

DECATUR & MOUNT ZION – A PROVEN LOCATION SINCE 1978



SITE SELECTION - 1973



CIRCA 1982



TODAY



Building Communities with Shopping Centers Since 1970

Lake Decatur

Lake Decatur



← Mount Zion Decatur →



The only 100% Retail Corner of the southeast quadrant of the Market



13,400 ADT



Intersection of Major Arterials of the Market

11,800 ADT



Deactur Country Club →



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Building Communities with Shopping Centers Since 1970

www.cohendevlopment.com
(309) 671-1000



NEW QUALITY RETAIL GROWTH

New quality retail growth surrounded County Line Plaza in the 1990's, proving the strength and reliability of this well traveled retail corridor.

But it's nothing new to us. Forty three years ago we developed County Line Plaza to take advantage of Mount Zion's concentrated commercial and suburban markets and surrounding towns. What was true then is even more clear today: while some retail developed north of Decatur, Mt. Zion has continued to develop its own vibrant and reliable trade area.

At County Line Plaza , you can surround yourself with new development while paying second generation rents. The net result? Tremendous rent value. Of course, re-development opportunities are available for creditworthy tenants willing to share our long term commitment to this market.



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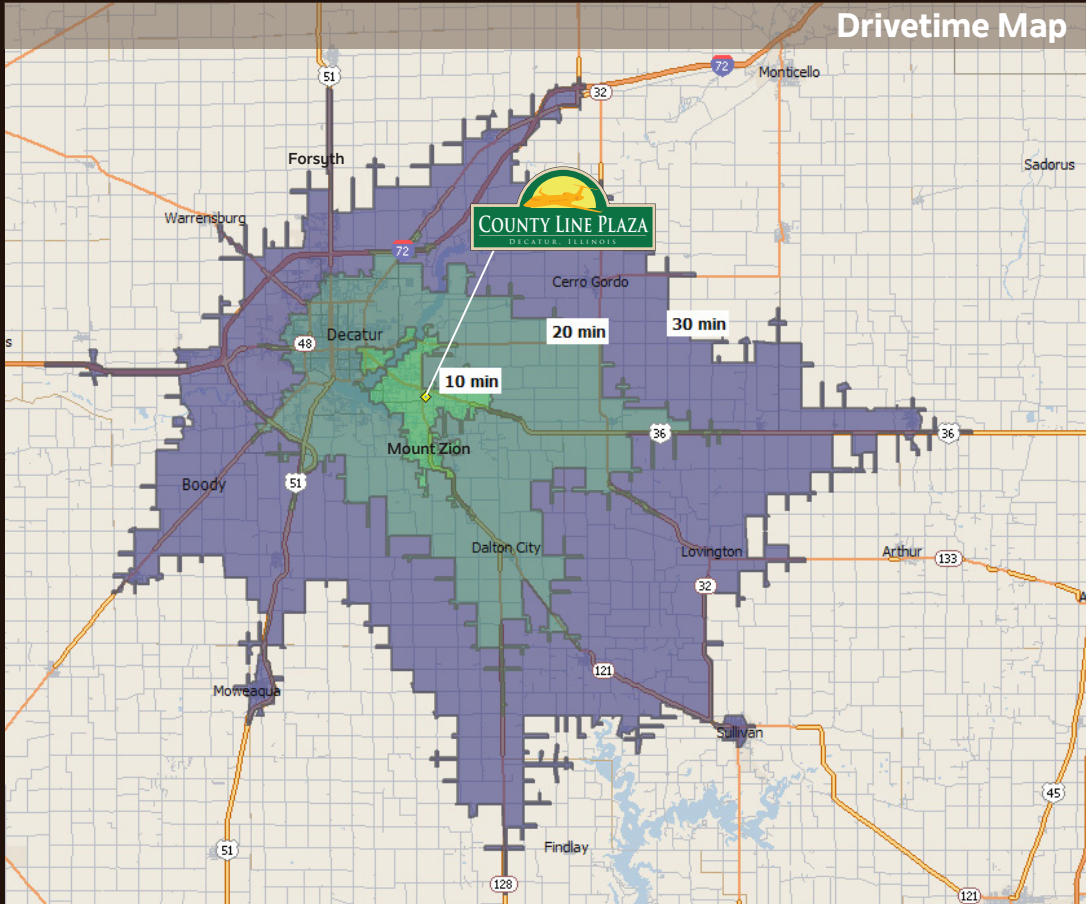


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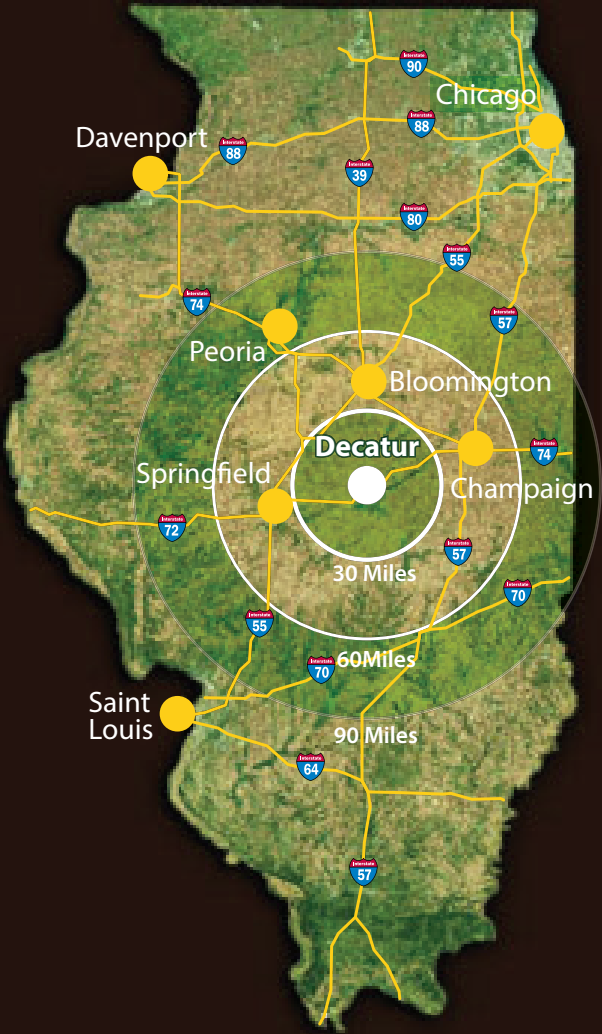


DECATUR, ILLINOIS



30 Minute Drivetime	20 Minute Drivetime	10 Minute Drivetime
Population109,354	Population75,785	Population17,494
Median Age43.8	Median Age43.5	Median Age46.9
Average HH Income\$ 72,041	Average HH Income\$ 67,217	Average HH Income\$ 86,941

*Scan/US 2020



REGION (60 Miles)

Population	1,017,294
Median Age	42.9
Average HH Income	\$ 78,323

TRADE AREA (30 Miles)

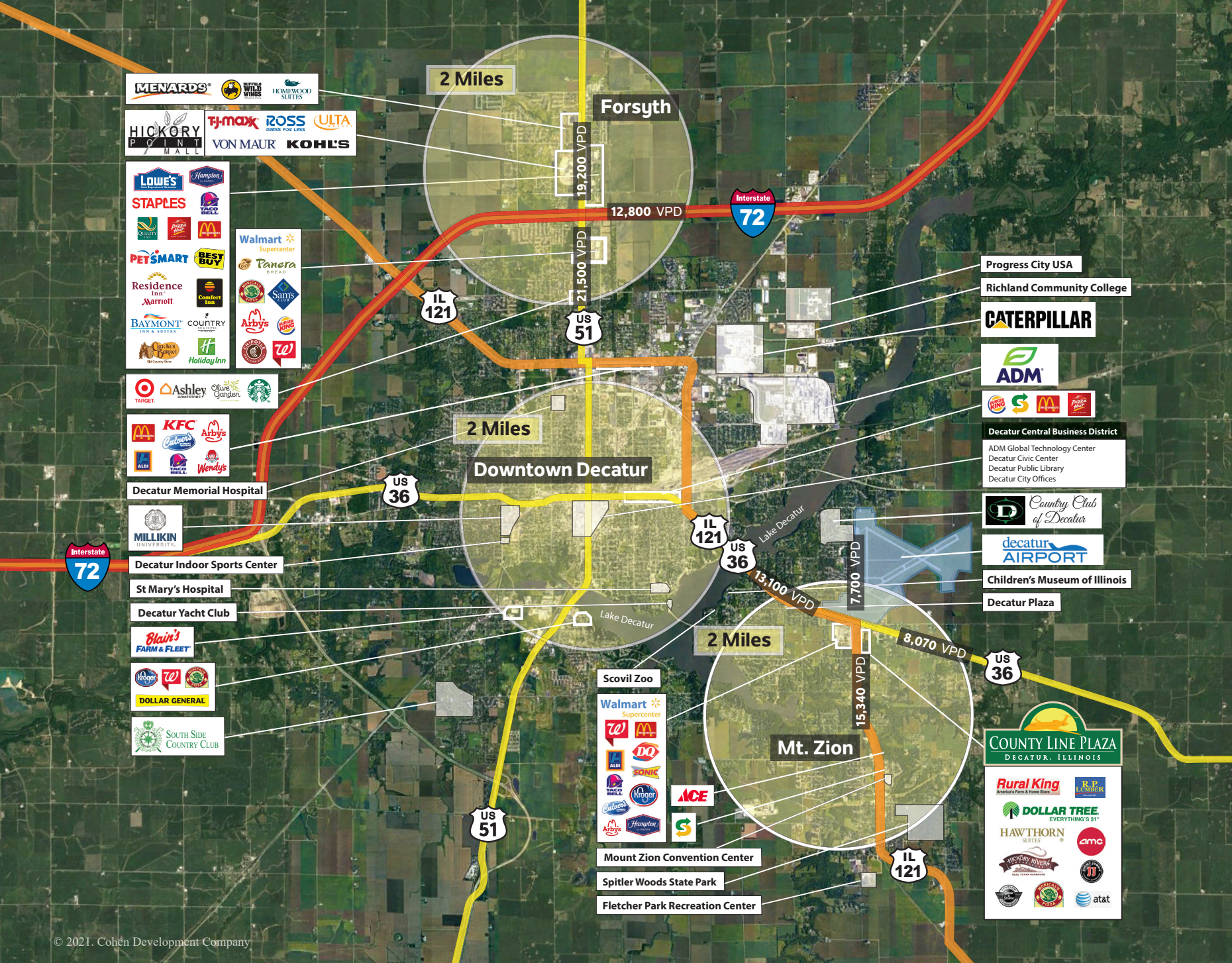
Population	189,860
Median Age	43.6
Average HH Income	\$74,141

DECATUR METRO (10 Miles)

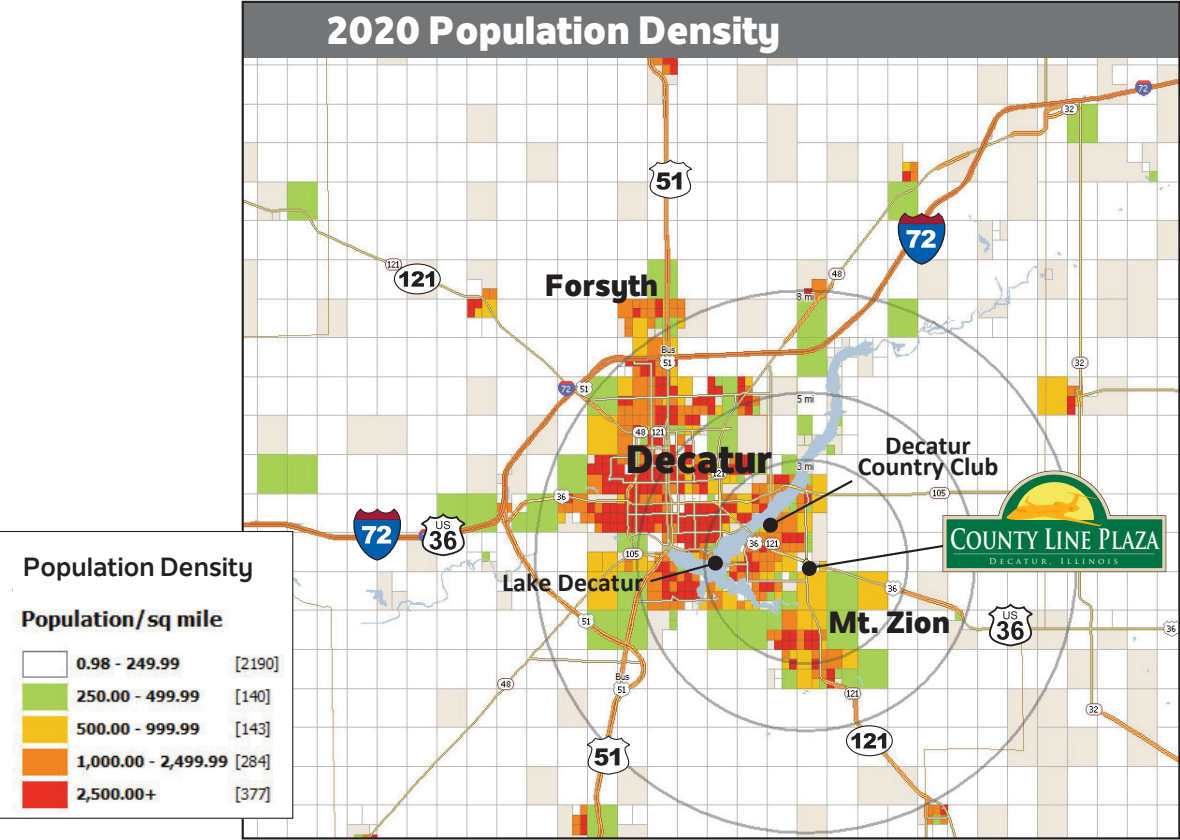
Population	96,490
Median Age	44.4
Average HH Income	\$72,007

*Scan/US 2020

NATIONAL & REGIONAL RETAIL & HOTEL BRANDS

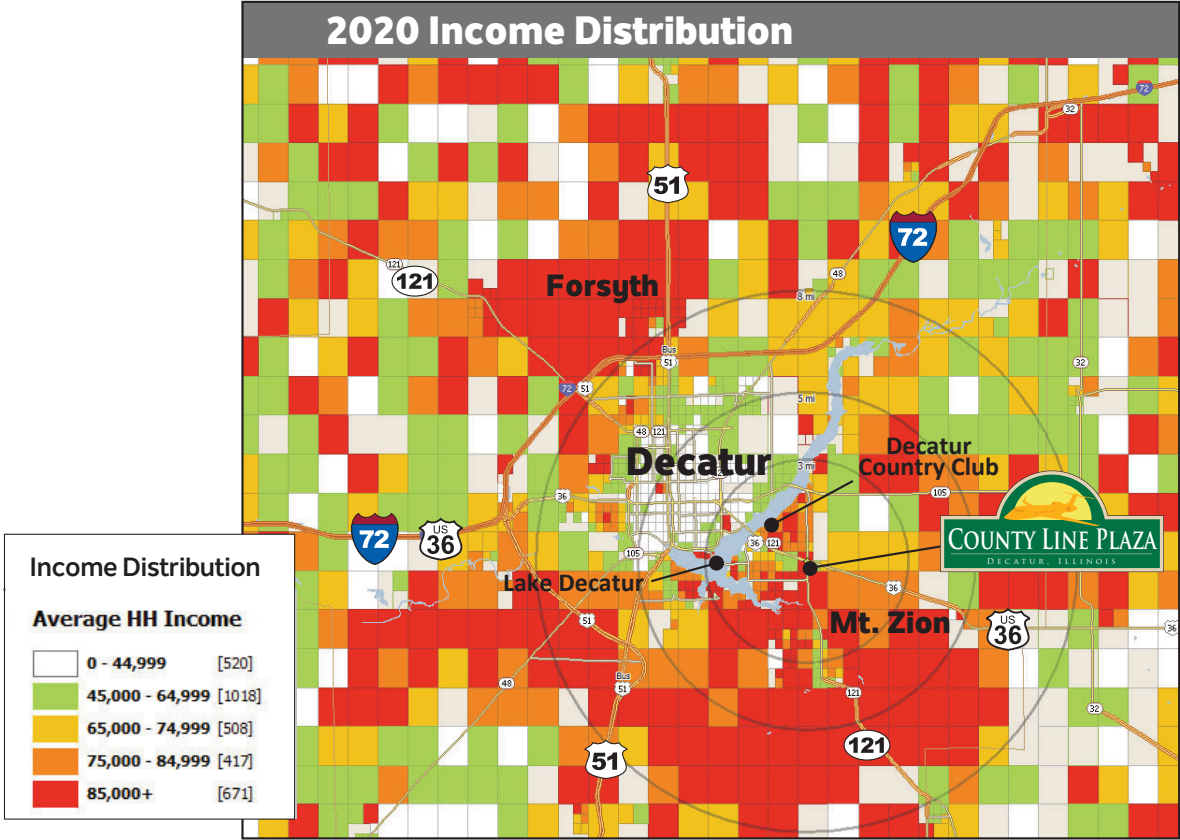


DECATUR, ILLINOIS -- DEMOGRAPHICS & MARKET ANALYSIS



2020 Demographics	Metro (10 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	92,425	44,113	18,490
Median Age	44.4	44.2	47.3
Workforce Population	46,942	21,750	9,820

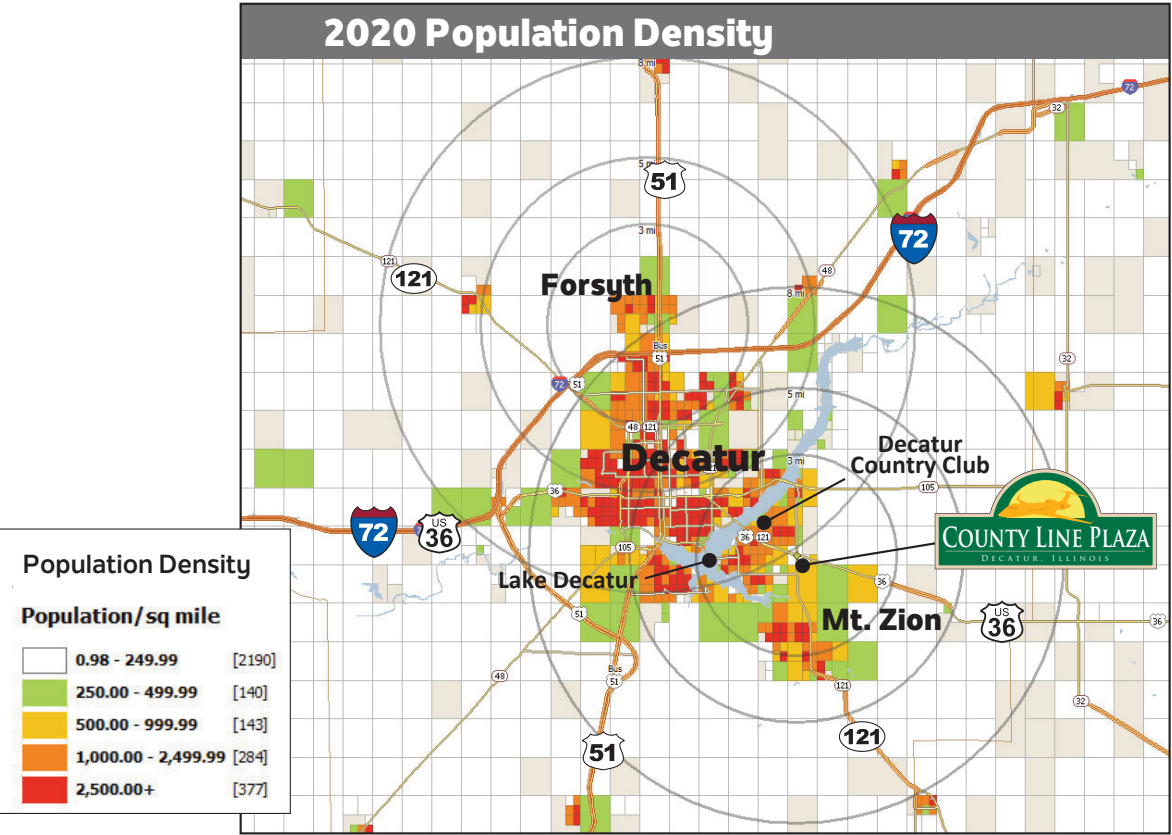
*Scan/US® 2020



2020 Demographics	Metro (10 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$71,999	\$75,584	\$94,080
MED HH Income	\$53,557	\$55,178	\$69,986
Home Ownership	62.3%	62.1%	75.8%
College or greater	56.3%	55.3%	60.5%

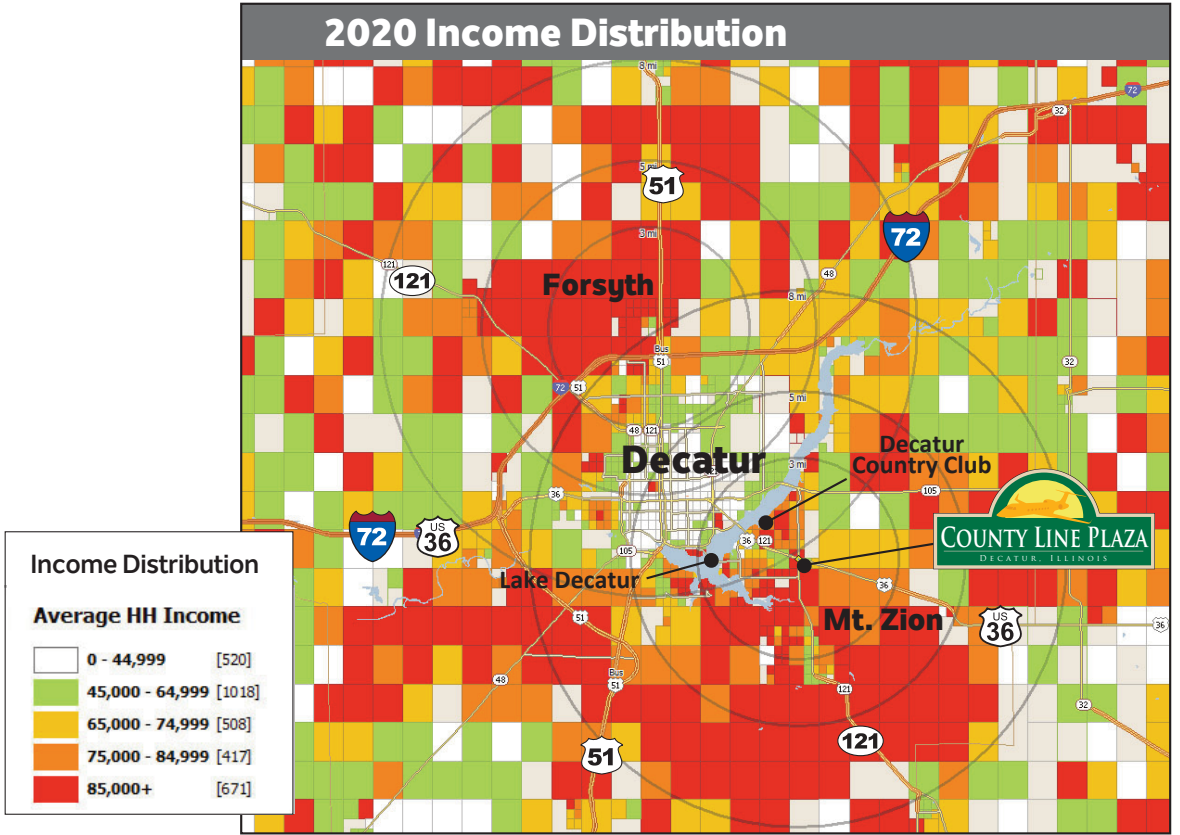
*Scan/US® 2020

DECATUR, ILLINOIS -- DEMOGRAPHICS & MARKET ANALYSIS - COMPARISON



2020 Demographics	Mt. Zion		
	Metro (10 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	92,425	44,113	18,490
Median Age	44.4	44.2	47.3
Workforce Population	46,942	21,750	9,820

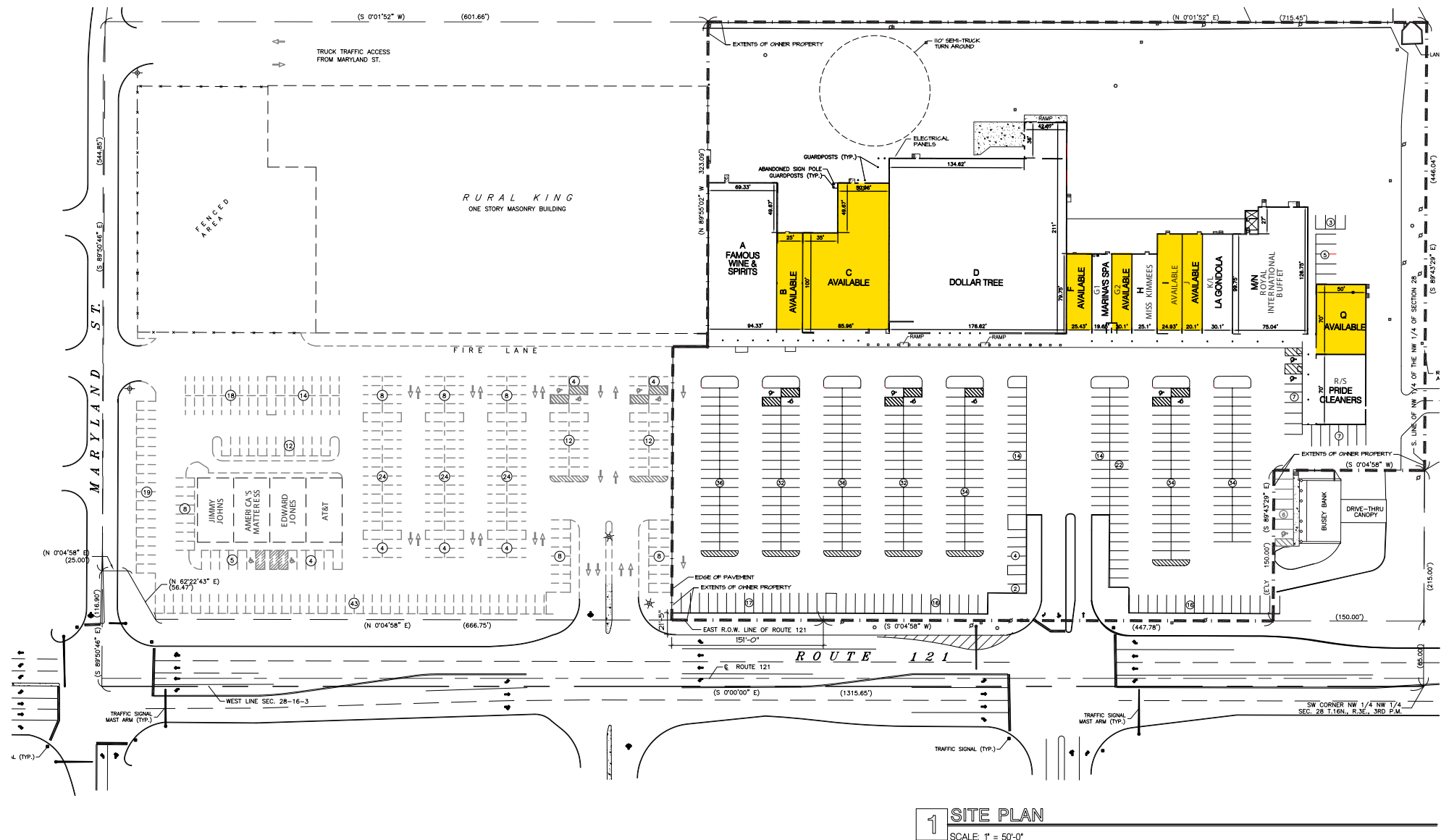
*Scan/US® 2020



2020 Demographics	Mt. Zion			Forsyth		
	Metro (10 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)	Metro (10 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$71,999	\$75,584	\$94,080	\$69,318	\$63,158	\$82,991
MED HH Income	\$53,557	\$55,178	\$69,986	\$51,611	\$46,421	\$59,278
Home Ownership	62.3%	62.1%	75.8%	61.3%	57.7%	63.1%
College or greater	56.3%	55.3%	60.5%	55.9%	54.1%	64.3%

*Scan/US® 2020

LEASE PLAN



LEASE SCHEDULE

TENANT	LEASE AREA	LOCATION
FAMOUS WINE & SPIRITS	10,377 SQ/FT	A
AVAILABLE	2,500 SQ/FT	B
SUPER STORE BINS	11,109 SQ/FT	C
DOLLAR TREE	32,157 SQ/FT	D
AVAILABLE	2,028 SQ/FT	F
MARINA'S	1,573 SQ/FT	G-1
AVAILABLE	1,596 SQ/FT	G-2
MISS KIMMEES	2,002 SQ/FT	H
AVAILABLE	2,490 SQ/FT	I
AVAILABLE	2,005 SQ/FT	J
LA GONDOLA	3,002SQ/FT	K & L
ROYAL INTL. BUFFET	9,139 SQ/FT	M & N
AVAILABLE	3,500 SQ/FT	Q
PRIDE CLEANERS	3,494 SQ/FT	R & S

1 SITE PLAN
SCALE: 1" = 50'-0"

PROPOSED REDEVELOPMENT - FEATURES

- 1 Removal of sidewalk canopies and replacement with new aluminum canopies with under canopy lighting open up storefronts, eliminating shadows, improving site lines and visibility, expanding storefront glass (where possible), elevating storefront signage fascia band with great exposure to Mount Zion Road and US 36, and providing even and secure lighting along storefronts at evening and night.
- 2 Abundant new LED lighting attached to the buildings – from scone lighting to new under canopy lighting to new security lighting along entire rear shopping center, LEDs will provide greater illumination around the buildings than ever before, all with greater energy efficiency, lifecycle, and cold-weather performance.
- 3 New LED parking lot lighting – increasing foot candles of illumination throughout the shopping center parking lots in common areas greater than ever before, all with significantly improved energy efficiency, lifespan, and cold-weather performance.
- 4 New pylon signage to reposition visibility in shopping center recognition for all traffic along Mount Zion Road.
- 5 New out lot development with leading national fast casual restaurant.
- 6 New attached building signage tower brands center, provides site line from intersection of US 36 and Mount Zion Road, and expands existing Dollar Tree.
- 7 New Stylons reinforce branding, illuminate beautifully at night, and eliminate dark dead corners as they “bookend” the center.
- 8 New landscape tree line along rear shopping center while reserving possible future space expansion reserved for truck building expansion and semi trailer ingress and egress
- 9 Additional growth possible by repositioning Busey Bank and expanding by infill, or from selected demolition and expansion by connection to Southeast Plaza (immediately adjacent).
- 10 New interlocking concrete paver sidewalks with embedded landscape islands new landscape parking lot drive files improve the customer experience improved security, aesthetics, in general pedestrian walk-ability.

