

MALLON AND ASSOCIATES, INC.

A REAL ESTATE AND DEVELOPMENT COMPANY



Vacant Land For Sale

73rd & State
Chicago, IL

ALDI Foods Outlot

SEC 73rd & State
Chicago IL 60619

Zoning: M1-2

Est. Traffic Count:
State Street:
15,100 VPD

Parcel Size:
+/- 26,815 sf



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	Mile 1	Mile 2	Mile 3
2007 Estimated Population	38,627	161,499	349,259
2012 Projected Population	37,801	158,549	341,885
Median House Hold Income	\$35,455	\$30,154	\$34,467

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale. Document Dated 1/27/2009

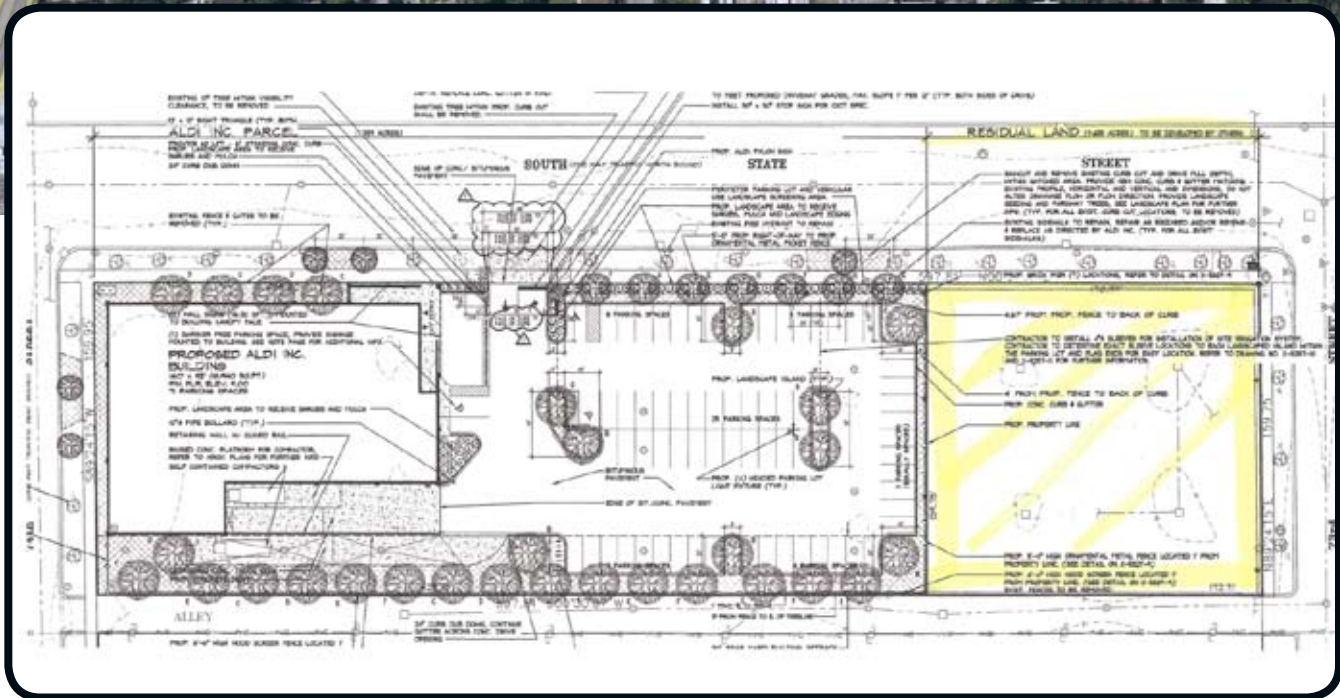
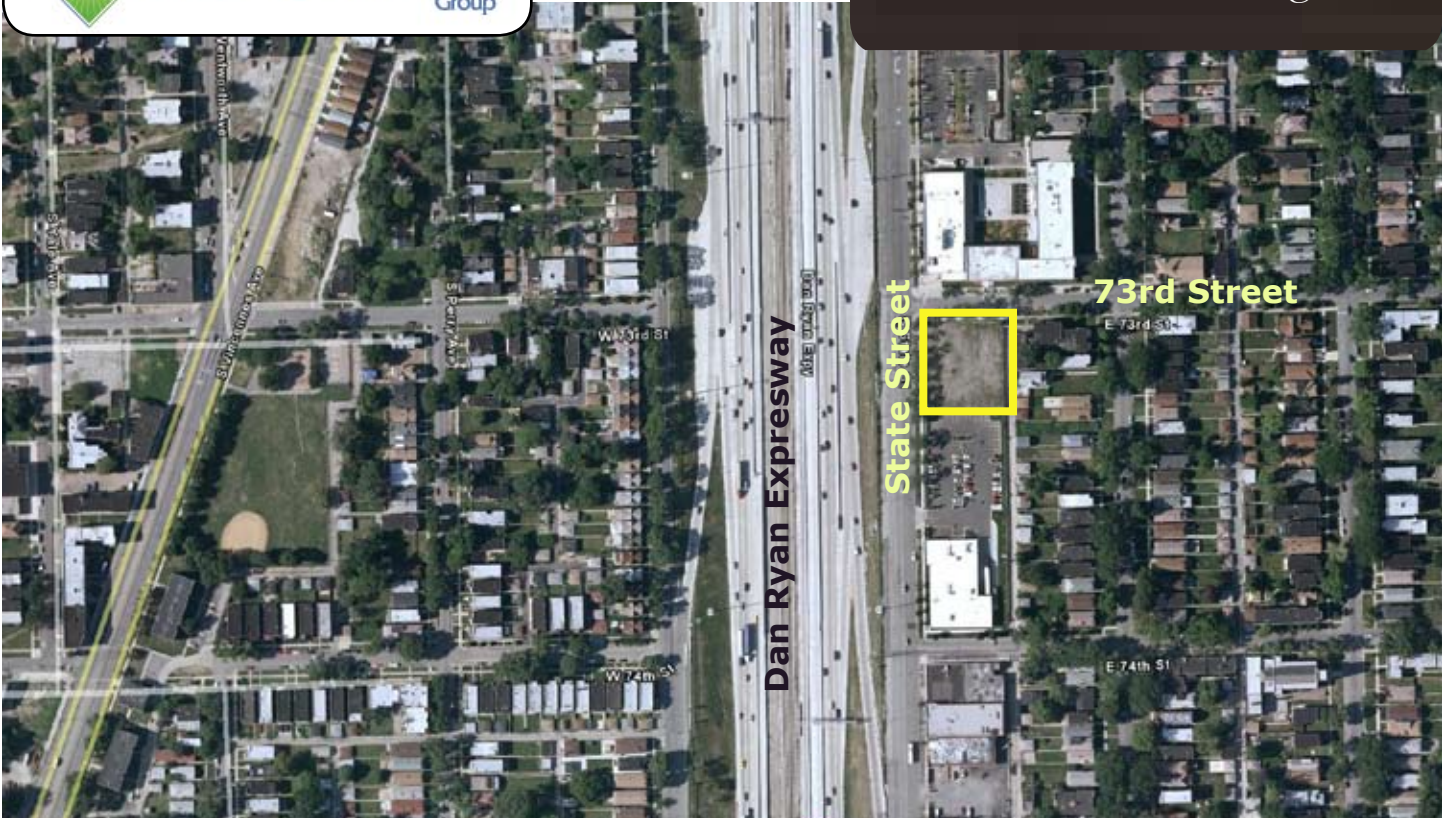
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73rd & State
Chicago, IL





Profile Report
AGS 2007: Core, Consumer, Retail, MOSAIC [IL]

	E 73rd St & S State St, Chicago, IL 60619 0 - 1 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 2 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 3 mi	
		%		%		%
Population						
1980 Population	48,599		215,252		477,488	
1990 Population	41,649		177,543		395,280	
2000 Population	40,424		168,185		365,198	
2007 Estimate	38,627		161,499		349,259	
2012 Projection	37,801		158,549		341,885	
2017 Projection	36,324		153,115		328,759	
Households						
1980 Households	17,930		75,027		159,068	
1990 Households	15,592		63,685		136,383	
2000 Households	15,045		60,351		129,447	
2007 Households	14,158		57,122		121,934	
2012 Households	13,729		55,591		118,292	
2017 Households	12,975		52,863		111,915	
Average Household Income						
1980 Average Income	\$ 15,180		\$ 14,726		\$ 16,229	
1990 Average Income	\$ 30,406		\$ 29,428		\$ 32,690	
2000 Average Income	\$ 37,897		\$ 35,512		\$ 39,433	
2007 Average Income	\$ 40,205		\$ 38,356		\$ 42,243	
2012 Average Income	\$ 41,779		\$ 39,535		\$ 43,803	
Median Household Income						
1980 Median Income	\$ 12,555		\$ 11,675		\$ 13,059	
1990 Median Income	\$ 18,705		\$ 18,075		\$ 20,635	
2000 Median Income	\$ 28,786		\$ 25,552		\$ 29,020	
2007 Median Income	\$ 34,455		\$ 30,154		\$ 34,467	
2012 Median Income	\$ 37,953		\$ 33,627		\$ 38,083	
Per Capita Income	\$ 9,220		\$ 8,638		\$ 9,362	
1990 Median Income	\$ 18,705		\$ 18,075		\$ 20,635	
Average Household Income	\$ 30,406		\$ 29,428		\$ 32,690	
Population by race (2007)	38,557		161,327		348,877	
One race	37,149	96%	155,322	96%	335,822	96%
White	4,523	12%	19,249	12%	47,496	14%
Black	31,710	82%	132,164	82%	277,425	80%
American Indian, Eskimo, Aleut	30	0%	124	0%	278	0%
Asian	502	1%	2,237	1%	6,693	2%
Hawaiian/Pacific Islander	7	0%	44	0%	89	0%
Other	377	1%	1,503	1%	3,841	1%
Two or More Races	1,408	4%	6,005	4%	13,055	4%
Hispanic Origin (2007)	38,627		161,499		349,259	
Hispanic origin	1,841	5%	7,886	5%	17,800	5%
Not of Hispanic origin	36,786	95%	153,614	95%	331,459	95%



Profile Report
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	E 73rd St & S State St, Chicago, IL 60619 0 - 1 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 2 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 3 mi	
		%		%		%
Hispanic origin by race (2007)	1,847		7,938		17,982	
One race	1,710	93%	7,332	92%	16,527	92%
White	541	29%	2,526	32%	6,151	34%
Black	776	42%	3,135	39%	6,470	36%
American Indian	2	0%	8	0%	25	0%
Asian	294	16%	1,154	15%	2,414	13%
Hawaiian or Pacific Islander	0	0%	0	0%	4	0%
Other Race	97	5%	509	6%	1,463	8%
Two or More Races	137	7%	606	8%	1,455	8%
Households by age of householder (2007)	14,158		57,122		121,934	
Under 25 years	620	4%	2,731	5%	5,659	5%
25 to 34 years	1,847	13%	7,779	14%	16,361	13%
35 to 44 years	2,667	19%	10,739	19%	22,602	19%
45 to 54 years	2,823	20%	11,027	19%	24,483	20%
55 to 64 years	2,396	17%	9,978	17%	23,151	19%
65 to 74 years	1,848	13%	7,752	14%	16,526	14%
75 to 84 years	1,390	10%	5,105	9%	9,710	8%
85 years and over	566	4%	2,011	4%	3,442	3%
Median Age of Householder	51.9		51.6		51.7	
Population by age (2007)	38,627		161,499		349,259	
0 to 4 years	3,068	8%	13,652	8%	27,752	8%
Less than 1 year	649	2%	2,707	2%	5,500	2%
5 to 9 years	3,204	8%	14,224	9%	29,115	8%
10 to 14 years	3,080	8%	13,416	8%	27,952	8%
15 to 19 years	2,761	7%	11,910	7%	26,060	7%
20 to 24 years	2,238	6%	9,723	6%	22,062	6%
25 to 29 years	2,000	5%	8,688	5%	19,320	6%
30 to 34 years	2,182	6%	9,420	6%	21,077	6%
35 to 39 years	2,542	7%	10,575	7%	23,159	7%
40 to 44 years	2,698	7%	11,267	7%	24,330	7%
45 to 49 years	2,743	7%	10,839	7%	23,809	7%
50 to 54 years	2,467	6%	9,632	6%	21,807	6%
55 to 59 years	2,078	5%	8,475	5%	20,075	6%
60 to 64 years	1,770	5%	7,611	5%	17,688	5%
65 to 69 years	1,473	4%	6,356	4%	14,135	4%
70 to 74 years	1,309	3%	5,275	3%	10,911	3%
75 to 79 years	1,133	3%	4,126	3%	8,213	2%
80 to 84 years	905	2%	3,123	2%	5,888	2%
85 years and over	978	3%	3,191	2%	5,927	2%
2007 Median Age	36.5		34.9		35.3	
2007 Average Age	37.0		35.8		36.0	
Households by income (2007)	14,158		57,122		121,934	
Less than \$5,000	2,071	15%	9,429	17%	17,424	14%
\$5,000 to \$9,999	676	5%	3,056	5%	5,855	5%
\$10,000 to \$14,999	907	6%	4,189	7%	8,115	7%
\$15,000 to \$19,999	928	7%	4,032	7%	7,931	7%
\$20,000 to \$24,999	1,004	7%	3,987	7%	8,079	7%
\$25,000 to \$29,999	901	6%	3,772	7%	7,677	6%



Profile Report
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		%		%		%
\$30,000 to \$34,999	664	5%	3,100	5%	6,588	5%
\$35,000 to \$39,999	767	5%	2,883	5%	6,361	5%
\$40,000 to \$44,999	701	5%	2,863	5%	6,208	5%
\$45,000 to \$49,999	527	4%	2,299	4%	5,052	4%
\$50,000 to \$54,999	564	4%	2,245	4%	5,182	4%
\$55,000 to \$59,999	548	4%	1,852	3%	4,209	3%
\$60,000 to \$64,999	511	4%	1,706	3%	3,786	3%
\$65,000 to \$69,999	457	3%	1,533	3%	3,447	3%
\$70,000 to \$74,999	374	3%	1,293	2%	2,999	2%
\$75,000 to \$79,999	320	2%	1,136	2%	2,715	2%
\$80,000 to \$84,999	259	2%	920	2%	2,241	2%
\$85,000 to \$89,999	211	1%	744	1%	1,846	2%
\$90,000 to \$94,999	234	2%	706	1%	1,741	1%
\$95,000 to \$99,999	282	2%	817	1%	2,031	2%
\$100,000 to \$124,999	647	5%	2,058	4%	5,365	4%
\$125,000 to \$149,999	232	2%	1,063	2%	2,945	2%
\$150,000 to \$199,999	198	1%	647	1%	1,983	2%
\$200,000 to \$249,999	19	0%	67	0%	364	0%
\$250,000 to \$499,999	11	0%	37	0%	349	0%
\$500,000 and over	145	1%	687	1%	1,439	1%
Median Household Income	\$ 34,455		\$ 30,154		\$ 34,467	
Average Household Income	\$ 40,207		\$ 38,357		\$ 42,245	
Per capita income	\$ 14,770		\$ 13,820		\$ 15,400	
Housing Units by occupancy status (2007)	16,932		69,142		145,470	
Vacant	2,774	16%	12,020	17%	23,536	16%
Owner-Occupied	6,308	37%	23,911	35%	57,668	40%
Renter-Occupied	7,850	46%	33,211	48%	64,266	44%
Marital Status, 15 years and over (2007)	29,271		120,212		264,467	
Never Married	12,486	43%	52,947	44%	115,868	44%
Now Married	6,597	23%	27,503	23%	65,298	25%
Separated	2,873	10%	11,490	10%	25,172	10%
Widowed	3,368	12%	13,076	11%	26,132	10%
Divorced	3,948	13%	15,197	13%	31,996	12%
Population by Household type (2007)	38,627		161,499		349,259	
Persons in Families	31,691	82%	134,454	83%	291,085	83%
Persons in Non-Family Households	6,477	17%	25,704	16%	53,065	15%
Persons In Group Quarters	459	1%	1,341	1%	5,109	1%
Households by size (2007)	14,158		57,122		121,934	
1 Person	4,546	32%	18,160	32%	37,442	31%
2 Person	3,809	27%	14,479	25%	31,759	26%
3 Person	2,319	16%	9,545	17%	20,425	17%
4 Person	1,732	12%	7,158	13%	15,640	13%



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		%		%		%
5 Person	949	7%	4,061	7%	8,596	7%
6 Persons	397	3%	1,839	3%	3,920	3%
7 or more Persons	405	3%	1,880	3%	4,151	3%
Households by vehicles available (2007)	14,158		57,122		121,934	
None	4,266	30%	18,371	32%	35,443	29%
1 vehicle	6,005	42%	24,176	42%	51,081	42%
2 or more vehicles	3,887	27%	14,575	26%	35,410	29%
Total Vehicles Available	15,243		58,532		135,037	
Population by labor force (2007)	28,690		117,742		259,216	
Male	12,308	43%	50,170	43%	111,768	43%
Civilian Employed	6,419	22%	25,298	21%	58,019	22%
Civilian Unemployed	1,569	5%	6,229	5%	13,766	5%
In Armed Forces	0	0%	13	0%	51	0%
Not In Labor Force	4,319	15%	18,629	16%	39,932	15%
Female	16,382	57%	67,572	57%	147,447	57%
Civilian Employed	7,661	27%	30,597	26%	69,634	27%
Civilian Unemployed	1,730	6%	7,107	6%	15,030	6%
In Armed Forces	0	0%	1	0%	5	0%
Not In Labor Force	6,991	24%	29,867	25%	62,779	24%
Labor force by Occupation (2000)	13,320		51,376		120,650	
Management occupations except farmers and farm managers	658	5%	2,523	5%	6,883	6%
Farmers and farm managers	0	0%	0	0%	15	0%
Business operations specialists	307	2%	940	2%	2,392	2%
Computer and mathematical occupations	131	1%	557	1%	1,439	1%
Architects surveyors cartographers and engineers	65	0%	159	0%	401	0%
Other protective service workers including supervisors	404	3%	1,629	3%	3,615	3%
Sales and related occupations	1,222	9%	4,920	10%	10,116	8%
Office and administrative support occupations	3,211	24%	12,374	24%	28,611	24%
Farming fishing and forestry occupations	15	0%	22	0%	76	0%
Supervisors construction and extraction workers	43	0%	75	0%	189	0%
Construction trades workers	367	3%	1,364	3%	2,876	2%
Extraction workers	0	0%	0	0%	0	0%
Installation maintenance and repair occupations	277	2%	1,222	2%	3,055	3%
Production occupations	743	6%	2,764	5%	6,162	5%
Supervisors transportation and material moving workers	41	0%	162	0%	377	0%



Profile Report
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		%		%		%
Total expenditure						
Total non-retail expenditures						
Total retail expenditures	24,278		98,579		216,338	
Apparel	1,491	6%	6,243	6%	12,827	6%
Contributions	17,614		73,479		154,420	
Education						
Books and supplies	3,878	22%	14,479	20%	39,878	26%
Tuition	299	2%	1,761	2%	4,778	3%
Entertainment	4,586	26%	16,860	23%	28,749	19%
	305	2%	3,314	5%	9,751	6%
Food and beverages	9	0%	41	0%	73	0%
Food at home	89	1%	749	1%	1,393	1%
Food away from home						
Alcoholic beverages	0.31		0.29		0.41	
Gifts	16,946		68,775		145,368	
Health care	33	0%	294	0%	650	0%
	910	5%	4,587	7%	9,658	7%
Household furnishings and equipment	1,952	12%	8,701	13%	19,938	14%
Shelter	3,285		12,346		35,193	
Mortgage interest	14	0%	27	0%	63	0%
Property taxes	0	0%	39	0%	74	0%
Miscellaneous Owned	9	0%	61	0%	126	0%
Dwelling Costs						
Rental costs	7	0%	42	0%	113	0%
Other lodging	36	1%	112	1%	208	1%
	29	1%	127	1%	268	1%
Household operations	30	1%	169	1%	461	1%
	604	18%	1,807	15%	5,795	16%
Miscellaneous expenses	337	10%	1,555	13%	4,919	14%
Personal care	577	18%	1,747	14%	5,127	15%
Personal insurance	301	9%	1,022	8%	3,136	9%
Reading	159	5%	552	4%	1,386	4%
Tobacco	15	0%	202	2%	661	2%
	16	0%	175	1%	767	2%
Transportation	15	0%	61	0%	360	1%
New vehicle purchase	10	0%	45	0%	363	1%
Used vehicle purchase	0	0%	12	0%	175	0%
Motorcycles (new and used)	0	0%	19	0%	205	1%
Vehicle finance charges	0	0%	12	0%	54	0%
Gasoline and oil	7	0%	70	1%	129	0%
Vehicle repair and maintenance						
Vehicle insurance	\$ 86,602		\$ 86,119		\$ 89,458	
Public transportation						
Other transportation costs	13,652		57,973		137,374	
Utilities	423	3%	2,257	4%	6,000	4%



Profile Report
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		%		%		%
Educational attainment (2007)	24,278		98,579		216,338	
Less than 9th grade	1,491	6%	6,243	6%	12,827	6%
9th to 12th grade, no diploma	2,457	10%	11,832	12%	24,187	11%
High school graduate	7,156	29%	29,439	30%	61,811	29%
Some college, no degree	5,746	24%	22,960	23%	50,268	23%
Associate degree	2,243	9%	7,841	8%	16,970	8%
Bachelor's degree	3,222	13%	12,435	13%	29,007	13%
Graduate or profession degree	1,964	8%	7,830	8%	21,268	10%
1990 dwellings by units in structure	17,614		73,479		154,420	
Single units, detached	3,878	22%	14,479	20%	39,878	26%
Single units, attached	299	2%	1,761	2%	4,778	3%
Double units	4,586	26%	16,860	23%	28,749	19%
3 to 9 units	5,725	33%	24,465	33%	44,729	29%
10 to 19 units	1,993	11%	7,733	11%	14,416	9%
20 to 49 units	731	4%	4,077	6%	10,654	7%
50 or more units	305	2%	3,314	5%	9,751	6%
Mobile home or trailer	9	0%	41	0%	73	0%
All other	89	1%	749	1%	1,393	1%
Single/multiple unit ratio	0.31		0.29		0.41	
1990 Housing units by year built	17,607		73,445		154,092	
Built 1989 to March 1990	73	0%	139	0%	375	0%
Built 1985 to 1988	188	1%	473	1%	1,098	1%
Built 1980 to 1984	328	2%	2,995	4%	4,871	3%
Built 1970 to 1979	727	4%	4,793	7%	8,673	6%
Built 1960 to 1969	1,803	10%	8,486	12%	21,628	14%
Built 1950 to 1959	2,461	14%	11,314	15%	26,992	18%
Built 1940 to 1949	3,142	18%	13,497	18%	28,728	19%
Built 1939 or earlier	8,885	50%	31,749	43%	61,727	40%
1990 Owner occupied properties by value	5,628		21,228		53,037	
Under \$25,000	153	3%	699	3%	1,430	3%
\$25,000 to \$49,999	864	15%	3,751	18%	8,883	17%
\$50,000 to \$74,999	1,467	26%	4,964	23%	15,296	29%
\$75,000 to \$99,999	522	9%	1,853	9%	5,806	11%
\$100,000 to \$149,999	88	2%	409	2%	1,326	3%
\$150,000 to \$199,999	19	0%	77	0%	357	1%
\$200,000 to \$299,999	2	0%	22	0%	377	1%
\$300,000 to \$399,999	3	0%	5	0%	168	0%
\$400,000 to \$499,999	4	0%	7	0%	100	0%
\$500,000 and over	1	0%	9	0%	67	0%
Median Property Value	\$ 59,279		\$ 57,288		\$ 60,774	



Profile Report
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	E 73rd St & S State St, Chicago, IL 60619 0 - 1 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 2 mi		E 73rd St & S State St, Chicago, IL 60619 0 - 3 mi	
		%		%		%
Total rental units	9,964		42,457		83,346	
Median rent	\$ 349		\$ 344		\$ 356	
1990 Population by travel time to work	13,652		57,973		137,374	
Under 10 minutes or work at home	423	3%	2,257	4%	6,000	4%
10 to 29 minutes	4,165	31%	16,829	29%	40,319	29%
30 to 59 minutes	6,124	45%	25,863	45%	60,037	44%
60 to 89 minutes	2,088	15%	9,161	16%	21,813	16%
90 minutes or more	744	5%	3,356	6%	7,502	5%
Average travel time in minutes	36.90		37.26		36.73	