

Discover...

Olympia Fields

OLYMPIA FIELDS
Full Service Restaurants

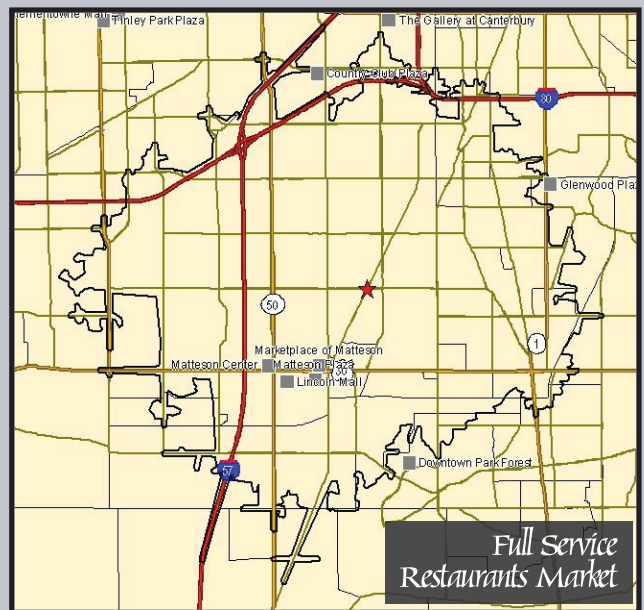
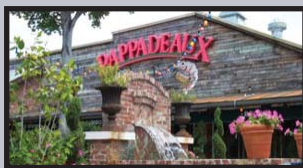


Where Old World Charm Meets Contemporary Values.

Full service restaurants are well suited to the Village . . .

Although this Olympia Fields site falls short of the market conditions in these comparison, recent population and spending power growth promises to bring necessary growth.

- ☐ Population is sufficient to support restaurants.
- ☐ Full service restaurant spending is slightly lower than comparison communities.
- ☐ Employment is well below most other sites.



Market Comparison: 10-Minute Drive Time

	Olympia Fields Restaurant Site*	Glenview Wildfire	Lincolnshire Wildfire	Hoffman Estates Wildfire	Oak Brook Tin Fish	Tinley Park Tin Fish	Arlington Hts Pappadeaux	Westmont Pappadeaux
Population	127,807	102,193	76,188	152,601	108,004	126,836	133,177	96,306
Average Household Size	2.82	2.69	2.92	2.55	2.67	2.94	2.48	2.59
Total Population Median Age	38.25	42.27	38.76	37.51	39.58	37.10	38.11	42.66
% College Educated	66.76%	75.57%	80.07%	68.05%	66.08%	63.30%	68.06%	76.60%
Household Average Income	\$70,284	\$118,048	\$141,184	\$77,433	\$90,811	\$74,465	\$75,092	\$133,518
Income \$75,000+	19,855	21,337	17,040	29,510	20,065	23,071	25,041	21,586
Total Employees	51,774	87,726	93,230	145,921	99,000	43,366	150,436	111,221
Total Retail Expenditure	\$1,050,155,878	\$1,260,469,578	\$991,227,030	\$1,482,755,917	\$1,124,717,024	\$1,045,252,662	\$1,303,151,358	\$1,357,234,470
Full Service Restaurants	\$61,557,458	\$74,488,812	\$58,789,960	\$87,291,025	\$66,148,270	\$61,554,146	\$76,567,408	\$80,167,310

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*Market statistics for potential tenant.

For more information . . .

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Olympia Fields

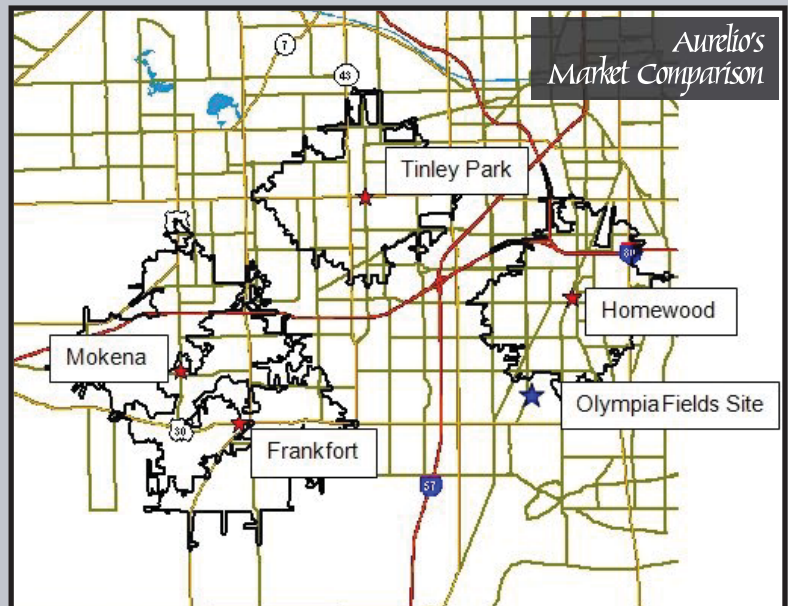
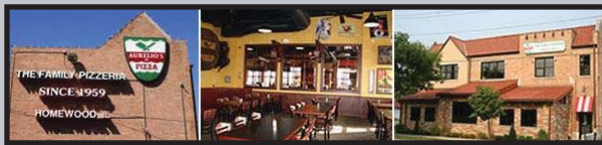
203rd STREET METRA STATION
New Transit Oriented Development



Where Old World Charm Meets Contemporary Values.

Aurelio's is well suited to this property . . .

- ☐ Although the market for this site significantly duplicates Homewood, the significant parking offers the opportunity to add needed capacity in this market. It also is similar to the overlap in Mokena and Frankfort.
- ☐ The market's spending power is sufficient to meet Aurelio's sales expectations.
- ☐ Train customers are a bonus market.



Market Comparison: 7-Minute Drive Time

	Olympia Fields Aurelio's*	Mokena Aurelio's	Frankfort Aurelio's	Homewood Aurelio's	Tinley Park Aurelio's
Population	49,627	48,118	39,549	57,449	65,162
Average Household Size	2.74	3.21	3.35	2.79	2.69
Households	17,933	14,954	11,740	20,402	23,908
Total Population Median Age	40.33	37.43	36.73	39.43	38.90
Household Average Income	\$83,410	\$96,458	\$100,816	\$76,010	\$69,078
Median Household Income	\$74,208	\$94,932	\$96,707	\$70,104	\$72,288
Total Employees	25,055	15,693	16,903	23,242	26,090
Total Retail Expenditure	\$467,887,410	\$429,162,352	\$346,194,652	\$499,547,522	\$550,211,903
Limited Service Restaurants	\$27,361,471	\$25,269,252	\$20,376,203	\$29,174,038	\$32,195,157

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Olympia Fields

203rd STREET METRA STATION
New Transit Oriented Development

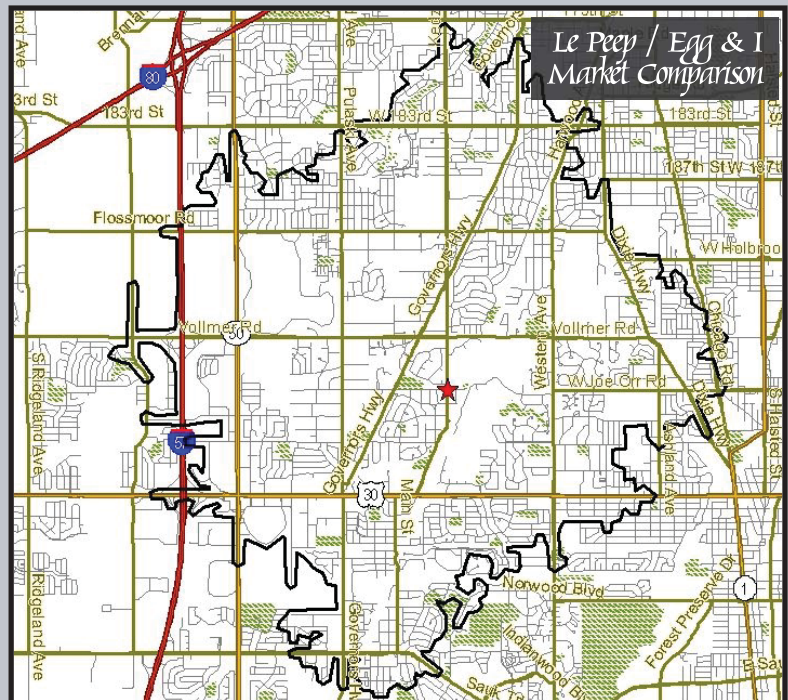


Where Old World Charm Meets Contemporary Values.

Le Peep/Egg & I is well suited to this property . . .

Breakfast restaurants need population and employee growth to succeed in this market.

- ☐ Nearby condominium development promises to add a frequent user market and significant weekend parking offers the opportunity to attract brunch business.
- ☐ Train customers are a bonus market.



Market Comparison: 7-Minute Drive Time

	Olympia Fields Le Peep / Egg & I*	Evanston Le Peep	Park Ridge Le Peep	Mt. Prospect Le Peep	Chicago Heights Egg & I
Population	49,627	63,031	72,979	66,766	57,698
Average Household Size	2.74	2.26	2.52	2.58	2.88
Total Population Median Age	40.33	34.00	44.18	41.21	37.87
Household Average Income	\$83,410	\$86,617	\$85,810	\$75,863	\$72,483
Total Employees	25,055	46,444	40,723	36,172	26,408
Full Service Restaurants	\$27,554,597	\$38,880,984	\$44,259,288	\$37,195,849	\$27,134,607

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For more information . . .

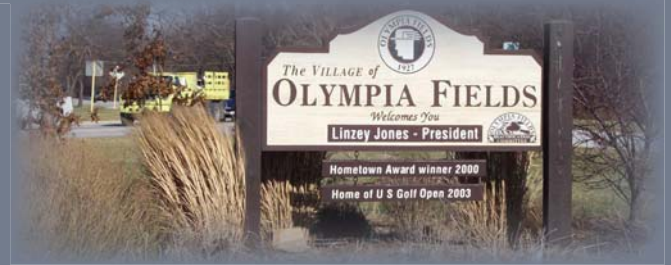
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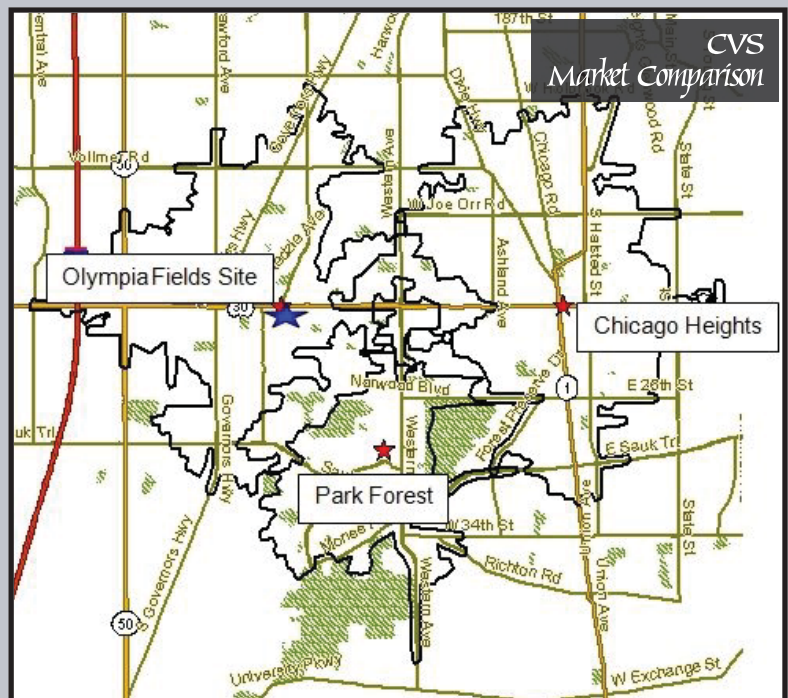
211th STREET METRA STATION
Transit Oriented Gateway Development



Where Old World Charm Meets Contemporary Values.

CVS is well suited to this property . . .

- ☐ Although there is some market duplication, it is not greater than the duplication of other nearby stores.
- ☐ The market's spending power is sufficient to meet CVS's sales expectations.
- ☐ Traffic counts support a successful drive thru.



Market Comparison: 5-Minute Drive Time

	Olympia Fields CVS*	Park Forest CVS	Chicago Heights CVS
Population	24,574	21,470	35,045
Average Household Size	2.73	2.59	2.96
Household Average Income	\$77,124	\$51,654	\$49,613
Total Employees	15,654	4,241	15,955
Total Retail Expenditure	\$217,438,801	\$154,523,233	\$212,597,886
Pharmacy & Drug Stores	\$5,912,733	\$4,249,485	\$5,837,653

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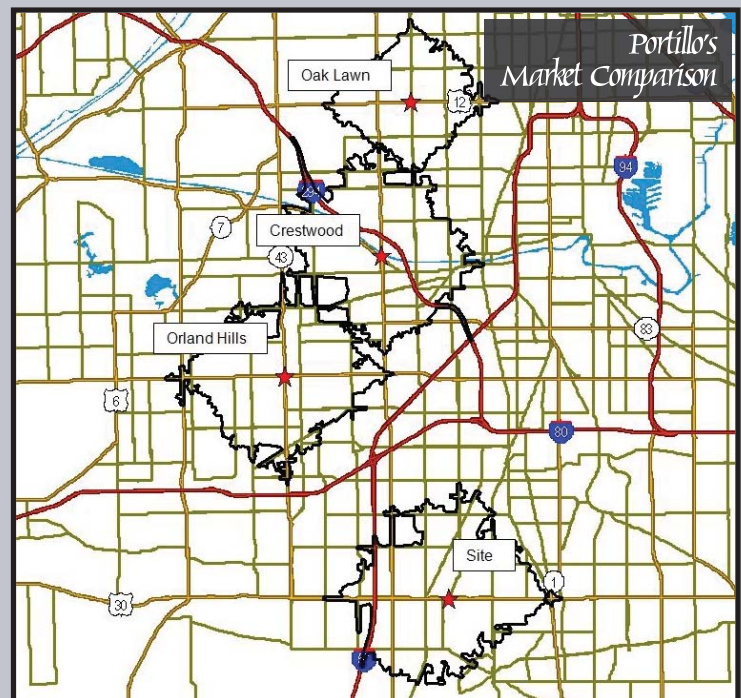
211th STREET METRA STATION
Transit Oriented Gateway Development



Where Old World Charm Meets Contemporary Values.

Portillo's is well suited to this property . . .

- ☐ The market does not duplicate the markets of other nearby stores.
- ☐ The market's spending power is sufficient to meet Portillo's sales expectations.
- ☐ The high traffic counts meet company expectations.



Market Comparison: 7-Minute Drive Time

	Olympia Fields Portillo's*	Crestwood Portillo's	Oak Lawn Portillo's	Orland Hills Portillo's
Population	60,927	73,868	68,218	54,821
Total Population Median Age	37.82	39.74	38.85	38.15
Household Average Income	\$57,514	\$63,446	\$70,578	\$70,856
Total Employees	32,048	29,579	28,323	25,293
Total Retail Expenditure	\$463,143,505	\$597,413,034	\$577,813,510	\$453,437,049
Limited Service Restaurants	\$26,892,235	\$34,743,071	\$33,834,300	\$26,443,664

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For more information . . .

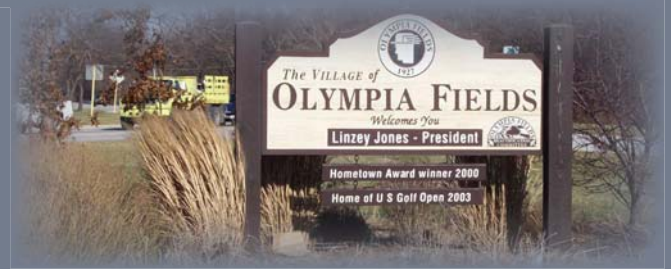
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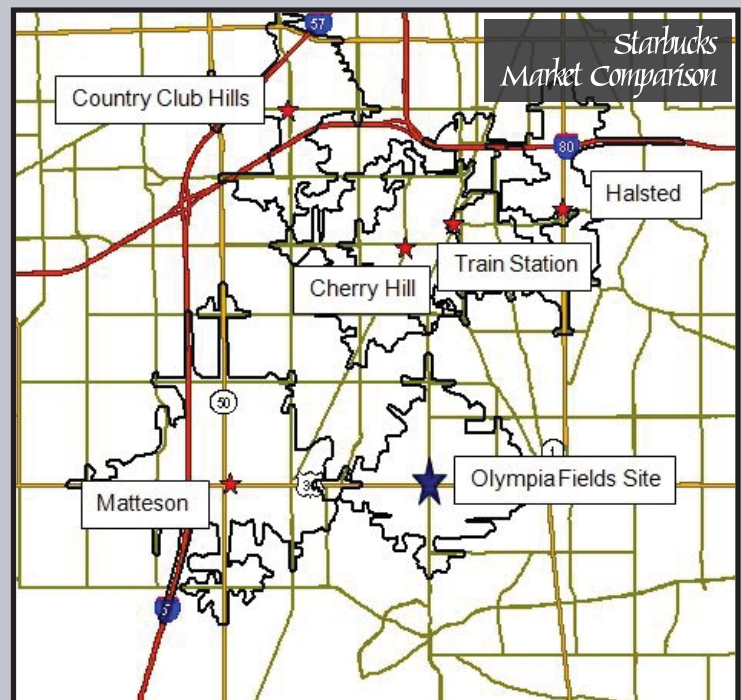
211th STREET METRA STATION
Transit Oriented Gateway Development



Where Old World Charm Meets Contemporary Values.

Starbucks is well suited to this property . . .

- ☐ Although the market for this site significantly duplicates Matteson, the ability to offer a drive thru and proximity to the train station minimizes the impact of that duplication.
- ☐ The market's spending power is sufficient to meet Starbucks' sales expectations.
- ☐ Traffic counts support a successful drive thru.



Market Comparison: 4-Minute Drive Time

	Olympia Fields Starbucks*	Matteson Starbucks	Cherry Hill Starbucks	Homewood Train Station Starbucks	Country Club Hills Starbucks	Homewood Halsted St Starbucks
Population	13,368	12,089	20,924	18,731	8,218	12,870
Average Household Size	2.79	2.91	2.65	2.64	3.28	2.56
Household Average Income	\$84,819	\$74,546	\$81,768	\$72,091	\$60,370	\$63,777
Total Employees	11,353	10,153	9,570	8,819	2,884	10,171
Total Retail Expenditure	\$124,220,164	\$99,063,580	\$203,286,170	\$166,910,665	\$51,918,941	\$108,591,420
Limited Service Restaurants	\$7,272,069	\$5,790,767	\$11,889,167	\$9,735,735	\$3,038,800	\$6,320,751

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Discover...

WESTERN AVE & LINCOLN HWY
Western Ave & Lincoln Hwy Community Shopping

Olympia Fields



Where Old World Charm Meets Contemporary Values.

Costco is well suited to this property . . .

- ☐ Although the market is not duplicated at the 15-minute drive time, it would be duplicated at the 20-minute drive time by Orland Park and Merrillville.
- ☐ The market's spending power is slightly less than Costco's sales expectations.
- ☐ The store would need at least 15 acres of the commercial property north of Lincoln Hwy.



Market Comparison: 15-Minute Drive Time

	Olympia Fields Costco*	Orland Park Costco	Bedford Park Costco	Merrillville Costco
Population	218,923	269,393	460,763	176,578
Average Household Size	2.82	2.96	3.11	2.69
Total Population Median Age	37.24	38.80	34.82	37.28
Household Average Income	\$64,810	\$84,581	\$53,787	\$63,131
Total Employees	88,664	98,060	145,459	78,765
Total Retail Expenditure	\$1,682,759,446	\$2,376,358,810	\$2,858,316,740	\$1,395,028,540

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WESTERN AVE & LINCOLN HWY
Western Ave & Lincoln Hwy Community Shopping

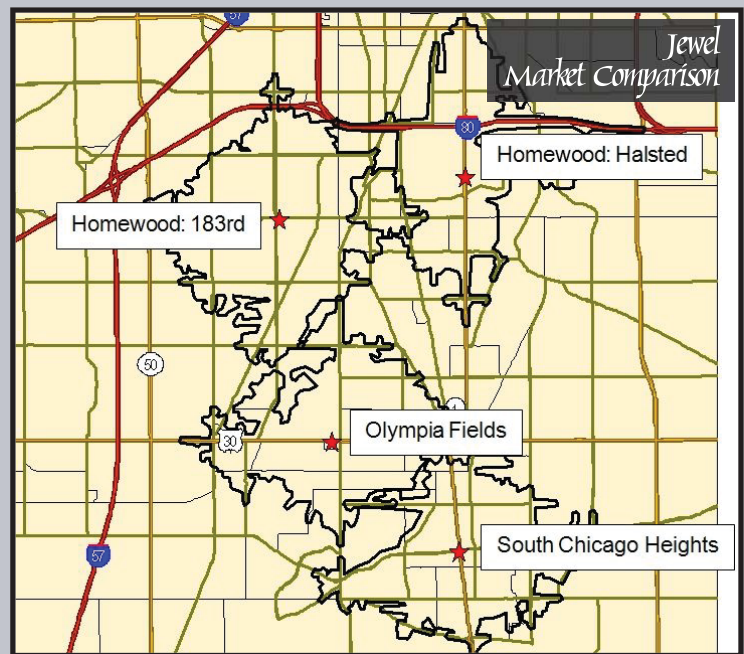
Olympia Fields



Where Old World Charm Meets Contemporary Values.

Jewel is well suited to this property . . .

- ☐ The market does not duplicate the markets of other nearby stores.
- ☐ The market's spending power is sufficient to meet Jewel's sales expectations.
- ☐ The store fits within the current footprint.



Market Comparison: 5-Minute Drive Time

	Halsted St Homewood Jewel	183 rd St Homewood Jewel	South Chicago Heights Jewel	Olympia Fields Jewel
Population	18,154	35,672	24,277	27,187
Average Household Size	2.66	2.77	2.80	2.88
Household Average Income	\$62,861	\$76,869	\$45,779	\$64,700
Total Employees	14,725	13,620	10,307	12,421
Total Retail Expenditure	\$145,830,005	\$316,348,944	\$150,590,296	\$200,723,010
Grocery Store Spending	\$26,138,245	\$55,547,975	\$27,829,692	\$35,858,074
Pharmacy & Drug Store Spending	\$3,985,662	\$8,597,655	\$4,151,472	\$5,478,860

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WESTERN AVE & LINCOLN HWY
Western Ave & Lincoln Hwy Community Shopping

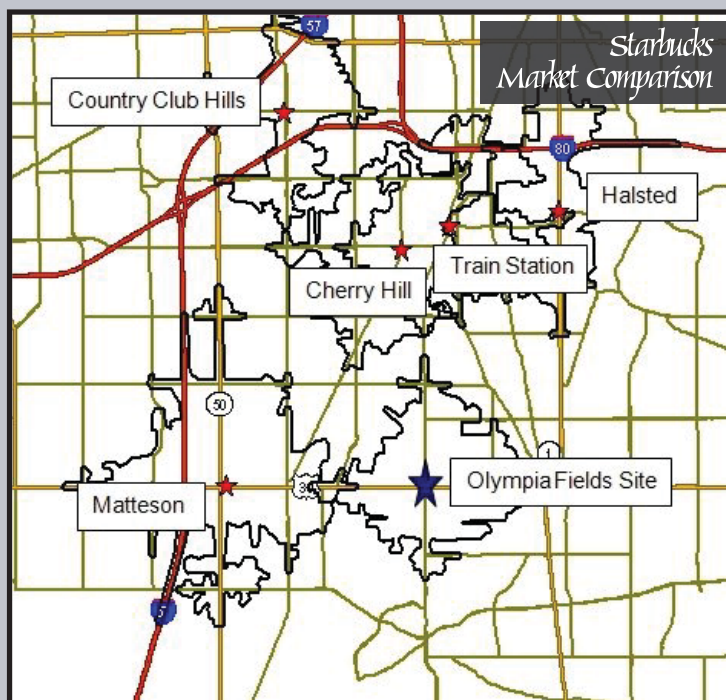
Olympia Fields



Where Old World Charm Meets Contemporary Values.

Starbucks is well suited to this property . . .

- ☐ The market does not duplicate the markets of other nearby stores.
- ☐ The market's spending power is sufficient to meet Starbucks' sales expectations.
- ☐ Traffic counts support a successful drive thru.



Market Comparison: 4-Minute Drive Time

	Olympia Fields Starbucks*	Matteson Starbucks	Cherry Hill Starbucks	Homewood Train Station Starbucks	Country Club Hills Starbucks	Homewood Halsted St Starbucks
Population	17,046	11,877	20,849	18,583	8,121	12,712
Average Household Size	2.90	2.91	2.65	2.64	3.28	2.56
Household Average Income	\$64,058	\$74,546	\$81,768	\$72,091	\$60,370	\$63,777
Total Employees	5,024	10,153	9,570	8,819	2,884	10,171
Limited Service Restaurants	\$7,405,304	\$5,790,767	\$11,889,167	\$9,735,735	\$3,038,800	\$6,320,751

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Discover...

WESTERN AVE & LINCOLN HWY
Western Ave & Lincoln Hwy Community Shopping

Olympia Fields



Where Old World Charm Meets Contemporary Values.

Wal-Mart is well suited to this property . . .

- ☐ The market does not duplicate the markets of other nearby stores.
- ☐ The market's spending power is sufficient to meet Wal-Mart's sales expectations.
- ☐ The store would need at least half of the commercial property north of Lincoln Hwy.



Market Comparison: 5-Minute Drive Time

	Olympia Fields Wal-Mart*	Matteson Wal-Mart	Glenwood Wal-Mart	Country Club Hills Wal-Mart
Population	26,722	25,521	10,031	18,004
Average Household Size	2.91	2.85	2.81	3.24
Total Population Median Age	36.63	38.87	38.91	36.01
Household Average Income	\$62,645	\$71,296	\$63,423	\$60,651
Total Employees	10,446	14,943	4,333	5,873
Total Establishments	786	968	269	470
Total Retail Expenditure	\$191,320,210	\$206,633,421	\$77,156,635	\$113,831,479
Grocery Store Spending	\$34,271,987	\$36,629,042	\$13,782,887	\$20,600,214
Pharmacy & Drug Store Spending	\$5,225,647	\$5,634,458	\$2,105,554	\$3,118,679

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