

THE CENTER OF OAK BROOK

22ND STREET 40,500 VPD

22ND STREET & ROUTE 83
OAK BROOK, IL

REDEVELOPMENT OF THE
MACY'S HOME STORE SITE IN CHICAGO'S
BEST SUBURBAN RETAIL MARKET

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE



173,500 VPD

OAK BROOK TERRACE TOWER
773,000 SF - CLASS A

the
great escape
Binny's

MB BANK HQ



Crate&Barrel

LIFE TIME



★ macy's

Neiman Marcus

NORDSTROM

The Container Store®

amc
THEATRES

MID-AMERICA PLAZA
415,000 SF - CLASS A

PARKVIEW PLAZA
268,000 SF - CLASS A

DITKA'S

103,900 VPD

COMMERCE PLAZA
340,000 SF - CLASS A

LE MERIDIEN

OAK BROOK POINTE
215,000 SF - CLASS A

MICHAEL JORDAN'S

OAK BROOK 22
400,000 SF - CLASS A

REGENCY TOWERS
390,000 SF - CLASS A

LA FITNESS

GIBSON'S



ROUTE 83 63,400 VPD

QUARTER MILE OF FRONTAGE

TROPHY RETAIL, RESTAURANT,
OFFICE & HOTEL OPPORTUNITIES
ON 9 ACRE SITE



173,500 VPD

COSTCO
WHOLESALE

THE
CENTER
OF OAK BROOK

THE CENTER OF OAK BROOK
22ND STREET & ROUTE 83 - OAK BROOK, IL



5 MILLION SF
CLASS A OFFICE SPACE



Room&Board

SHOPS OF OAK BROOK PLACE

NORDSTROM
rack TJ-maxx ULTA
OLD NAVY DSW NIKE

MEN'S WEARHOUSE



Giordano's

COSTCO
WHOLESALE

22ND STREET 40,500 VPD

COSTCO
FUEL STATION



173,500 VPD

MARKET OVERVIEW

THE MIDWEST'S BEST SUBURBAN
RETAIL AND OFFICE MARKET

OAK BROOK CENTER IS A TOP
10 PRODUCING MALL IN THE
COUNTRY WITH \$911 PSF IN SALES

SUPER REGIONAL RETAIL MARKET
PULLING CUSTOMERS FROM
OVER 50 MILES AWAY

THE BEST COLLECTION OF
RESTAURANTS OUTSIDE THE
CITY OF CHICAGO HOME TO
GIBSON'S, CLUBHOUSE, SEASON'S
52, TUSCANY'S, DITKA'S, J.
ALEXANDER'S, MAGGIANO'S &
WILDFIRE

OVER 10 MILLION SQUARE FEET
OF CLASS A & B OFFICE SPACE IN
THE SUB-MARKET

DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$147,421	\$140,236	\$132,881



EMPLOYEES

1 MILE	3 MILE	5 MILE
32,110	103,498	227,201



TOTAL POPULATION

1 MILE	3 MILE	5 MILE
4,496	75,692	285,686

THE
CENTER
OF OAK BROOK

22ND STREET & ROUTE 83
OAK BROOK, IL

REDEVELOPMENT PLAN

PROPOSED PLAN FOR MARKETING PURPOSES – TOTAL SITE PLAN FLEXIBILITY



PROPERTY OVERVIEW

9 ACRE DEVELOPMENT SITE

COMPLETE SITE PLAN FLEXIBILITY

TROPHY RETAIL, RESTAURANT, OFFICE & HOTEL OPTIONS

POTENTIAL RE-USE OF EXISTING 2 STORY 80,000 SF
MACY'S HOME STORE BUILDING

2 FULL SIGNALIZED ACCESS POINTS

A QUARTER MILE OF FRONTAGE ALONG 22ND STREET

103,900 VPD AT THE INTERSECTION OF 22ND STREET &
ROUTE 83

173,500 VPD ALONG I-88 TOLLWAY

THE CENTER OF OAK BROOK

22ND STREET & ROUTE 83
OAK BROOK, IL

BUTTERFIELD ROAD IL-56 29,500 VPD

MIDWEST ROAD

22ND STREET 40,500 VPD

INTERSTATE 88 173,500 VPD

IL-83 63,400 VPD

Hilton
OAK BROOK
TERRACE TOWER

J. ALEXANDER'S

Panera
BREAD

ATHLETICO
PHYSICAL THERAPY

Binny's

WALTER E. SMITHE
FURNITURE + DESIGN

Hilton

OAK BROOK CENTER

PINSTRIPES

amc
THEATRES



NORDSTROM

Le MERIDIEN

COMMERCE PLAZA I & II
340,000 SF - CLASS A

BARNES
& NOBLE

LIFETIME

west elm

The Container Store

Neiman Marcus



GIBSON'S

Crate&Barrel

★ macy's

ZARA

CAMPUS
REDEVELOPMENT

MICHAEL JORDAN'S

Marriott

REGENCY TOWERS
390,000 SF - CLASS A

OAK BROOK 22
400,000 SF - CLASS A

OAK BROOK
CROSSINGS
400,000 SF - CLASS A

ACE
HQ

BUTLER NATIONAL
COUNTRY CLUB

MID-AMERICA PLAZA
415,000 SF - CLASS A

PARKVIEW PLAZA
268,000 SF - CLASS A

DEVON
SEAFOOD GRILL



Giordano's



CHASE

COSTCO
WHOLESALE

THE
CENTER
OF OAK BROOK

NORDSTROM
rack T.J. MAXX OLD NAVY

Pier 1 Imports

ULTA

WORLD MARKET

LA Z BOY

DSW



SHOPS OF OAK BROOK PLACE

CO-TENANCY

COSTCO
WHOLESALE

Neiman Marcus

★ macy's

NORDSTROM



GIBSON'S
BAR • STEAKHOUSE



RH
RESTORATION HARDWARE

Crate&Barrel

LIFETIME



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CBRE

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