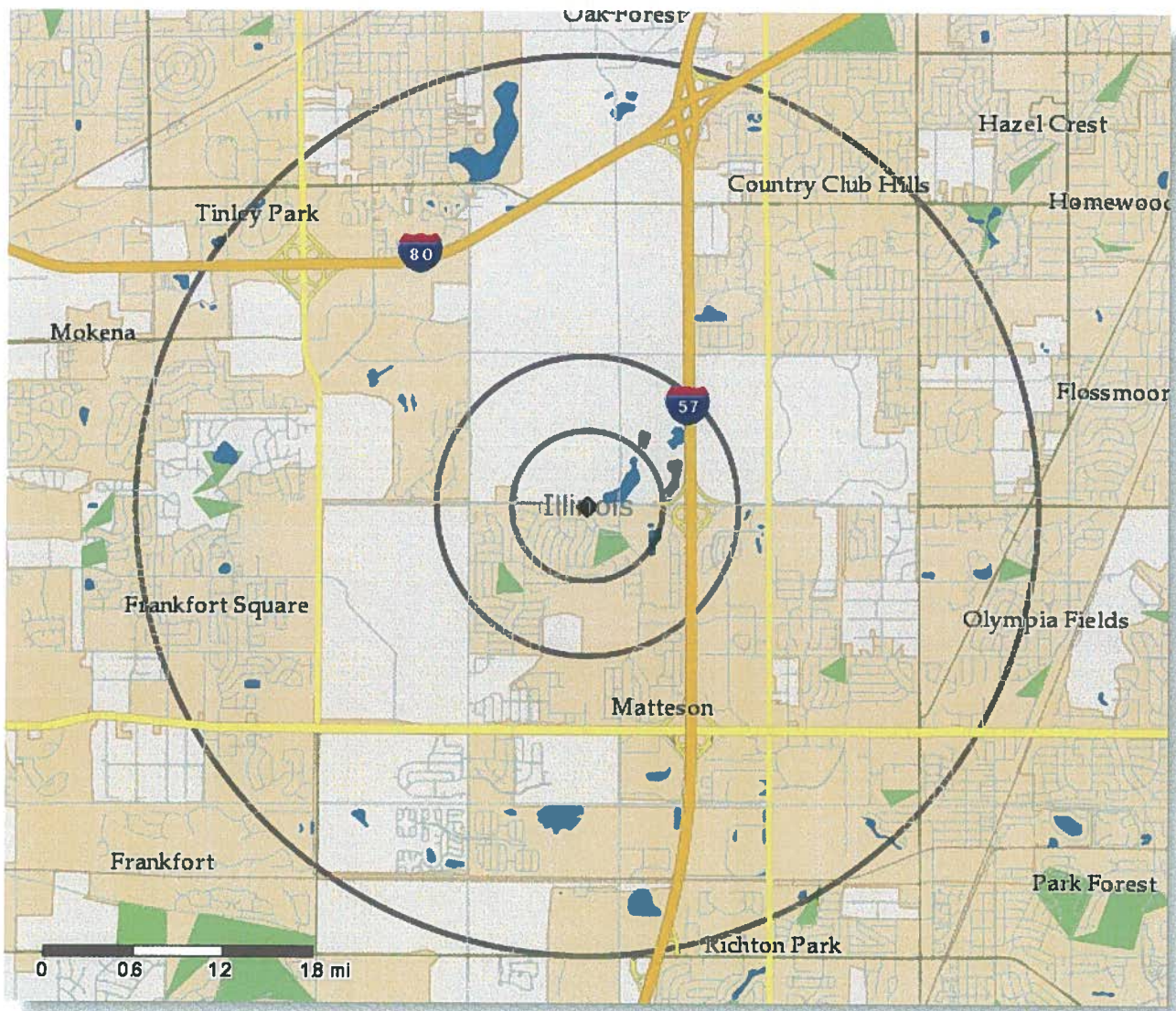
WOODGATE PLAZA

SWC VOLLMER ROAD & CENTRAL AVENUE
MATTESON, ILLINOIS



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

Geography: 0.5 Miles: 5617 VOLLMER RD MATTESON, IL 60443, 1 Mile: 5617 VOLLMER RD MATTESON, IL 60443, 3 Miles: ...



©2009 Tele Atlas

Overview

The median age in the study area in 2000 was **35.4** and the most represented age group is **40 to 44**.

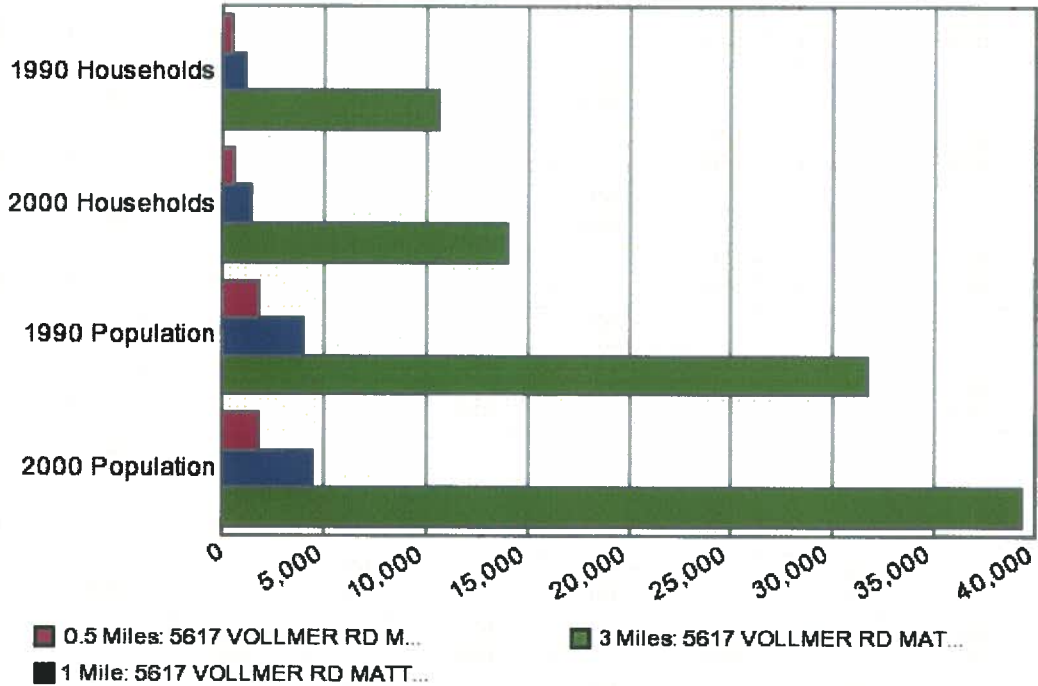
The most dominant race in the study area in 2000 was **Black**.

The median household income in the study area in 2000 was **\$72930** and the most represented household income group is **\$75,000 to \$99,999**.

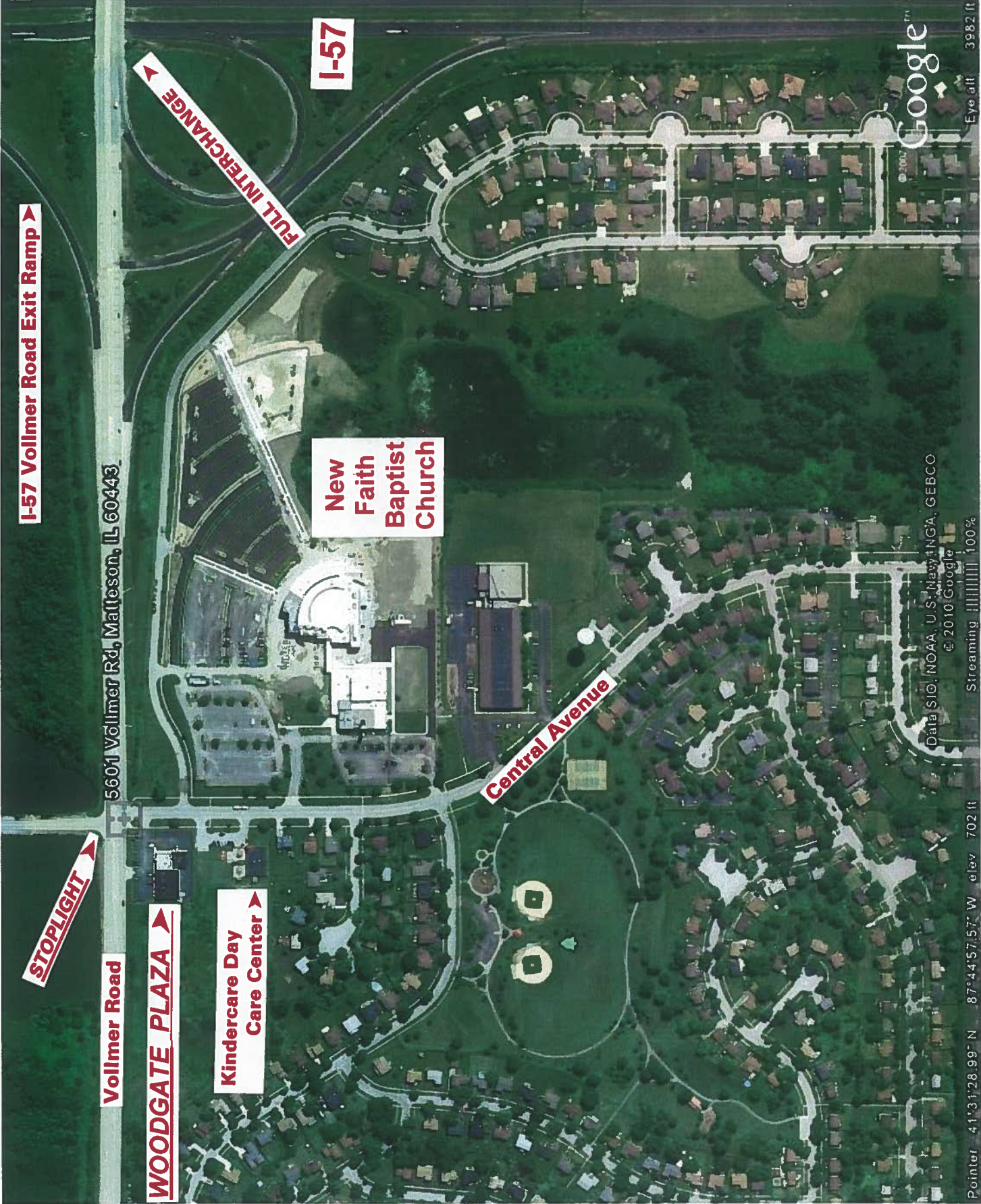
If you are looking for more current demographic data, DemographicsNow provides quarterly population estimates, current year estimates and 5 year population projections. Go to <http://www.demographicsnow.com>.

Population

Population and Households	0.5 Miles: 5617 VOLLMER RD MATTESON, IL 60443	1 Mile: 5617 VOLLMER RD MATTESON, IL 60443	3 Miles: 5617 VOLLMER RD MATTESON, IL 60443
1990 Households	476	1,153	10,548
1990 Population	1,753	3,969	31,644
2000 Households	542	1,418	13,962
2000 Population	1,815	4,442	39,295



	0.5 Miles: 5617 VOLLMER RD MATTESON, IL 60443	1 Mile: 5617 VOLLMER RD MATTESON, IL 60443	3 Miles: 5617 VOLLMER RD MATTESON, IL 60443
Household Average Income	\$81,812	\$82,396	\$69,194
Household Median Income	\$72,930	\$73,395	\$60,578
Per Capita Income	\$24,442	\$26,302	\$24,586



I-57 Vollmer Road Exit Ramp >

STOPLIGHT >

Vollmer Road

WOODGATE PLAZA >

Kindercare Day Care Center >

I-57

New Faith Baptist Church

Central Avenue

FULL INTERCHANGE <

5601 Vollmer Rd, Matteson, IL 60443

Google™

Eye alt 3982 ft

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

© 2010 Google

Streaming 100%

Pointer 41°31'28.99" N 87°44'57.57" W elev 702 ft