



FOX VALLEY

AURORA | ILLINOIS



Centennial



AURORA

A CHICAGO SUBURB

AURORA IS LOCATED APPROXIMATELY 40 MILES FROM DOWNTOWN CHICAGO, THE 3RD LARGEST AND #1 BEST BIG CITY IN THE U.S.

AURORA IS THE 2ND LARGEST CITY IN ILLINOIS WITH A POPULATION OF NEARLY 202,000.

THE MEDIAN HOUSEHOLD INCOME IN AURORA IS \$102,873, 70% HIGHER THAN THE STATE MEDIAN OF \$72,563.

AURORA SAW A 13% INCREASE IN HOME VALUES SINCE LAST YEAR.

MORE THAN 5,580 RESIDENTIAL PROJECTS ARE EITHER IN PLANNING OR CURRENTLY UNDER CONSTRUCTION WITHIN FIVE MILES OF FOX VALLEY.



FOX VALLEY HOLDS A PRIME LOCATION IN THE MARKET AT THE INTERSECTION OF TWO MAJOR STATE THOROUGHFARES, SEEING MORE THAN 129.3K VEHICLES PER DAY.

500 STATION APARTMENTS
- 417 UNITS



LEGACY AT FOX VALLEY
- 212 UNITS

E NEW YORK ST CPD - 20,053



COMMONS DR CPD - 10,903



ILLINOIS 59 CPD - 58,155

LAKEVIEW TOWNHOMES
- 120 HOMES

FOX VALLEY



MCCOY DR CPD - 10,685

ILLINOIS 34 CPD - 29,517



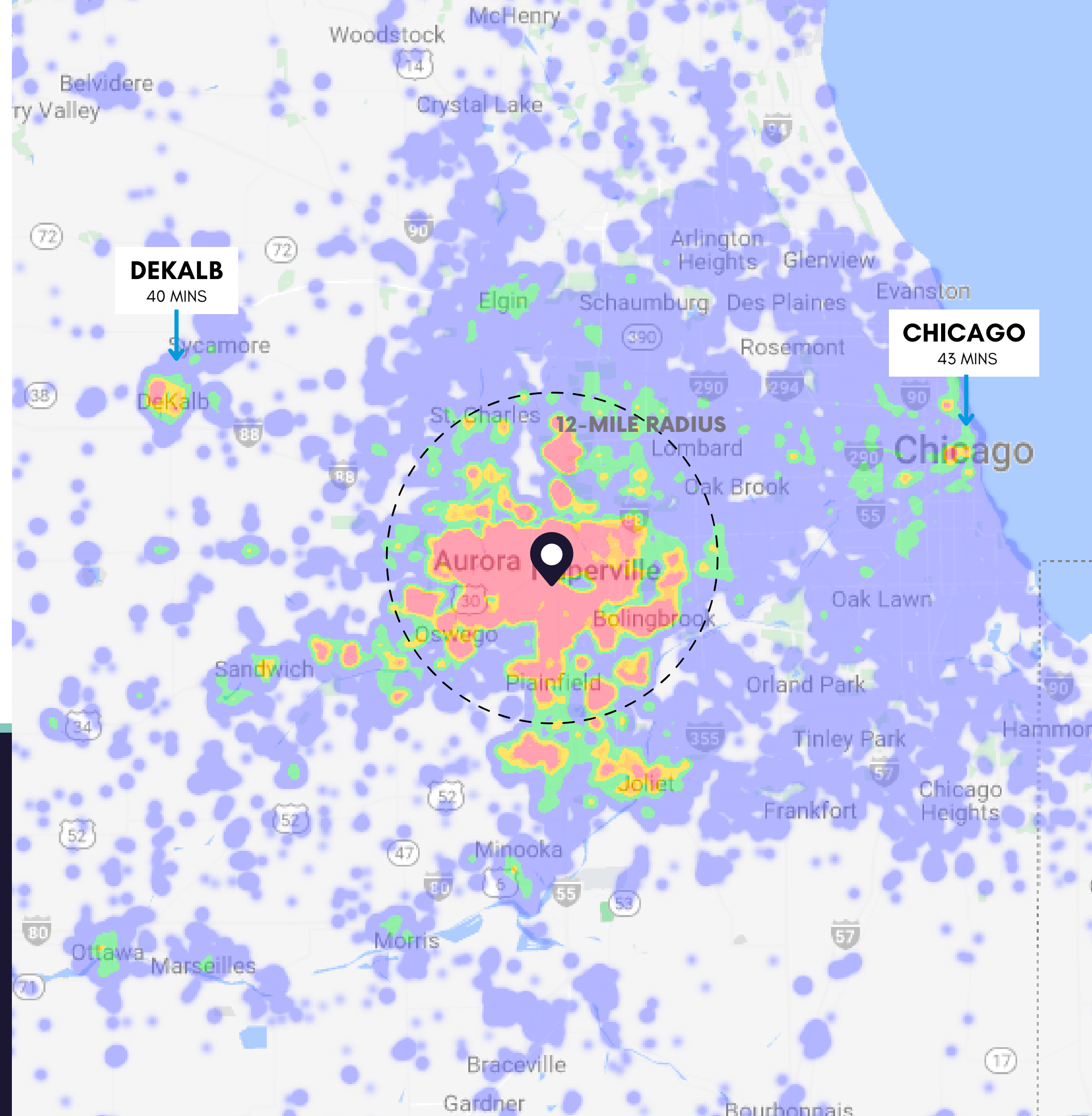
TRAFFIC DATA

Annual Number of Visits **5.4M**
Annual Avg. Visit Frequency **3.77**
Avg. Dwell Time **77 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **867,028**
Daytime Population **1,100,000**
Households **290,482**
Family Households **200,798**
Average HHI **\$115,180**
College Degree+ **67%**

14,680+ HOUSEHOLDS
WITHIN 5 MILES OF FOX VALLEY
EARN \$200,000 OR HIGHER





OUR CORE CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS

SPENDING PATTERNS

ABOVE U.S. AVERAGE

Avg. Household Income	\$136,442	+
Household Income \$500K+	2.5%	+
Avg. Discretionary Income	\$69,761	+
Discretionary Income \$150K+	5.9%	+

PSYCHOGRAPHICS

POWER ELITE **25.3%**

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

FLOURISHING FAMILIES **14.4%**

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



88%

4.76M OF OUR CUSTOMER VISITS ARE **LOYAL**, MAKING US THEIR GO-TO SHOPPING DESTINATION



MORE THAN 20 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES





PICTURE THIS AN ALL NEW FOX VALLEY

Where Naperville and Aurora thrive. Where the next generation of shop, live and play has arrived. Fox Valley will become an all-day destination for the whole family and community.

IT'S ALL IN THE DETAILS:

- 1 MILLION SF OF RETAIL WITH 528K OF SMALL SHOP
- ANCHORED BY: MACY'S, JCPENNEY, ROUND1
- 40K SF OPPORTUNITY FOR GROCER OR THEATER & RESTAURANT COLLECTION
- 627 MULTI-FAMILY UNITS
- 212 UNIT SENIOR LIVING COMMUNITY
- ACTIVATED GREEN SPACE
- INTERIOR MULTI-LEVEL PARK

FAMILY LIVING 839 UNITS ON SITE

The future of Fox Valley commences with two residential complexes under construction and one in planning. This luxury community will encompass two multi-family complexes and one senior living complex with best-in-class amenities and center-of-the-action living.

IT'S ALL IN THE DETAILS:

- OUTDOOR FIREPITS & GRILLS
- OUTDOOR SEATING & WORKOUT SPACE
- PET SPA & DOG RUN
- FITNESS + YOGA CENTER
- GAME ROOM
- ENTERTAINMENT KITCHEN
- RESIDENT LOUNGE
- SOLARIUM
- CO-WORKING SPACE WITH CONFERENCE ROOMS



NOW OPEN



PROPERTY SITE PLAN

RESIDENTIAL
SENIOR LIVING
RETAIL

PHASE II
535 UNITS IN PLANNING

FUTURE DEVELOPMENT AREA

macys

JCPenney



PHASE I
304 UNITS UNDER CONSTRUCTION

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