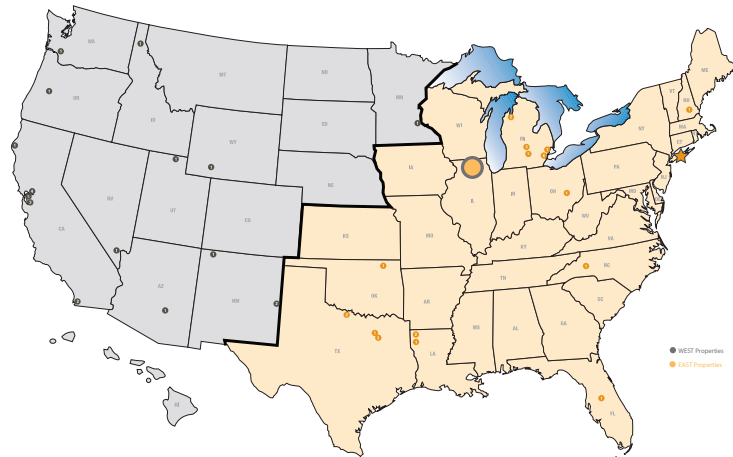


SPRING HILL MALL
1072 SPRING HILL MALL
WEST DUNDEE, IL 60118

SPRING HILL MALL is a freshly renovated shopping destination in West Dundee, Illinois, an affluent northwest suburb of Chicago. Anchored by Macy's, Carson Pirie Scott, Sears and Kohl's, Spring Hill Mall also features a strong line-up of specialty retailers including Express, American Eagle Outfitters, Aéropostale, Famous Footwear, Victoria's Secret and Charlotte Russe. In 2005, an extensive interior renovation created a new Barnes & Noble Booksellers, a center court fountain area, new mall entrances and family amenities.



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Spring Hill Mall

WEST DUNDEE, ILLINOIS

The largest enclosed mall within a 20-30 minute drive, Spring Hill Mall serves a fast-growing, affluent northwest suburb of Chicago with over 40 unique national retailers within the trade area.

ROUSEPROPERTIES

SPRING HILL MALL

IMPRESSIVE GROWTH | CHICAGO SUBURBS | AFFLUENT FAMILIES

UNIQUE BLEND OF RETAILERS SURROUNDED BY RECENT RENOVATIONS IN A FAST-GROWING COMMUNITY.

Strong Buying Power

- The average household income in 2010 was \$91,365, with over 52% earning more than \$75,000.

Largest Mall Within 30-40 Minute Drive

- The closest regional enclosed malls to the east and southeast are a 30 minute drive (14 and 17 miles); to the northwest the closest mall is a 60 minute drive (40 miles).

- The center is easily accessible from 3 major highways - I-90, Rte 31, and Rte 72.

Unduplicated National Retailers

- Spring Hill Mall has over 40 unique national retailers within this trade area which are not duplicated by Algonquin Commons or other retail establishments in the same area of Randall Road. Only about a dozen national retailers are duplicated between the two retail areas.

Vehicular Traffic

- Between Rte 31 and Rte 72, over 41,000 cars pass by Spring Hill Mall on a daily basis.

5 COMPELLING REASONS TO LOCATE HERE

Population Growth

- Spring Hill Mall is located in the fastest growing northwestern Chicago area suburb with anticipated growth of 10.6% over the next 5 years. This is double the U.S. growth rate and quadruples the growth rate of Illinois.

TRADE AREA PROFILE



2010 Population 453,780
2015 Projected 491,944



2010 Households 151,417
2015 Projected 163,729



2010 Average HHI \$91,365
2015 Projected \$97,456



2010 Median Age 34.3

MALL INFORMATION

Market Northwestern suburb of Chicago

Description Single-level, enclosed regional center

Anchors Carson Pirie Scott, Kohl's, Macy's, Sears

Total Retail Square Footage 1,100,000

Opened 1980

Renovated 1992, 2005

5-MILE RADIUS

2010 Population 156,772
2015 Projected 168,764

2010 Households 50,916
2015 Projected 54,497

2010 Median Age 33.3

2010 Average HHI \$86,123
2015 Projected \$91,780

Daytime Employment

3-mile Radius 29,611
5-mile Radius 83,951

Source: Claritas, Inc.

Intersection of Routes 31 and 72

AERIAL VIEW



SPRING HILL MALL

