

ROCK RUN COLLECTION



A Premier Commercial Retail Opportunity
1,500 SF - 10,000 SF Available

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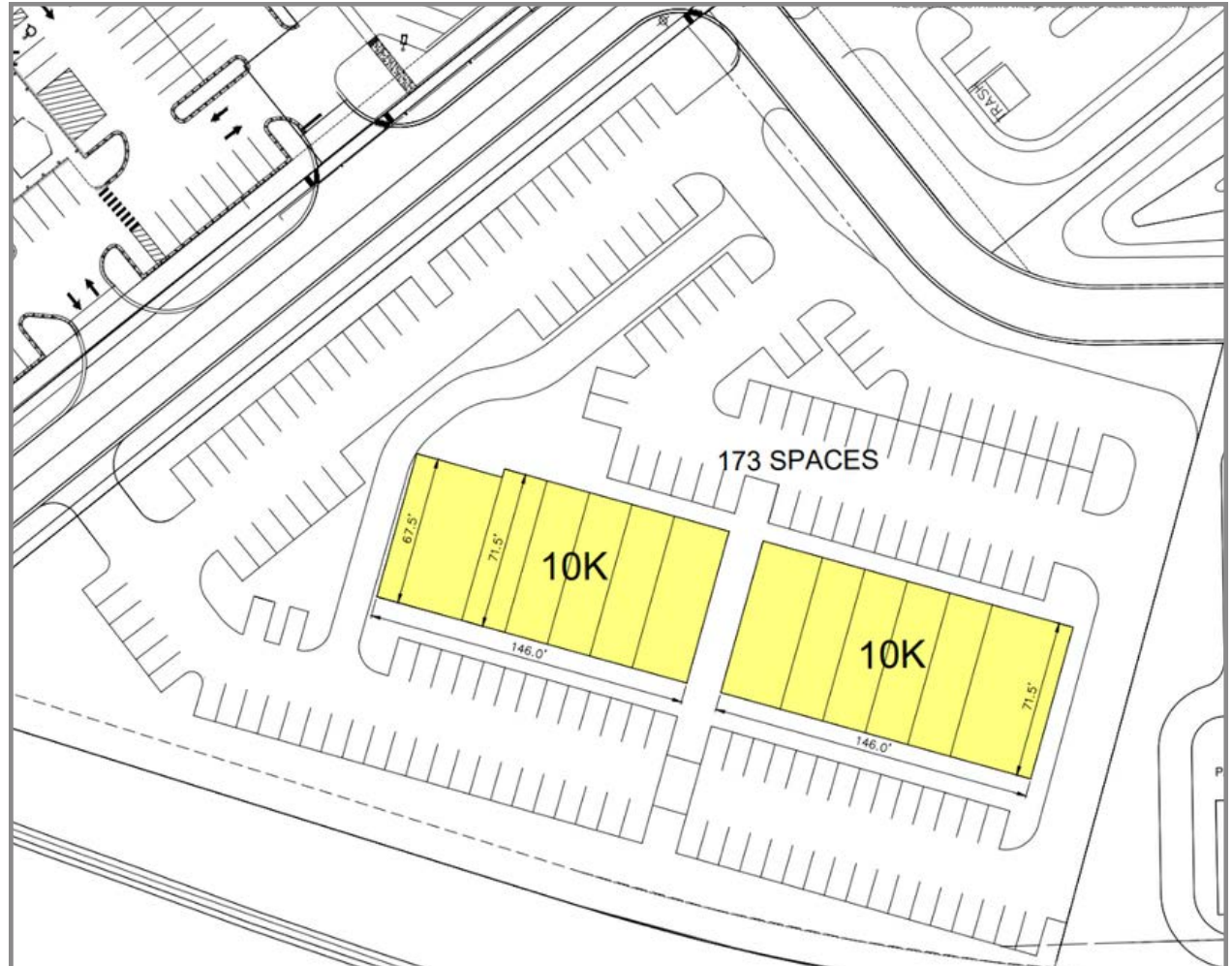
ROCK RUN COLLECTION

Rock Run Collection integrates luxury retail, upscale dining, and Class-A office space in a cohesive architectural campus built for long-term premium tenancy and investor returns.



Premium Retail & Commercial Spaces.

- Two (2) 10,000 SF Buildings
- 1,500 - 10,000 SF Available
- Drive-Thru availability
- Home of Hollywood Casino Joliet
- Anchored by Dick's House of Sport
- Current and future Tenants include Chipotle, Chick-fil-A, Culver's, Drury Plaza Hotel, Ricky Rockets Fuel Center
- 230,000 vehicles passing the site daily
- 500+ multifamily units planned on-site at the View at Rock Run Collection (Phase 1 with 264 units already completed)
- **Lease Rate: Contact Broker**



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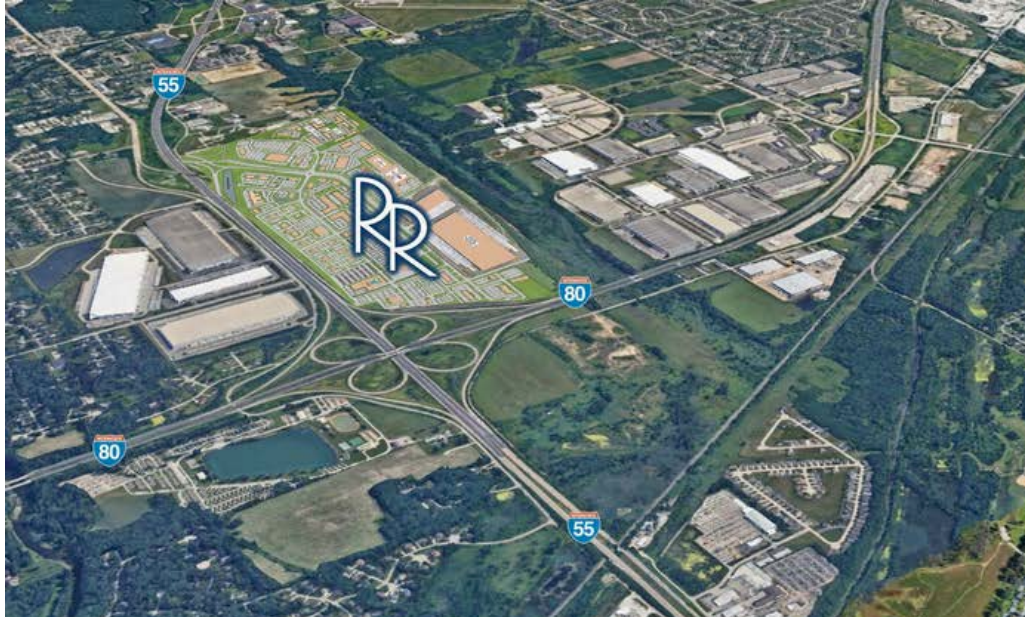
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THE PROJECT

A **310-acre** super-regional development with unobstructed highway visibility and over **1 million square feet** of synergistic space for retail, restaurants, entertainment, hospitality, office, healthcare, and multifamily residential.

Rock Run Collection is situated at **I-80 and I-55** in desirable Will County. With 230,000 vehicles passing daily, Rock Run Collection has super-regional access from Central Illinois, Iowa, and Indiana markets with a metro reach into Chicago, in addition to drawing local residents. A new interchange is now open, providing direct access to the project from I-55.



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ROCK RUN COLLECTION



Mixed-Use Design Excellence.

Rock Run Collection integrates luxury retail, upscale dining, and Class-A office space in a cohesive architectural campus built for long-term premium tenancy and investor returns.



Premium Retail & Commercial Spaces.

Flagship retail pads, outparcel opportunities, and anchor-ready commercial suites designed to attract national and regional brands seeking high-visibility, high-traffic locations.



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ROCK RUN COLLECTION

DEMOGRAPHICS

1 mile



\$127,186

Median Household Income

42.6

Median Age



1,462

Population



585

Households



\$101,451

Median Disposable Income

3 miles



\$116,994

Median Household Income

42.9

Median Age



22,381

Population



8,465

Households



\$96,232

Median Disposable Income

5 miles



\$107,335

Median Household Income

40.8

Median Age



81,526

Population



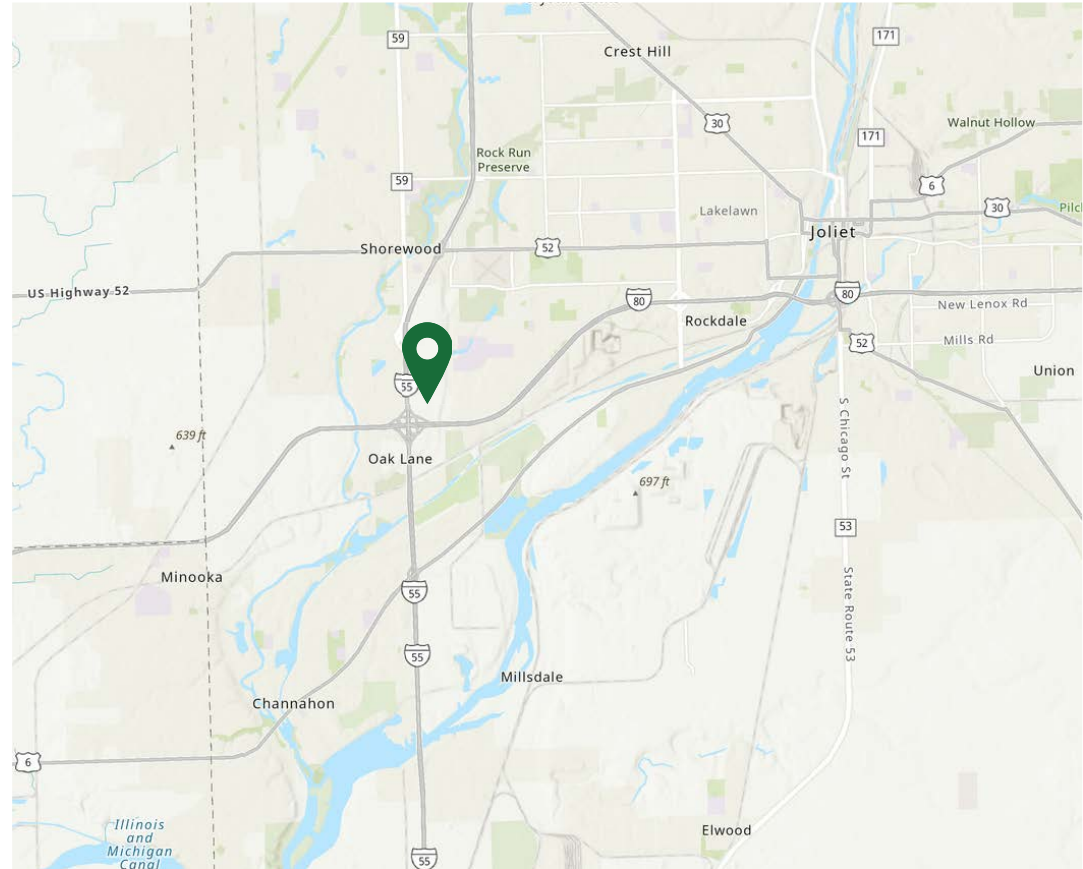
30,747

Households



\$85,681

Median Disposable Income



Prime interstate access via I-80, I-55 & I-355 corridors.

Rock Run Collection sits at one of the most strategically connected nodes in the greater Chicago metro. Direct access to three major interstates positions the development as an ideal destination for regional retail, dining, and commercial tenants drawing from a vast multi-county trade area.



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