

FOR LEASE OR SALE

MAY BE SUBDIVIDED

**127,306 SF BIG BOX AVAILABLE ON 10.3 ACRES**

**349 SOUTH WEBER ROAD, ROMEOVILLE, IL 60446**

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CBRE is excited to announce this big box opportunity in Romeoville, IL. We invite you to review this information package and make an offer on this property.

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## Property Summary



### SIZE:

- 10.3 ± Acres (land)
- 127,306 ± SF Building

### LOCATION:

- 349 S Weber Rd  
Romeoville, IL 60446

### PROPERTY INFORMATION:

- Property is located approximately 32 miles southwest of downtown Chicago
- Shopping center is anchored by Target, TJ Maxx, PetCo, Discovery Clothing, and Famous Footwear
- The site is well located at the Main and Main intersection of the Romeoville retail trade area
- Blain's Farm & Fleet opened 2016 and Kohl's is located directly to the north
- Walmart anchors the southwest corner of Weber Road
- The property is subject to an Amended and Reinstated Operating Easement Agreement by and between Target Corporation, Rubloff Romeoville and Kohl's dated March 5, 2008

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## Property Description

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**All tours or investigations of the property must be arranged with Broker.**

The following information is included herein for informational reference purposes only.

### DESCRIPTION OF THE PROPERTY

The subject property fronts Weber Road (27,200 VPD). The property is 3.24 miles south of a full interchange to I-55 at Weber Road.

#### Location/Access

The property is located at 349 S Weber Rd with frontage to Weber Road a primary N-S thoroughfare that serves the far southwest suburban communities of Chicago.

#### Size/Dimensions

The subject property is a 127,306 SF building and contains approximately 10.3 acres of land. Please refer to the survey available in the "Files for Download" section of this report for more details.

#### Legal Owner/Seller

Target Corporation ("TARGET"), a Minnesota Corporation.

#### Topography/Drainage

The property sits approximately level with surrounding streets.

#### Flood Plain

This parcel is not located in a 100 year flood zone.

#### Signage

In addition to significant wall signage, the property benefits from

the top placement on both pylon signs (double-sided) along Weber Road. Target also has the top pannel on the shared pylon along Airport Rd.

### ZONING AND LAND USE CONTROLS

#### Zoning

The property is zoned B-3 Highway/Regional Shopping.

#### Parcel ID/Taxes

PID #11-04-08-304-006  
2016 Taxes - \$378,588

### DESCRIPTION OF IMPROVEMENTS

#### Age

The Target building was originally built in 2007 and has been well-maintained.

#### Type of Construction

Masonry construction

#### Foundation/Floor Design

Poured, reinforced concrete footings, slab on grade construction.

#### Exterior Walls/Windows

Concrete masonry unit exterior walls. The store features one primary entrance along the western elevation of the building.

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# Property Description

## Roof/Drainage

Fibertite 2007 KEE-PVC

## Special Features

Along the southern elevation of the building are three dock high bay doors for receiving plus a trash compactor door.

## INTERIOR DESCRIPTION

### Interior Partitioning

Interior space is partitioned utilizing a combination of masonry block with gypsum board and metal studding with gypsum board wall construction.

### Ceiling, Wall and Floor Coverings

Ceilings feature suspended acoustical tile ceiling grids with recessed, reflective fluorescent lighting fixtures. Wall coverings in the finished areas are generally painted gypsum board. Floor coverings in the sales area are vinyl tile along the aisles and commercial grade carpet within the display areas. The loading and stock areas have sealed concrete floors and exposed ceilings (metal deck).

## EQUIPMENT AND MECHANICAL SYSTEMS

### HVAC

A summary of the HVAC units and ages is available upon request.

## Restrooms

There are public restrooms located in the department store building.

## Fire Protection

The property features a wet-pipe sprinkler fire protection system. Note that Target will remove all proprietary monitoring systems of the fire protection service.

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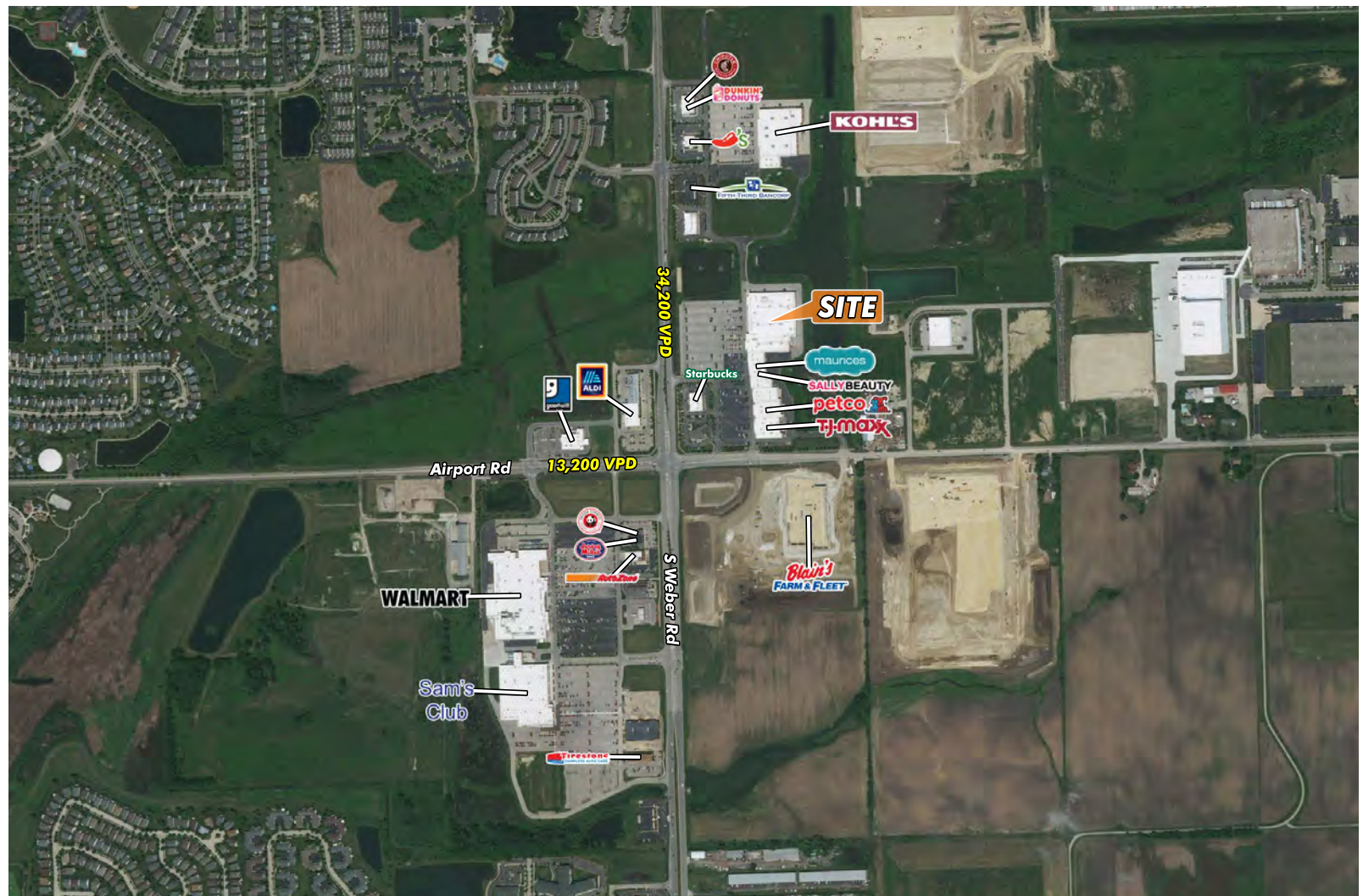
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## Property Aerial



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## Site Plan



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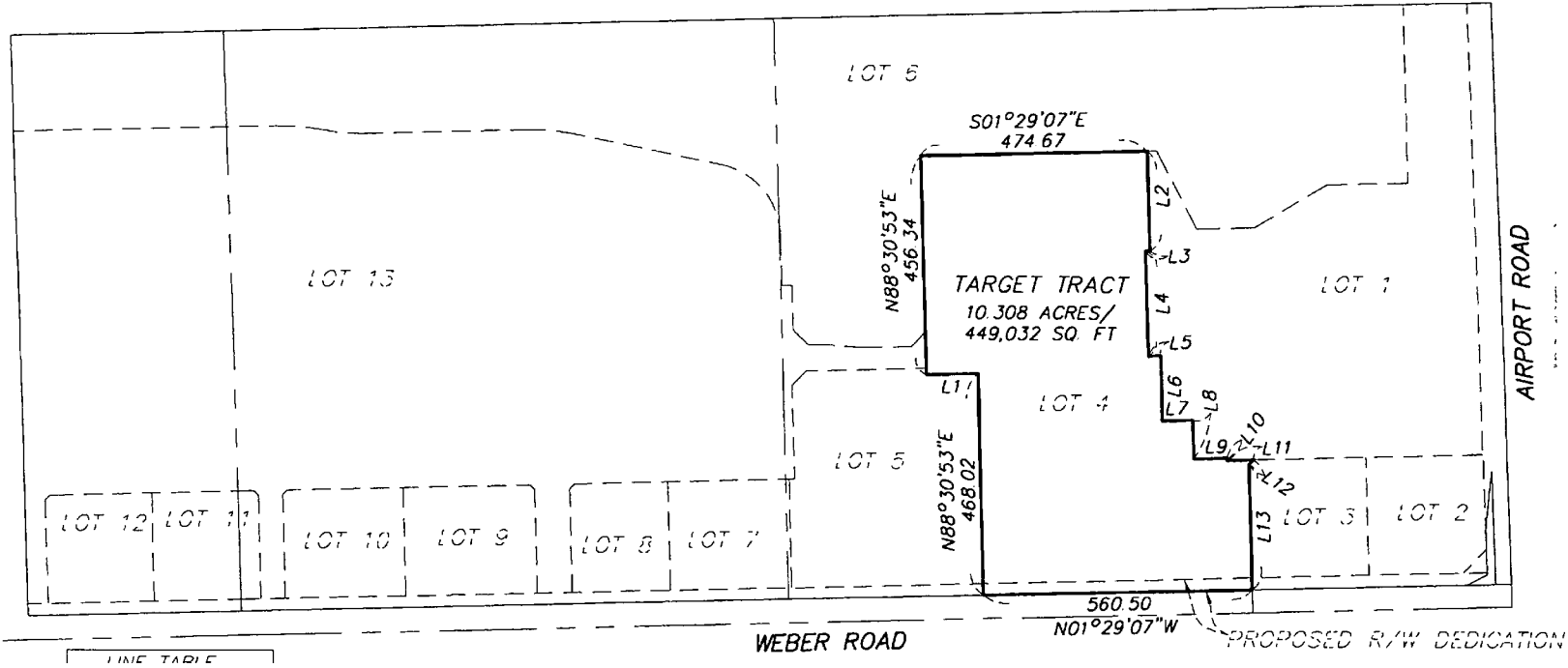
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Survey



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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2018 Population - Current Year Estimate	6,373	57,988	148,787
2023 Population - Five Year Projection	6,507	58,999	152,534
2010 Population - Census	5,626	56,674	144,198
2000 Population - Census	1,847	29,995	98,761
2010-2018 Annual Population Growth Rate	1.52%	0.28%	0.38%
2018-2023 Annual Population Growth Rate	0.42%	0.35%	0.50%



HOUSEHOLDS

2018 Households - Current Year Estimate	2,000	18,816	50,180
2023 Households - Five Year Projection	2,039	19,136	51,450
2010 Households - Census	1,827	18,616	48,971
2000 Households - Census	776	10,406	35,007
2010-2018 Annual Household Growth Rate	1.10%	0.13%	0.30%
2018-2023 Annual Household Growth Rate	0.39%	0.34%	0.50%
2018 Average Household Size	3.11	3.01	2.86



HOUSEHOLD INCOME

2018 Average Household Income	\$77,440	\$82,698	\$86,876
2023 Average Household Income	\$86,608	\$91,798	\$96,487
2018 Median Household Income	\$62,776	\$70,016	\$72,577
2023 Median Household Income	\$68,060	\$75,766	\$77,614
2018 Per Capita Income	\$23,455	\$27,594	\$30,029
2023 Per Capita Income	\$26,022	\$30,530	\$33,236



HOUSING UNITS

2018 Housing Units	2,175	19,833	53,107
2018 Vacant Housing Units	175 8.0%	1,017 5.1%	2,927 5.5%
2018 Occupied Housing Units	2,000 92.0%	18,817 94.9%	50,180 94.5%
2018 Owner Occupied Housing Units	1,408 64.7%	16,150 81.4%	40,506 76.3%
2018 Renter Occupied Housing Units	592 27.2%	2,667 13.4%	9,674 18.2%



EDUCATION

2018 Population 25 and Over	3,736	36,839	98,205
HS and Associates Degrees	2,164 57.9%	22,088 60.0%	59,546 60.6%
Bachelor's Degree or Higher	1,206 32.3%	10,809 29.3%	28,456 29.0%



PLACE OF WORK

2018 Businesses	184	798	4,068
2018 Employees	3,740	12,839	58,526



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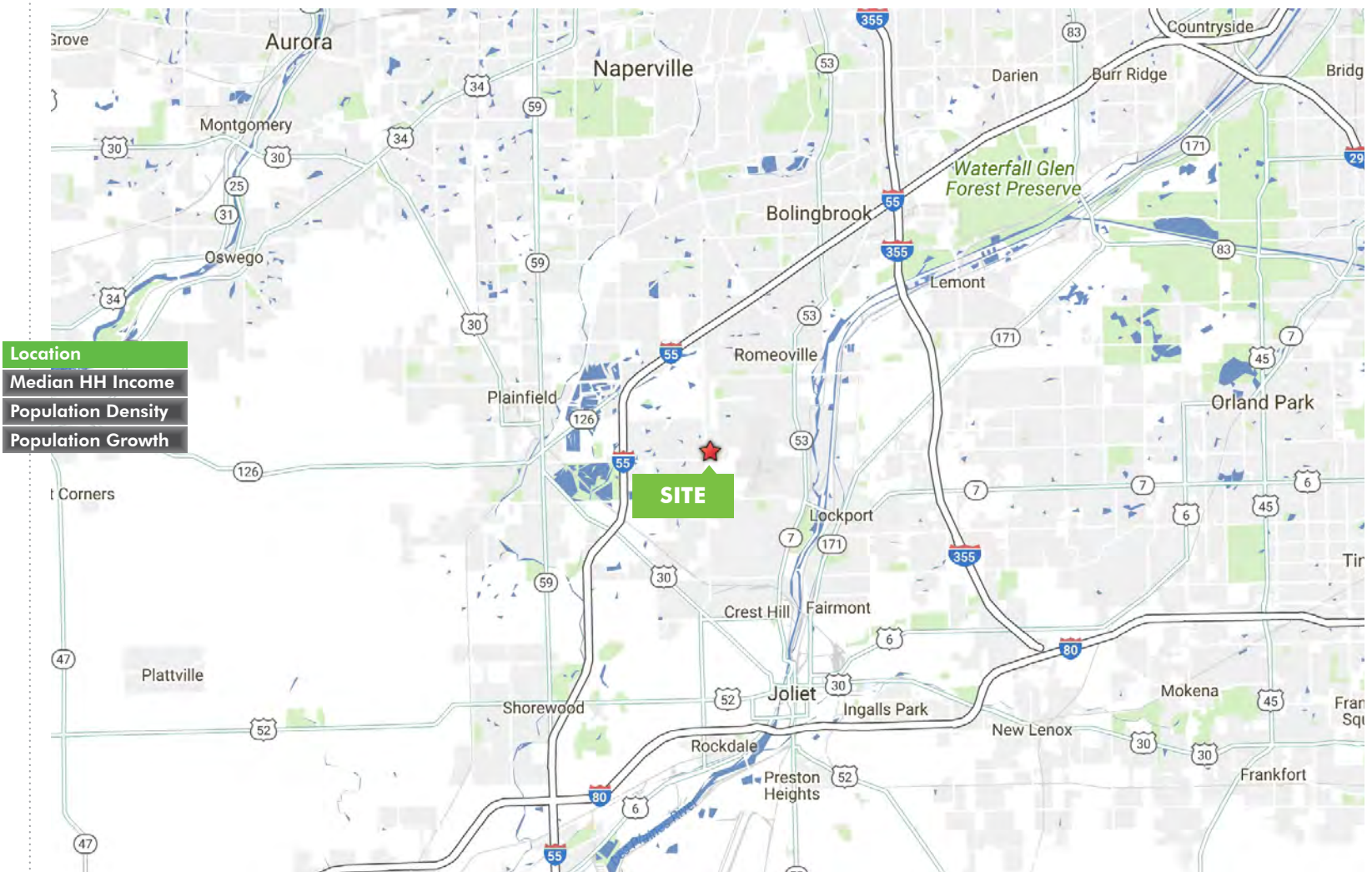
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## Location



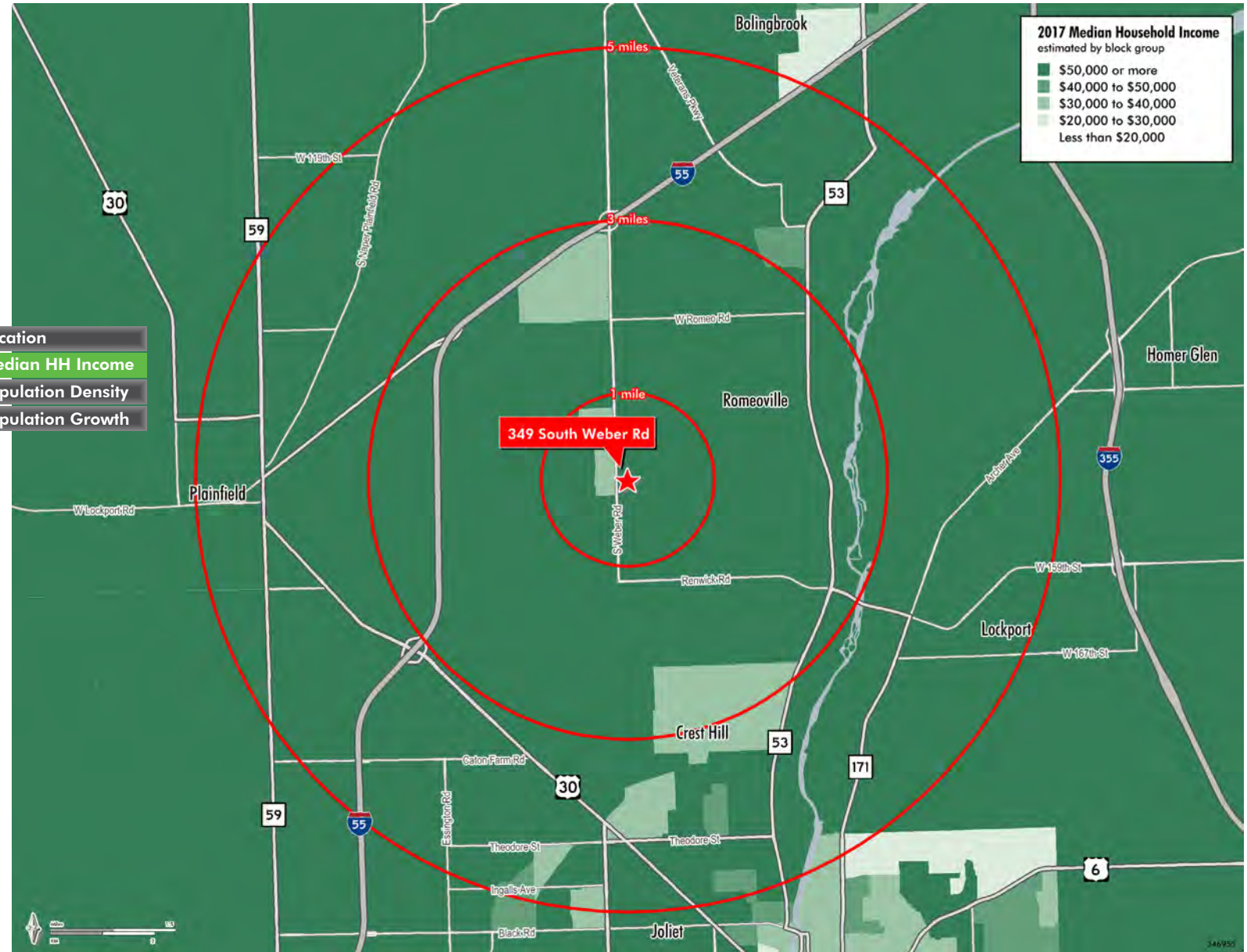
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## Leasing Guidelines

# REDEVELOPMENT/ RETENANTING OPPORTUNITY

Location
Median HH Income
Population Density
Population Growth





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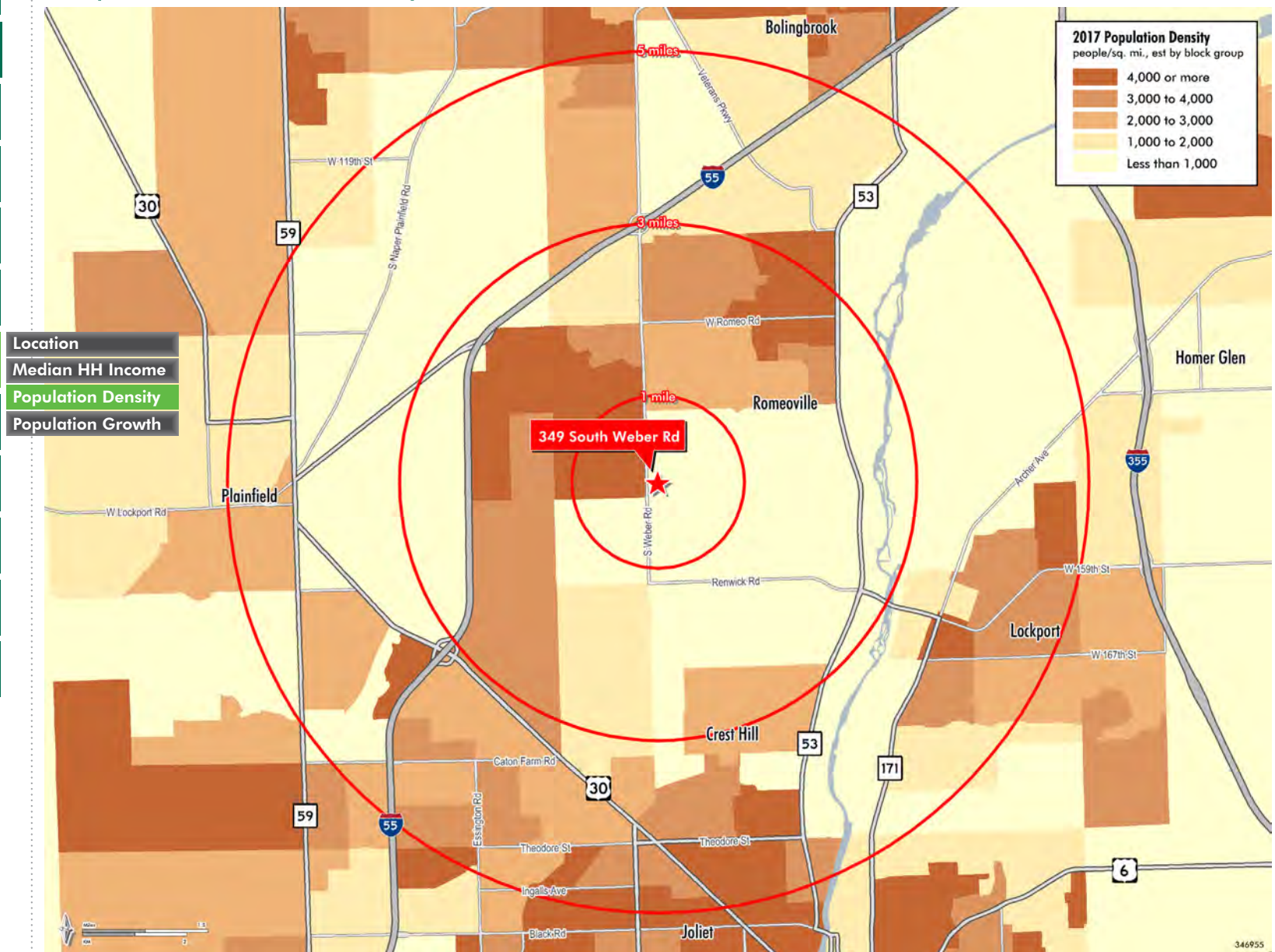
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## Population Density





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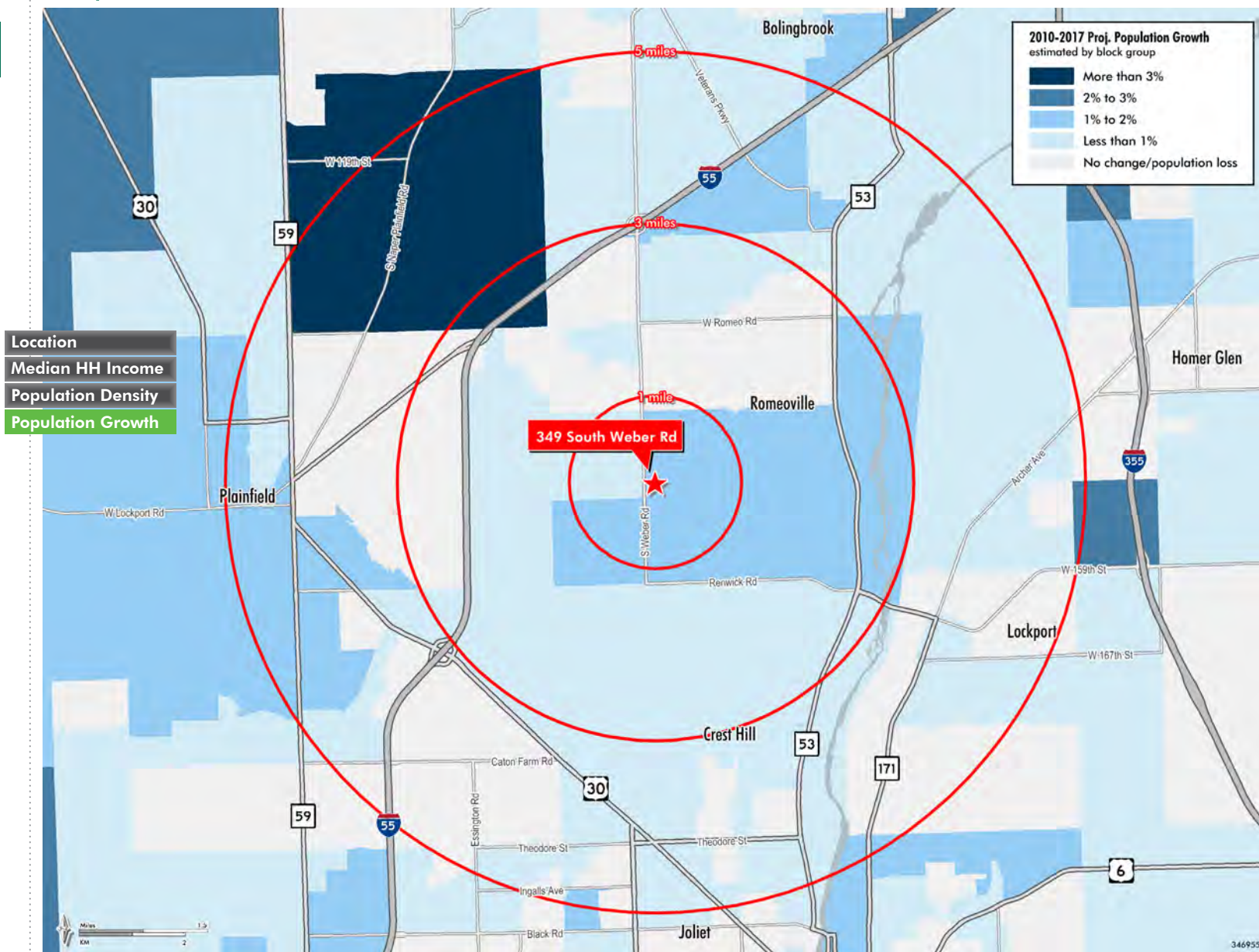
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## Population Growth



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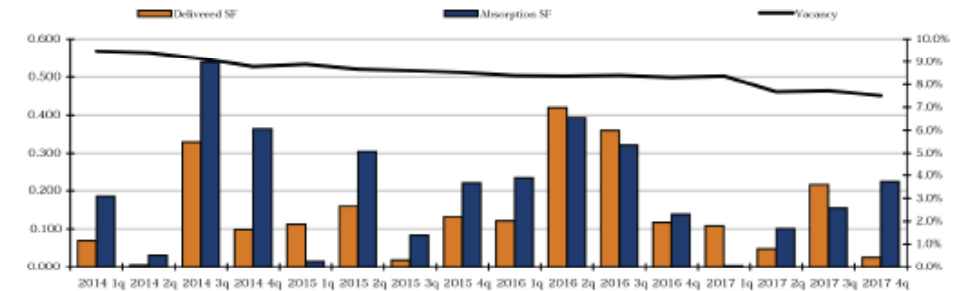
### Chicago Retail Market

South Suburban Market

Market Highlights - Class "A, B & C"

#### Deliveries, Absorption & Vacancy

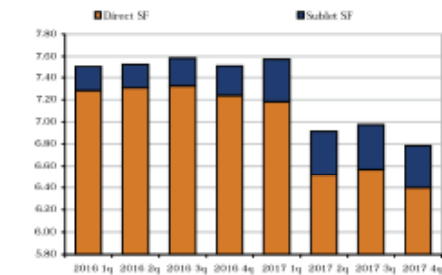
Historical Analysis, All Classes



Source: CoStar Property®

#### Vacant Space

Historical Analysis, All Classes



Source: CoStar Property®

#### Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		LC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2017 4q	6,158	90,317,482	6,781,934	7.5%	223,950	4	26,069	9	53,336	\$13.92
2017 3q	6,152	90,271,913	6,972,315	7.7%	153,977	9	215,444	12	74,127	\$13.73
2017 2q	6,144	90,061,609	6,915,988	7.7%	100,730	8	48,340	17	266,646	\$13.96
2017 1q	6,138	90,618,129	7,573,238	8.4%	3,554	13	108,335	19	283,945	\$13.89
2016 4q	6,124	90,473,999	7,513,457	8.3%	138,621	15	116,871	27	343,988	\$14.30
2016 3q	6,111	90,472,923	7,584,207	8.4%	321,448	9	359,420	33	427,808	\$14.27
2016 2q	6,102	90,094,879	7,527,611	8.4%	393,287	8	418,667	29	714,012	\$14.39
2016 1q	6,095	89,683,212	7,509,231	8.4%	233,418	8	120,952	22	874,109	\$14.26
2015 4q	6,080	89,574,296	7,633,733	8.5%	220,775	9	132,008	18	746,335	\$14.10
2015 3q	6,078	89,405,768	7,685,980	8.6%	83,470	4	19,051	25	695,280	\$14.27
2015 2q	6,076	89,395,305	7,744,987	8.7%	304,492	7	159,166	18	239,196	\$14.24
2015 1q	6,068	89,262,265	7,916,439	8.9%	15,549	5	112,477	19	297,745	\$14.40
2014 4q	6,064	89,155,097	7,824,820	8.8%	363,789	10	97,753	14	214,171	\$14.57
2014 3q	6,053	89,110,354	8,143,866	9.1%	538,810	9	329,094	21	253,471	\$14.72
2014 2q	6,045	88,782,194	8,354,516	9.4%	30,913	1	5,000	26	474,902	\$14.44
2014 1q	6,050	88,817,794	8,421,029	9.5%	184,890	8	68,911	11	331,138	\$14.44



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## Legal Disclaimer

### CBRE, Inc. | Licensed Real Estate Broker

CBRE, Inc., (“CBRE”) has been retained as exclusive advisor and broker to Target Corporation (“Owner”), regarding the leasing of a 127,306 square foot building on 10.3 acres of land in Romeoville, IL (“Property”).

This Confidential Offering Memorandum has been prepared by CBRE for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CBRE, Owner and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of CBRE and Owner, and therefore are subject to variation. No representation is made by CBRE or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, CBRE, Owner and their employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further CBRE, Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Confidential Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Confidential Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Properties or Owner since the date of preparation of the Confidential Offering Memorandum. Analysis and verification of the information contained in the Confidential Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expression or interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Confidential Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations there under have been satisfied or waived.

This Confidential Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Confidential Offering Memorandum, you agree that you will not use the Confidential Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or CBRE. If you have no interest in the Property at this time, please return the Confidential Offering Memorandum forthwith to CBRE.

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## Files for Download

Documents may take a few minutes to open and may open in a new window, depending on your individual computer settings.

If you are not prompted to Save or Open, click refresh on your browser’s window.

You may also request a hard copy.

- Brokerage Registration
- Notice To Parties
- Full Demographic Report
- Survey
- Site Plan

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## Contacts

### WILL COUNTY WEBSITES:

**Will County**  
<http://www.willcountyillinois.com/>

**Will County Businesses**  
<http://www.willcountyillinois.com/Businesses>

### ROMEOVILLE CONTACTS:

<b>County Clerk</b>	+1 815-886-7200
<b>Public Works</b>	+1 815-886-1870
<b>Community Development</b>	+1 815-886-5010
<b>Chamber of Commerce</b>	+1 815-886-2076
<b>Planning &amp; Zoning Division</b>	+1 (815) 886-7200
<b>Economic Development</b>	+1 815-886-5010
<b>Police Department</b>	+1 815-886-7219

### BROKER CONTACTS:

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# LEASING GUIDELINES

## INITIAL DUE DILIGENCE

The opportunity to investigate and tour the Property will be made available upon request. Tenants and their representatives may not tour the interior of the buildings on their own. Once arranged in accordance with these guidelines, property tours will be scheduled coordinated and conducted by representatives of CBRE, Inc. Each prospective tenant is to rely solely upon its own investigation, evaluation and judgment as to the conditions and attributes of the property.

## CONDITION OF LEASE

The property is being offered in its “As Is” condition, however, tenant improvement allowance may be available to a qualified user at Target’s discretion. Owner and Broker have limited property information. Tenant shall confirm by Tenant’s own due diligence the condition and suitability of the property, without any reliance upon information provided herein.

## DOCUMENTATION

TARGET will prepare a Lease Agreement and related documents.

## EXCLUSIVE BROKER

CBRE, Inc., hereinafter referred to as “Broker,” pursuant to a separate listing agreement with Target Corporation. All brokers and prospective tenants must sign and return the Broker Registration Certificate contained in the Files for Download section herein.

## PROPERTY CONTACTS

A list of property contacts is contained in the Contact section of this presentation.

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## OFFER FORMAT

It is highly recommended that all offers be made in the form of a Letter of Intent (LOI) and should include, at a minimum, the following information:

- + A full outline of the terms offered.
- + Contingencies (detailed) and length of due diligence period (see below).
- + A detailed description of the proposed use of the site, including the nature of the planned operator(s).
- + A contact name and means of contact for Tenant’s firm (including e-mail address).
- + Identification of Tenant’s broker, if any, together with a statement that no other brokers are involved whom can rightfully claim to represent the Tenant. Tenant understands that TARGET will rely on this information. A Broker Registration Certificate must be completed and submitted with each offer. Certificates can be requested by contacting [matt.friday@cbre.com](mailto:matt.friday@cbre.com)

## REVIEW OF OFFER(S)

### Right to Reject

CBRE, Inc. and TARGET will review all offers. Acceptability of offers will be based on lease terms, user’s financials, user’s business resume and reputation. CBRE, Inc. and TARGET expressly reserve the right, in their sole discretion, to review and/or reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any person or entity at anytime with or without notice. TARGET shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by TARGET, a lease agreement for the Property has been fully executed, delivered and approved by TARGET and its legal counsel, and any conditions to TARGET’s obligations thereunder have been satisfied or waived.

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## Confidentiality, Conditions and Disclaimer

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