

# TARGET OUTPARCEL CENTER

1609-1617 North State Route 50  
Bradley, Illinois 60914



## VENTUREPOINT

### PROPERTY

ASSET MANAGEMENT ♦ INVESTMENT ♦ DEVELOPMENT

4695 MacArthur Court, Suite 560, Newport Beach, CA 92660



Interstate 57  
35,400 VPD

Subject Property

N Kinzie Ave  
23,875 VPD



Interstate 57  
35,400 VPD



CINEMARK Finish Line GameStop  
GNC EXPRESS maurices FAMOUS footwear VS jcp

Hampton Inn & Suites

Holiday Inn Express & Suites

Shocker Barrel

Comfort INN

BEST BUY

Carpet Weaver's

White Castle



RED LOBSTER  
FRESH FISH-LIVE LOBSTER

Visionworks

CHIPOTLE  
MEXICAN GRILL

MATTRESS FIRM

N Kinzie Ave  
23,875 VPD

Subject Property

MIDAS

IM STEEL  
CARBON STEEL PLATE



**FIREHOUSE**  
• SUBS •

*Lacey's*

**FIVE GUYS**

**AUTO SERVICE**

OPEN  
Pantrami  
Reuben

GET HERE  
SOONER

Exhaust

# LOCATION HIGHLIGHTS

- Included in the Kankakee-Bradley MSA
- The Retail Epicenter of the Sub-Market | 1.6 Million Square Feet of Retail Space
- One Hour South of Chicago Off Interstate 57
- Less Than Two Miles from Kankakee
- Home to Two Colleges | Olivet Nazarene and Kankakee Community College | 8,700+ Combined Annual Enrollment
- Local Tourist Attractions Include the Chicago Bears Training Camp and Kankakee River State Park
- Within Five Miles There is a Population of 70,557 That is Expected to Increase Four Percent by 2021
- Within Five Miles There is a Day Time Population of 75,499



Near Interstate



Abundance of Retailers



College Town



Anticipated Growth



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## DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2016 Population	36,737	70,557	94,907
2021 Population	38,816	73,360	98,510

Households	3-Miles	5-Miles	10-Miles
2016 Households	13,082	25,206	34,443
2021 Households	13,910	26,451	36,085

Daytime Population	3-Miles	5-Miles	10-Miles
2016 Population	40,810	75,499	98,882

Income	3-Miles	5-Miles	10-Miles
2016 Median HH Income	\$67,182	\$59,890	\$63,081
2016 Average HH Income	\$80,318	\$72,577	\$75,802





Larry Power Rd  
8,900 VPD

Subject Property

Interstate 57  
35,400 VPD

N Kinzie Ave  
23,875 VPD

IM STEEL  
CARBON STEEL PLATS



MATTRESS FIRM



hair cuttery  
ROSS  
DRESS FOR LESS  
BARNES & NOBLE  
Party City

STAPLES



Carpet Weavers

Marshalls  
PET SMART  
SALLY  
Michaels



AspenDental



GNC  
EXPRESS  
GameStop  
Finish Line  
maurices  
CINEMARK



FAMOUS  
footwear



Pier 1 imports



Visionworks

Legends  
sportsplex



# REGIONAL MAP



