Main Street Station
Theater Building

An exciting, new 80,000-square-foot retail, restaurant, and entertainment development at the Main Street Triangle in Orland Park, IL

Leasing Contacts

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Development By
The Bradford
Real Estate Companies
Conceptual Site Plan (Level 1)

- Retail / Restaurant Pad
- Suite 100: 11,970 SF (Div.)
- Suite 101: 22,536 SF
- Suite 102: 4,321 SF
- Suite 103: 8,000 SF
- Retail Pad

Parking Structure: 546 spaces (5 levels)

UofC Lot: +/- 248 spaces

+/- 900 total parking spaces

Flexible Sizes from 2,400 SF to 35,000 SF

+/- 85 spaces
Project Overview

An exciting new entertainment, retail, and restaurant development located along LaGrange Road in the super-regional Orland Park market

Highlights

• **Building anchored by an 8-screen luxury theater located on the second level**

• **Part of a dynamic, high-density mixed-use development**

• **Just up the street from Orland Square Mall (Macy’s, Carson Pirie Scott, Apple, Cheesecake Factory, and more) with reported sales in excess of $600 PSF**

• **Strong traffic counts: 44,327 VPD on LaGrange Road & 18,537 VPD on 143rd Street**

• **Access to a 5-level, 546-car shared parking structure with up to +/- 900 parking spaces during peak hours**

• **+/- 248 surface parking spaces available for shared use after 6pm on weekdays and all day on weekends**

• **120,000 SF University of Chicago multi-specialty outpatient center located on-site**

• **Across the street from highly-successful Mariano’s Fresh Market & Orland Park Crossing lifestyle center (Talbot’s, Ann Taylor, PF Chang’s, etc.)**
About The Main Street Triangle

Located across the street from new Mariano’s Fresh Market & Orland Park Crossing Lifestyle Center

- 546-car shared parking structure (now open)
- University of Chicago 120,000 SF multi-specialty outpatient center

- 546-car shared parking facility now open with up to +/- 900 parking spaces during peak business hours
- 120,000 SF University of Chicago multi-specialty outpatient medical center open on-site

The Residences of Orland Park Crossing

- 231 luxury apartments
- 546-car shared parking facility (now open)
- Located across the street from new Mariano’s Fresh Market & Orland Park Crossing Lifestyle Center
- 120,000 SF University of Chicago multi-specialty outpatient center open on-site

Future Mixed-Use Development

- Ninety7Fifty on the park 300 luxury apartment units
- 143rd Street Metra Station (500 boardings per year)

Future Residential

- 44,327 VPD
- 18,537 VPD
The Main Street Station Theater Building includes ground level retail and restaurant space with flexible sizes.

- Visibility from LaGrange Road
- Co-tenancy with 8-screen theater on the second level
- Access to 546-car on-site parking facility
- Steps away from 143rd St. Metra

Flexible Sizes from 2,400 SF to +/- 35,000 SF
About Orland Park, Illinois

Orland Park is the dominant trade area in south suburban Chicago that draws customers from as far away as northwest Indiana, Joliet, and the City of Chicago.

The Main Street Station development is envisioned as the new pedestrian-scaled downtown district that will anchor the north end of the market and offer these regional customers upscale shopping and dining attractions in the already booming retail trade area.

Features of Orland Park Market

- Orland Square Mall anchored by Macy’s, Carson Pirie Scott, Jc Penney, and Apple (Reported sales of $600+ PSF)

- Strong history of casual dining restaurant performance including Cooper’s Hawk Winery, Cheesecake Factory, Uncle Julio’s, Bonefish, & More

- Newer entrants to the market include Whole Foods Market, Mariano’s Fresh Market, & Art Van Furniture
## Demographics

<table>
<thead>
<tr>
<th></th>
<th>10-minute Drive Time</th>
<th>15-minute Drive Time</th>
<th>20-minute Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Estimated Population</strong></td>
<td>244,517</td>
<td>621,528</td>
<td>1,355,658</td>
</tr>
<tr>
<td><strong>2016 Median Age</strong></td>
<td>40.9</td>
<td>39.7</td>
<td>39</td>
</tr>
<tr>
<td><strong>2016 Estimated Households</strong></td>
<td>94,052</td>
<td>233,576</td>
<td>499,031</td>
</tr>
<tr>
<td><strong>2021 Projected Households</strong></td>
<td>95,866</td>
<td>238,722</td>
<td>511,000</td>
</tr>
<tr>
<td><strong>2010 Census Households</strong></td>
<td>93,569</td>
<td>230,793</td>
<td>490,603</td>
</tr>
<tr>
<td><strong>2000 Census Households</strong></td>
<td>84,633</td>
<td>211,614</td>
<td>470,924</td>
</tr>
<tr>
<td><strong>Projected Annual Growth 2016 to 2021</strong></td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
</tr>
<tr>
<td><strong>2016 Estimated White</strong></td>
<td>85.0%</td>
<td>76.3%</td>
<td>64.9%</td>
</tr>
<tr>
<td><strong>2016 Estimated Black or African American</strong></td>
<td>5.4%</td>
<td>12.7%</td>
<td>22.2%</td>
</tr>
<tr>
<td><strong>2016 Estimated Asian or Pacific Islander</strong></td>
<td>4.8%</td>
<td>4.0%</td>
<td>3.7%</td>
</tr>
<tr>
<td><strong>2016 Estimated American Indian or Native Alaskan</strong></td>
<td>0.2%</td>
<td>0.2%</td>
<td>0.3%</td>
</tr>
<tr>
<td><strong>2016 Estimated Other Races</strong></td>
<td>4.7%</td>
<td>6.8%</td>
<td>8.9%</td>
</tr>
<tr>
<td><strong>2016 Estimated Hispanic</strong></td>
<td>10.6%</td>
<td>13.7%</td>
<td>17.7%</td>
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<tr>
<td><strong>2016 Estimated Average Household Income</strong></td>
<td>$97,243</td>
<td>$89,433</td>
<td>$88,898</td>
</tr>
<tr>
<td><strong>2016 Estimated Median Household Income</strong></td>
<td>$80,232</td>
<td>$74,480</td>
<td>$73,613</td>
</tr>
<tr>
<td><strong>2016 Estimated Per Capita Income</strong></td>
<td>$37,454</td>
<td>$33,659</td>
<td>$32,820</td>
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<tr>
<td><strong>2016 Estimated Elementary (Grade Level 0 to 8)</strong></td>
<td>3.0%</td>
<td>3.9%</td>
<td>4.8%</td>
</tr>
<tr>
<td><strong>2016 Estimated Some High School (Grade Level 9 to 11)</strong></td>
<td>4.2%</td>
<td>5.7%</td>
<td>5.9%</td>
</tr>
<tr>
<td><strong>2016 Estimated High School Graduate</strong></td>
<td>27.7%</td>
<td>28.6%</td>
<td>27.3%</td>
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<tr>
<td><strong>2016 Estimated Some College</strong></td>
<td>21.4%</td>
<td>22.0%</td>
<td>22.0%</td>
</tr>
<tr>
<td><strong>2016 Estimated Associates Degree Only</strong></td>
<td>8.9%</td>
<td>8.3%</td>
<td>8.0%</td>
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<tr>
<td><strong>2016 Estimated Bachelors Degree Only</strong></td>
<td>21.9%</td>
<td>19.8%</td>
<td>19.5%</td>
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<tr>
<td><strong>2016 Estimated Graduate Degree</strong></td>
<td>12.9%</td>
<td>11.8%</td>
<td>12.3%</td>
</tr>
<tr>
<td><strong>2016 Estimated Total Businesses</strong></td>
<td>11,335</td>
<td>25,609</td>
<td>51,918</td>
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<tr>
<td><strong>2016 Estimated Total Employees</strong></td>
<td>112,299</td>
<td>278,531</td>
<td>556,877</td>
</tr>
<tr>
<td><strong>2016 Estimated Employee Population per Business</strong></td>
<td>9.9</td>
<td>10.9</td>
<td>10.7</td>
</tr>
<tr>
<td><strong>2016 Estimated Residential Population per Business</strong></td>
<td>21.6</td>
<td>24.3</td>
<td>26.1</td>
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</table>
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Development By

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