




SITE OVERVIEW

- Dynamic **310+ acre mixed-use development** featuring retail, restaurants, entertainment, casino, hotels, residential and office
- 166,000 sf **Hollywood Casino** which includes 7 restaurants, 6 bars, **5 James Beard Celebrity Chefs**, including **Giada De Laurentiis and Stephanie Izard**, and 10,000 sf of convention space
- Hollywood Casino projects over **1,000,000 annual visitors** and 500 on-site employees
- **Multi-family residential** with **500+ units** starting delivery Q4 2025
- Multiple on-site **hotels** with 450+ rooms
- Industrial complex with 120+ full-time employees
- Phenomenal visibility and branding opportunities from **I55 and I80** with over **230,000+ vehicles per day**
- **New interchange** providing direct access into the project from I55 and Route 59
- **Direct access** into project from Olympic Blvd connecting Rock Run Collection to Joliet Junior College and residential communities of Joliet and Shorewood to the east

IMMEDIATE MARKET OVERVIEW

- 7,500+ residential units planned over the next three years within 10 miles of the site
- Average HH income of \$100k+
- \$3B+ in retail sales and \$301M+ in F&B sales in Joliet in 2023

DEMOGRAPHICS

	Primary Retail Trade Area	Overall Trade Area
 AVERAGE HHI	~\$100 K	\$105.3 K
 POPULATION	2 MM	10.9 MM
 HOUSEHOLDS	715.8 K	4.2 MM



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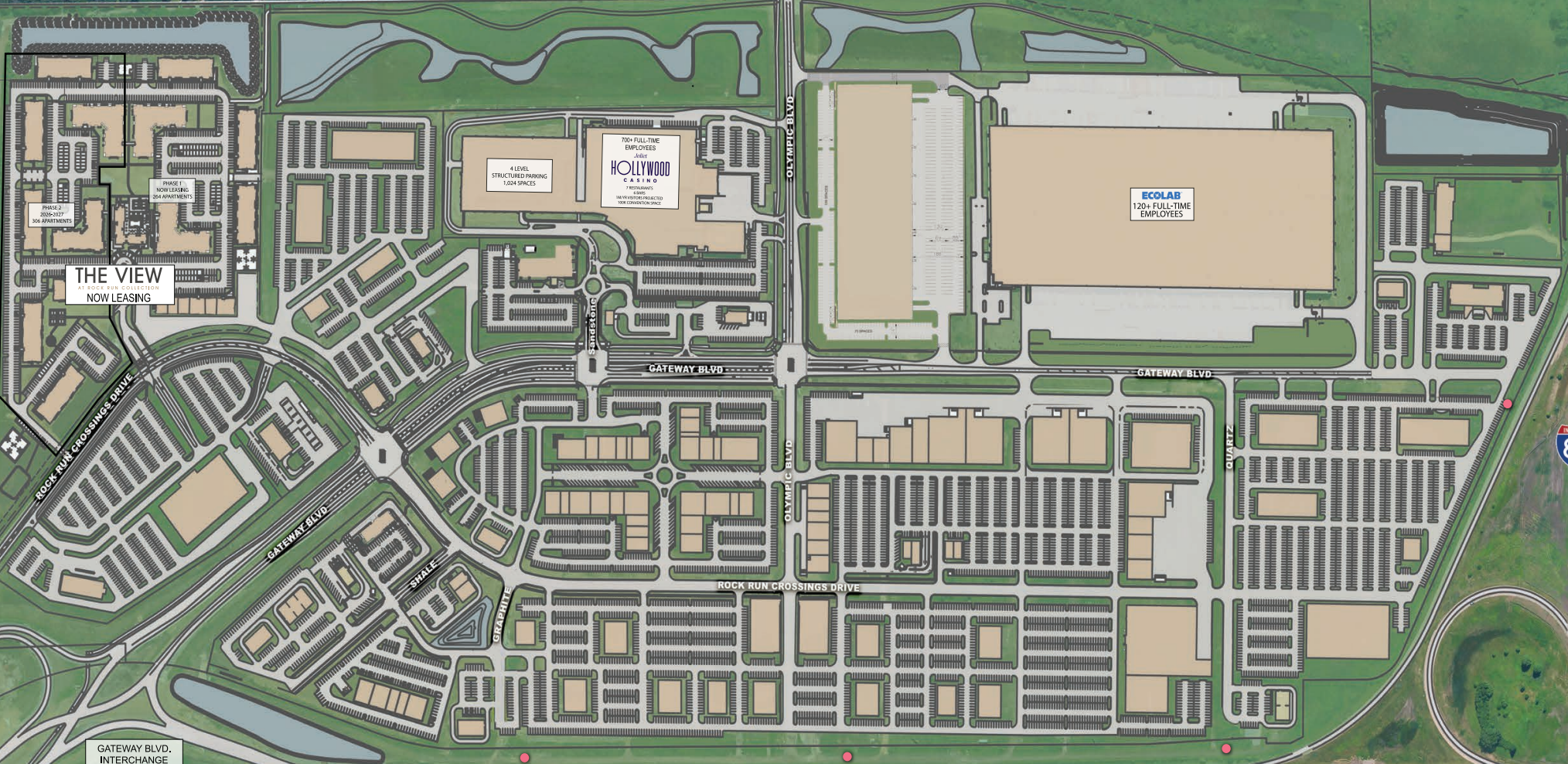


JOLIET JUNIOR COLLEGE
14,000+ STUDENTS

JOLIET JUNIOR COLLEGE
NEW EVENT CENTER
85,000+ SF

ACCESS TO
HOUBOLT RD

IDI BUSINESS PARK
2,000 EMPLOYEES



THE VIEW
NOW LEASING

4 LEVEL
STRUCTURED PARKING
9,024 SPACES

700+ FULL-TIME
EMPLOYEES
HOLLYWOOD
C A S I N O
RESTAURANT
BAR
100,000 SQ FT PROJECTED
100K CONVENTION SPACE

ECOLAB
120+ FULL-TIME
EMPLOYEES

GATEWAY BLVD.
INTERCHANGE
EXIT 251



Highway Pylon Signs
(55 ft tall)

230,000 VPD