

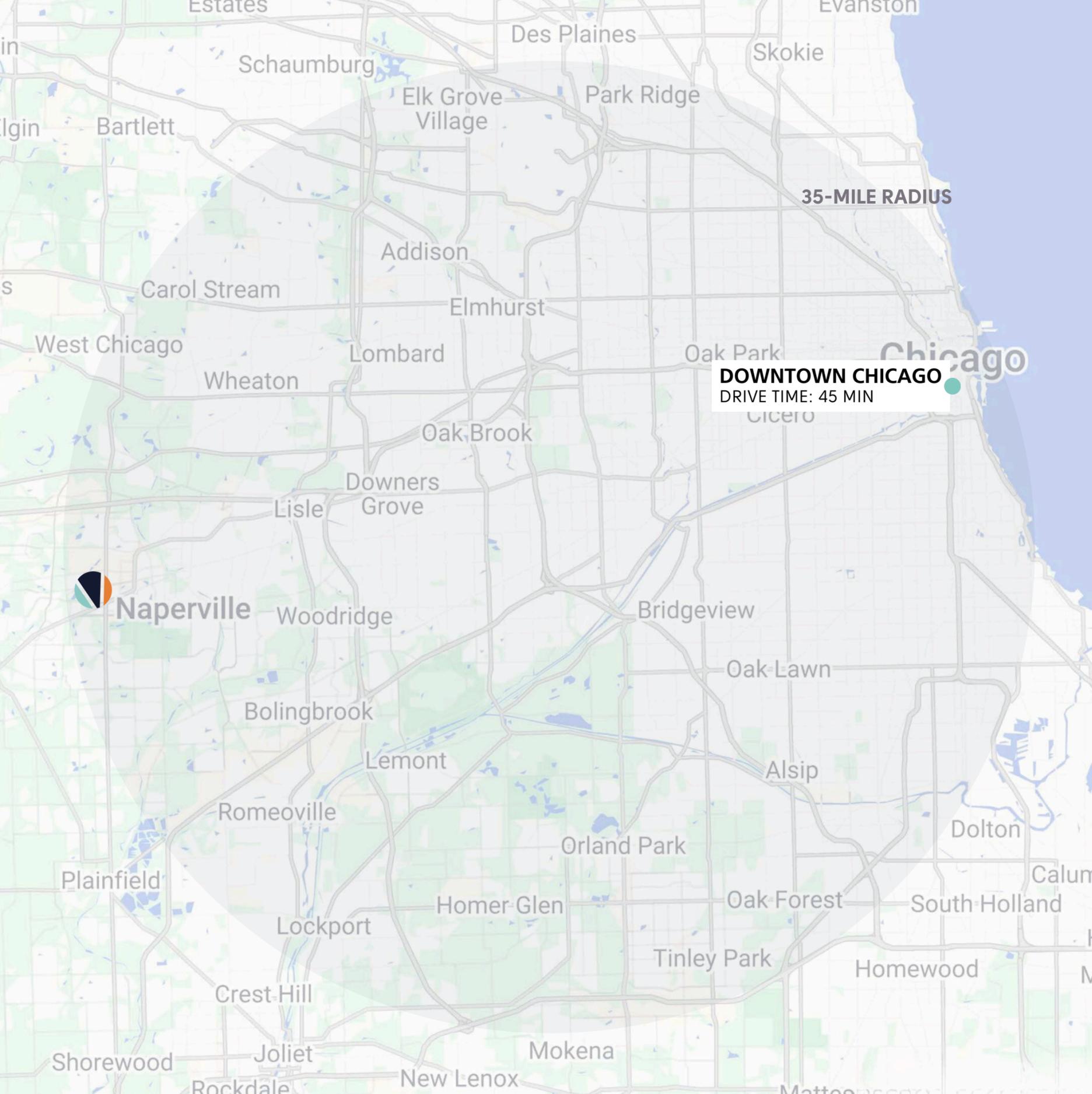


FOX VALLEY

AURORA | ILLINOIS

 **Centennial**
Powered by Lincoln





THE SUBURBS OF CHICAGO

CHICAGO
THIRD LARGEST CITY
IN THE UNITED STATES



AURORA AN INFLUENTIAL CHICAGO SUBURB

Forbes ranks Chicago as **one of the best places for business and careers.**

Chicago is among the **best places to live** and **one of the best places to retire** according to U.S. News & World Report.

Chicago is a **major transportation hub in the U.S.** and the **third-largest intermodal port in the world.**

Aurora and Naperville are the **two largest and most influential suburbs** of Chicago.

Aurora is among the **top 25 safest cities in the U.S.** based on home and community safety, natural-disaster risk and financial safety.

The median household income in Aurora is **12% higher than the national average** at \$90,109 and **increased by nearly 5%** since the previous year, also exceeding the national average increase.



8.9M

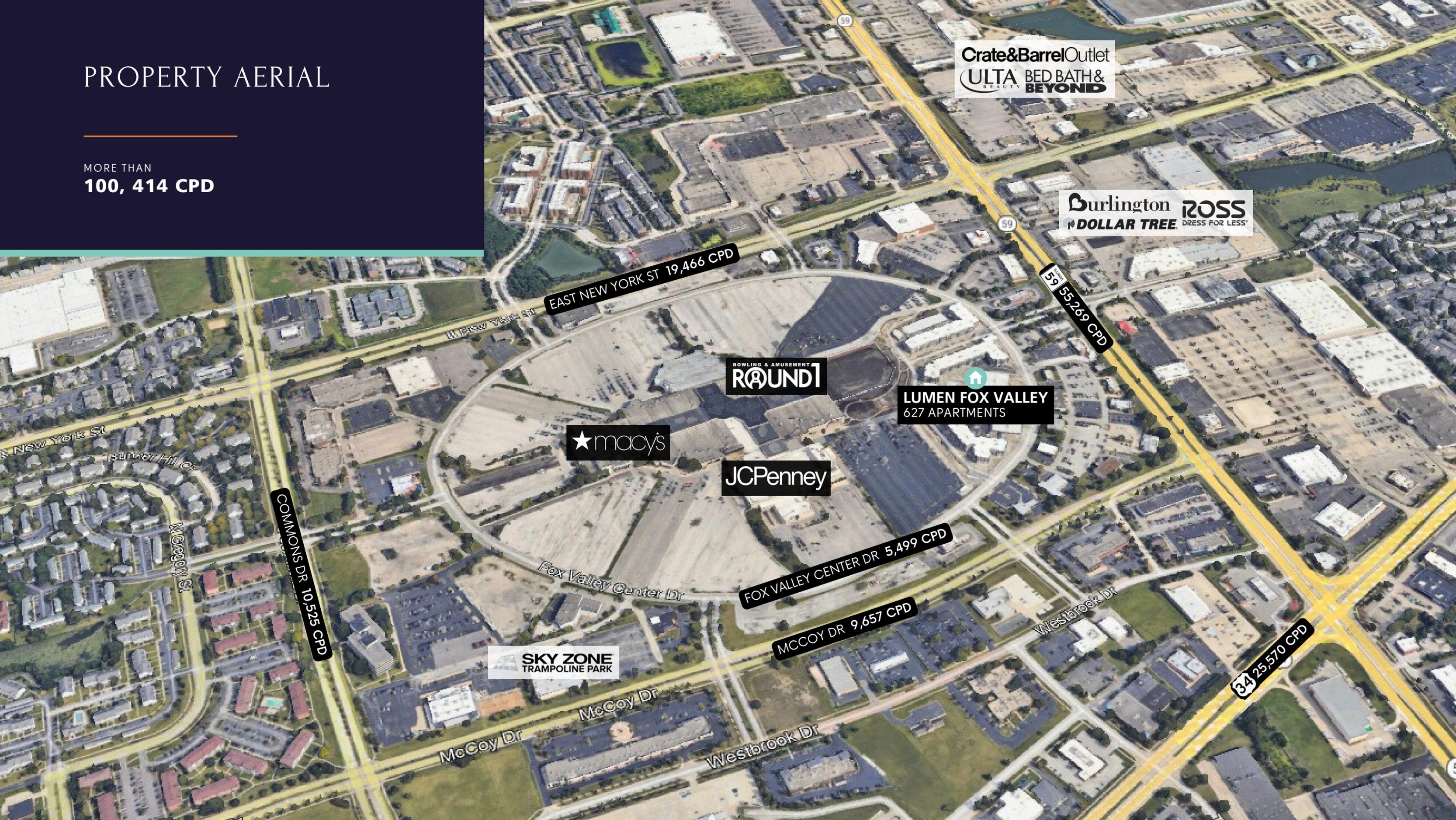
WITHIN THE CHICAGOLAND METRO
AREA WITH CONSISTENT GROWTH

\$895B

IN ANNUAL GROSS DOMESTIC
PRODUCT FOR CHICAGO

PROPERTY AERIAL

MORE THAN
100, 414 CPD



Crate&BarrelOutlet
ULTA BEAUTY
BED BATH &
BEYOND

Burlington **ROSS**
DOLLAR TREE DRESS FOR LESS

EAST NEW YORK ST 19,466 CPD

59 55,269 CPD

BOWLING & AMUSEMENT
ROUND1

LUMEN FOX VALLEY
627 APARTMENTS

★ **macy's**

JCPenney

FOX VALLEY CENTER DR 5,499 CPD

MCCOY DR 9,657 CPD

COMMONS DR 10,525 CPD

SKY ZONE
TRAMPOLINE PARK

34 25,570 CPD

New York St
Bunker Hill Dr

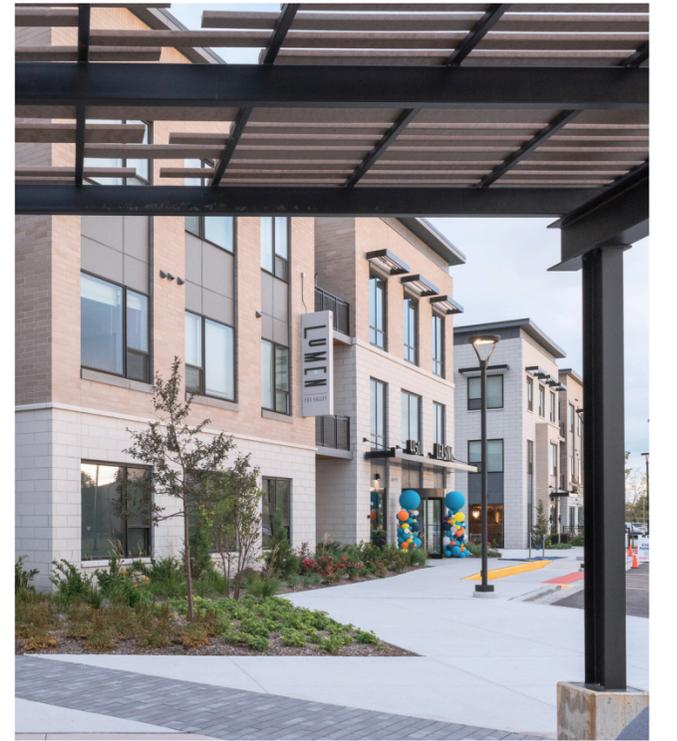
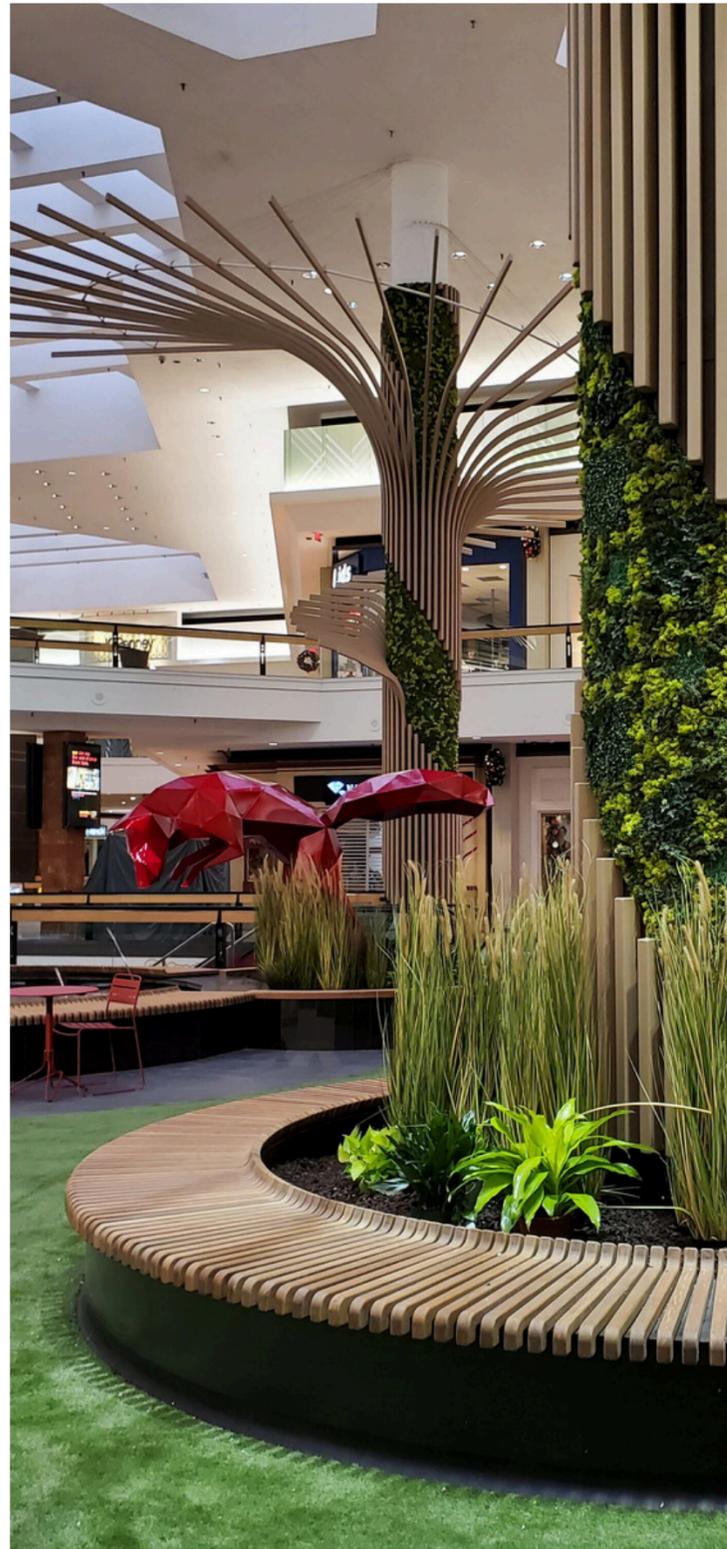
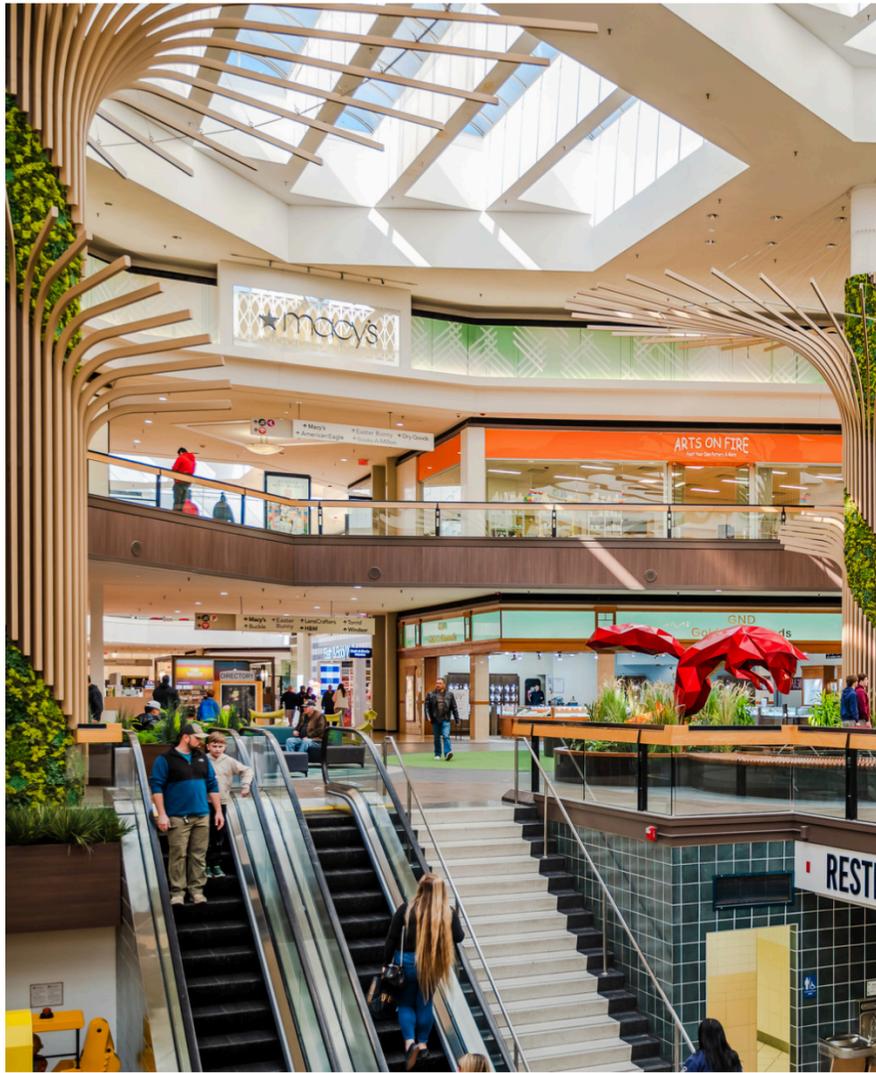
McCoy Dr

Fox Valley Center Dr

McCoy Dr

Westbrook Dr

Westbrook Dr



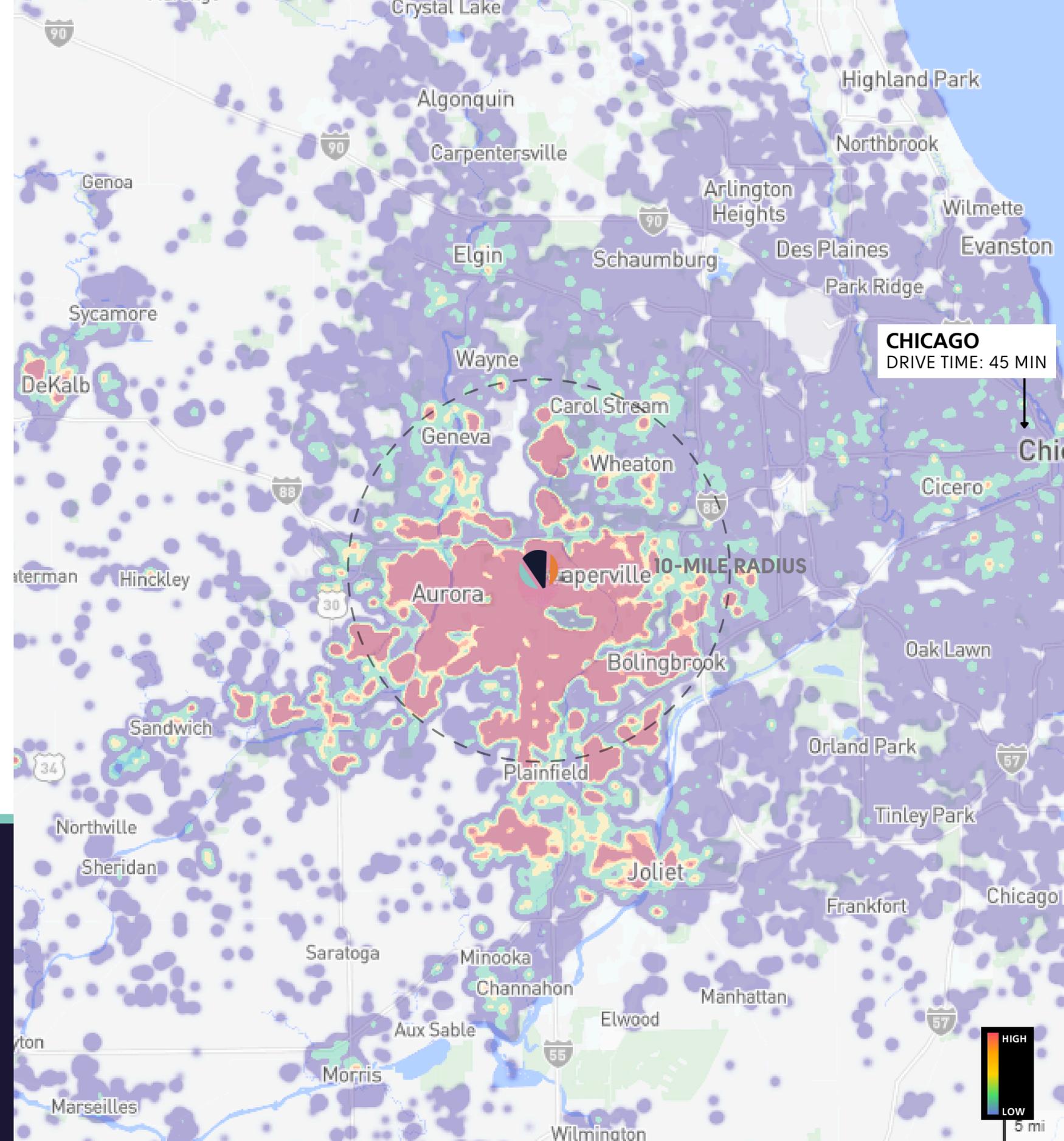
TRAFFIC DATA

Annual Visits **4.6M**
Annual Avg. Visit Frequency **3.8**
Avg. Dwell Time **70 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population	796,489	Average HHI	\$129,194
Households	274,990	HHI \$150K-\$200K	12%
Family Households	198,641	HHI \$200K+	17%
Millennials	20%	College Degree+	68%
Gen X	21%		
Baby Boomers	19%		

WITHIN A 5 MILE RADIUS OF FOX VALLEY
MORE THAN 23,640+ HOUSEHOLDS
EARN \$200K OR MORE IN ANNUAL HHI



CORE CUSTOMER INSIGHTS

SPENDING PATTERNS

HHI \$500K+	3%	+
Avg. Discretionary Income	\$82,312	+
Discretionary Income \$150K+	12%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Ultra Wealthy Families The nation's wealthiest families.	24%
Wealthy Suburban Families Wealthy and diverse suburban families living children-driven lifestyles.	18%
Upper Suburban Diverse Families Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds.	13%



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE **MOST AFFLUENT HOUSEHOLDS** IN PLACER.AI.





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:

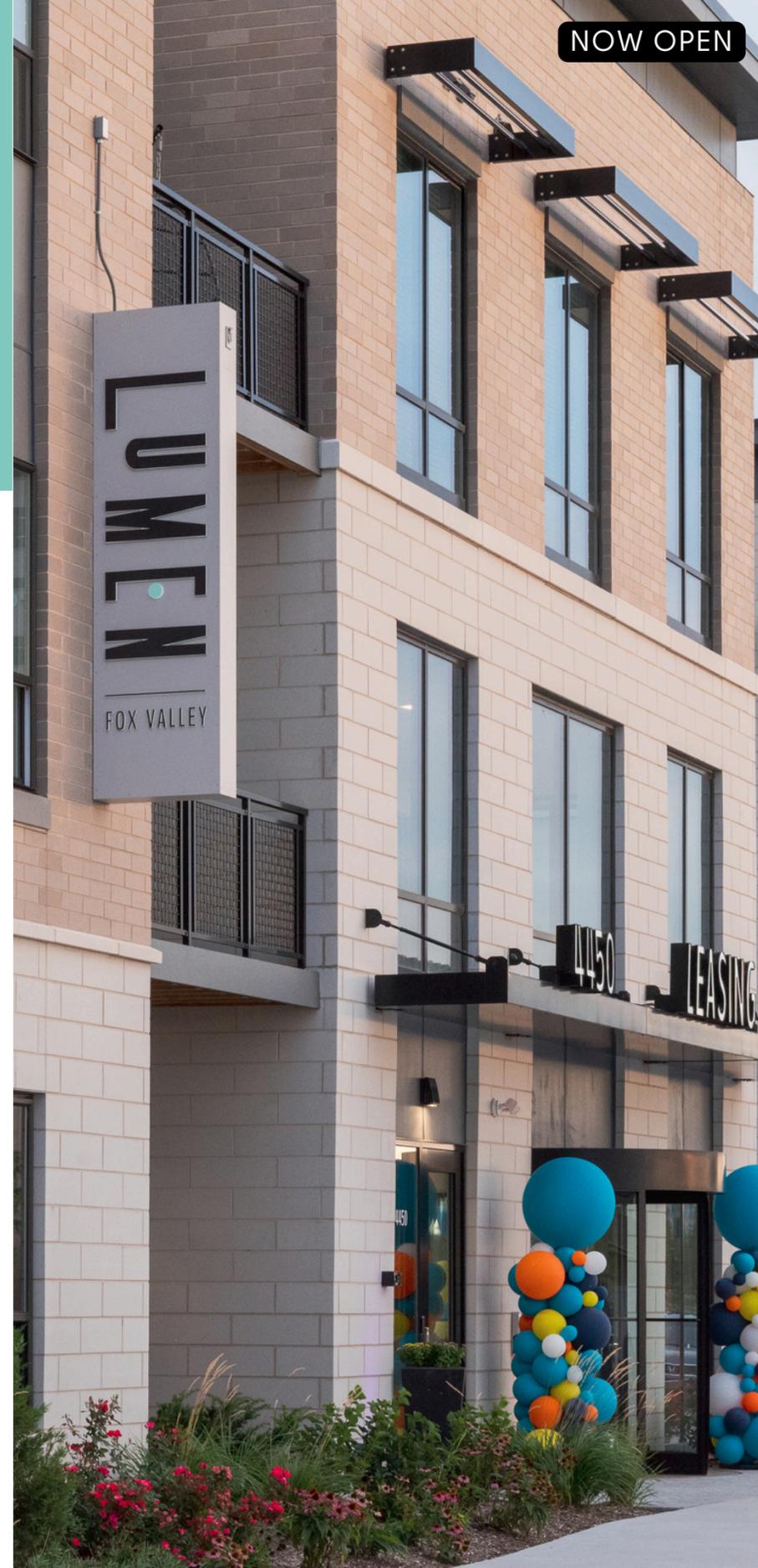
- 1 MILLION SF OF RETAIL WITH 528K OF SMALL SHOP
- ANCHORED BY: MACY'S, JCPENNEY, ROUND1
- 40K SF OPPORTUNITY FOR GROCER OR THEATER & RESTAURANT COLLECTION
- 627 MULTI-FAMILY UNITS
- 212 UNIT SENIOR LIVING COMMUNITY
- ACTIVATED GREEN SPACE
- INTERIOR MULTI-LEVEL PARK

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



PROPERTY SITE PLAN

RESIDENTIAL
SENIOR LIVING
RETAIL

PHASE II
535 UNITS
UNDER CONSTRUCTION

FUTURE DEVELOPMENT AREA

macys

JCPenney

PHASE I
304 UNITS
COMPLETE & OPEN



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FOX VALLEY

SHOPFOXVALLEYMALL.COM

