ROCKRUN
COLLECTION

LIVE | SHOP | DINE

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EXPERIENCE ROCK RUN COLLECTION At the gateway to Chicagoland, Rock Run Collection is a highly curated experience where life and living meet. A **SUPER-REGIONAL DESTINATION** that connects the community in a sophisticated fusion of lifestyle and power center retail, restaurants, entertainment, services and unique amenities while offering superior multifamily living.

LIVE | SHOP | DINE

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.

HIGHLIGHTS

- Super-regional site with a metro reach into Chicago
- Located where I-80 and I-55 intersect
- Gateway to Chicagoland
- Population is expected to rise to 1.2 million and employment to 437,000
- Joliet experienced a total housing inventory increase of 78.8% between 2021 and 2022
- Nearby Amazon facility employs 7,000+
- Tremendous state and local city government support
- Hollywood Casino Joliet relocated to Rock Run Collection

Shopping & Dining

500,000 SQ FT

Rock Run Collection is set to become a premier shopping, dining, and entertainment destination with more than 500,000 square feet of retail and restaurant space. The development features an exciting mix of retailers and restaurants including **Dick's House of Sport, Chick-fil-A, Culver's, Chipotle, Ricky Rockets Fuel Center**, and more. With a blend of national brands, diverse dining options, outdoor patios, and gathering spaces, Rock Run Collection is designed to create a dynamic destination experience for the region.

Entertainment

200,000 SQ FT

Drawing visitors from within and beyond the trade area, **Hollywood Casino Joliet** serves as a regional attraction for Rock Run Collection. The 166,000-square-foot destination features seven restaurants, six bars, and a lineup of celebrated culinary talent, including five James Beard award-winning celebrity chefs such as Giada De Laurentiis and Stephanie Izard. With 10,000 square feet of convention and event space, the casino attracts a diverse mix of guests—from gaming enthusiasts and food lovers to event attendees—creating a steady stream of activity across the development.

Joliet
HOLLYWOOD
CASINO

THE SITE

Rock Run Collection combines outdoor dining, living, convenience, entertainment and leisure all in one location. Plentiful parking and high visibility will benefit the highly curated retail offerings. Exciting entertainment and hotel components give way to a vibrant destination to be enjoyed by many.

FEATURES

- 310-acres
- 500,000+ SF Shopping & Dining
- 200,000+ SF Entertainment
- 150,000+ SF Office
- 500+ Hospitality Rooms
- 570 Multifamily Units
- Hollywood Casino Joliet with Event & Conference Center
- Activated outdoor common area

Hotels & Multifamily

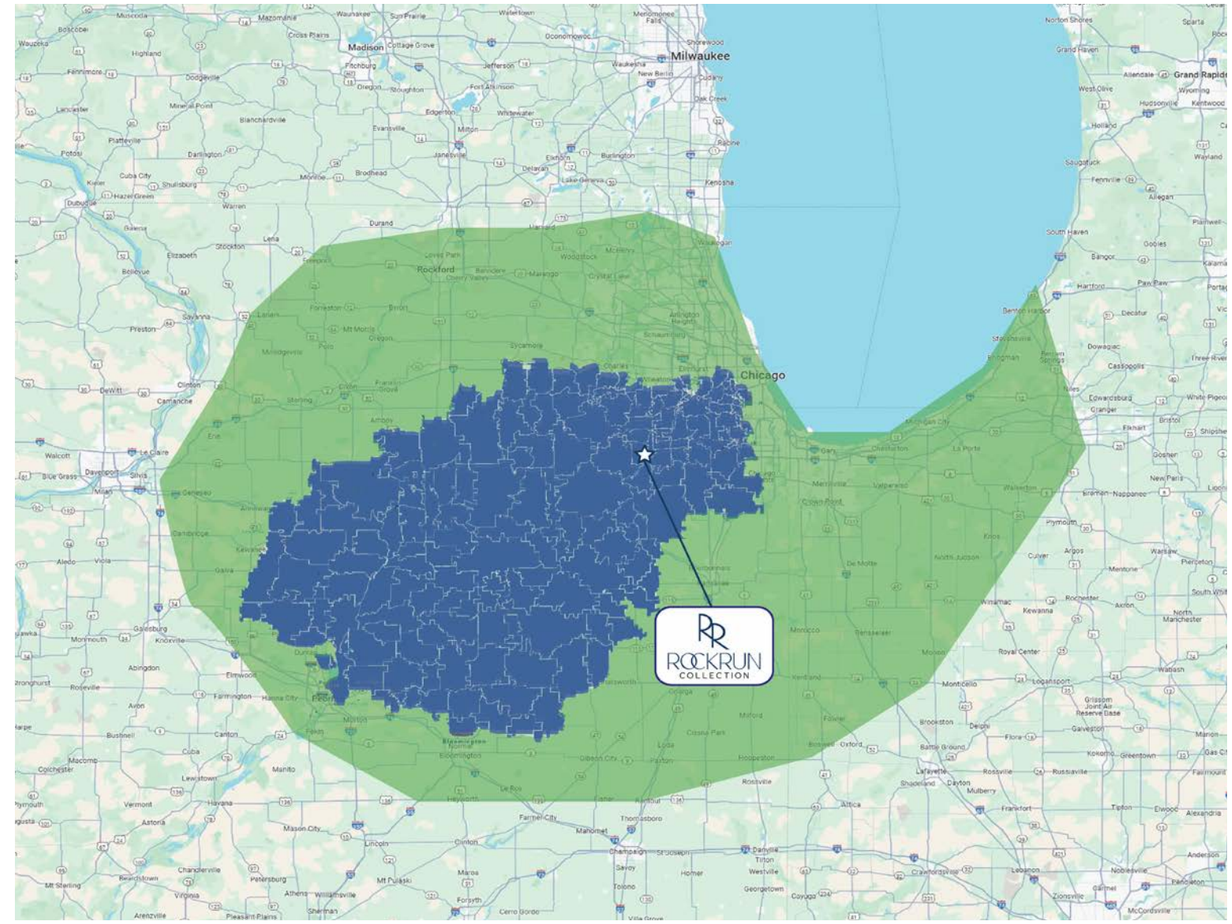
500+
ROOMS and 1 CONFERENCE CENTER

570
MULTIFAMILY UNITS

Tourism is a major driver of Illinois' economy, contributing a total economic impact of $59.5 billion. Rock Run Collection is poised to become a key destination for travelers, with planned hotels and a conference center designed to accommodate everything from weekend getaways to business trips, including the future **Drury Inn & Suites.** More than just a place to visit, Rock Run Collection is a vibrant community where life and living meet. Residents enjoy upscale living at **The View**, the development's premier multifamily offering, with shopping, dining, and entertainment all just steps away.

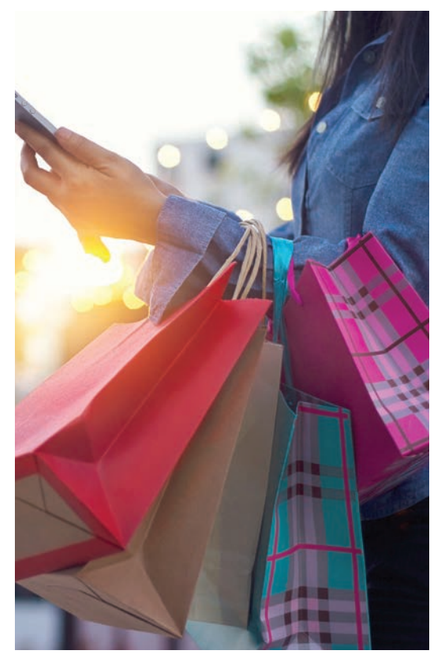
Rock Run Collection is a multi-phase development that will revolutionize the market.

Located within a **SUPER-REGIONAL TRADE AREA** that includes metro reach into Chicago, it is projected to have 230,000 vehicles passing by daily.



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



A CULLINAN PROPERTIES DEVELOPMENT

Cullinan Properties is a leading developer of real estate specializing in commercial and mixed-use developments and acquisitions. With offices in Peoria, IL, Chicago, IL, and, St. Louis, MO, Cullinan Properties is a multi-disciplined real estate firm that develops, manages and owns mixed-use, retail, multifamily, office, governmental and healthcare properties throughout the United States. Cullinan is certified as a Women's Business Enterprise through the Women's Business Enterprise National Council (WBENC) and a certified Small Business through the U.S. Small Business Administration . For additional information about Cullinan Properties, visit CullinanProperties.com and @CullinanProperties on LinkedIn.

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