

PRESIDENT STREET
(CITY OF WHEATON)

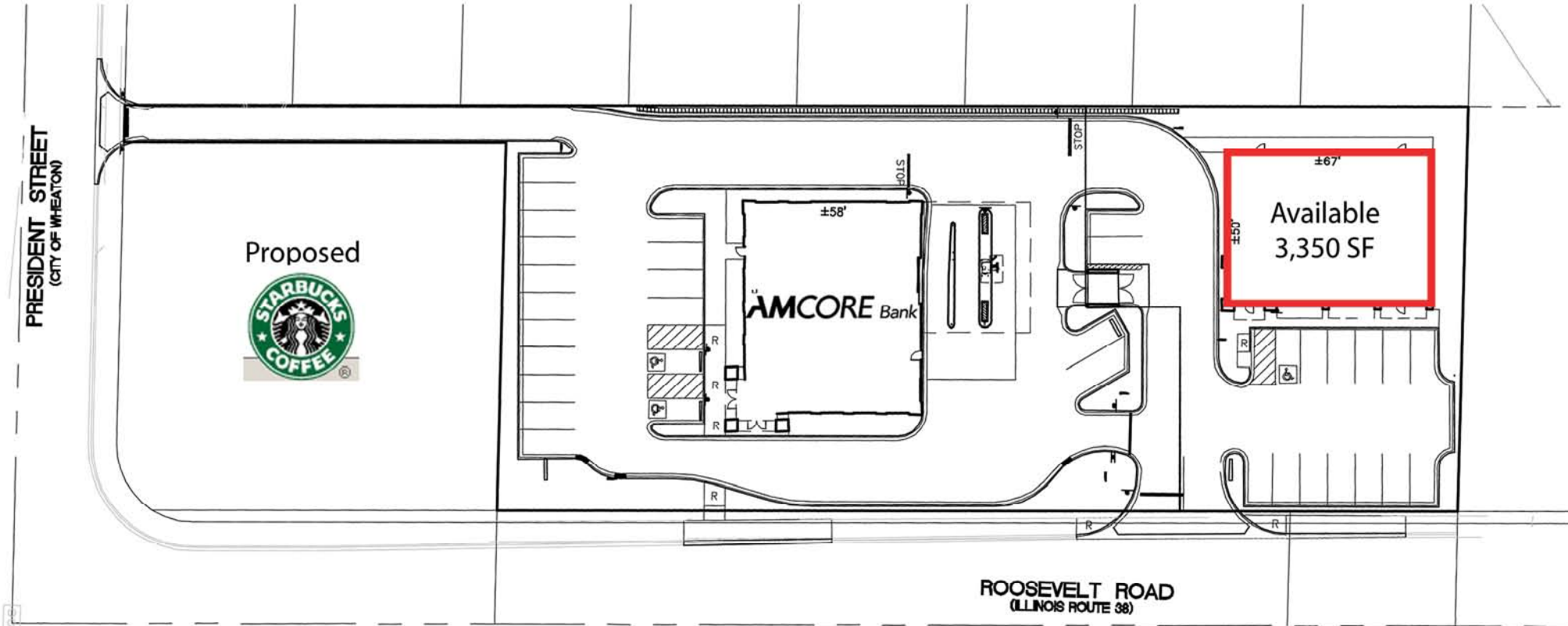
Proposed



AMCORE Bank

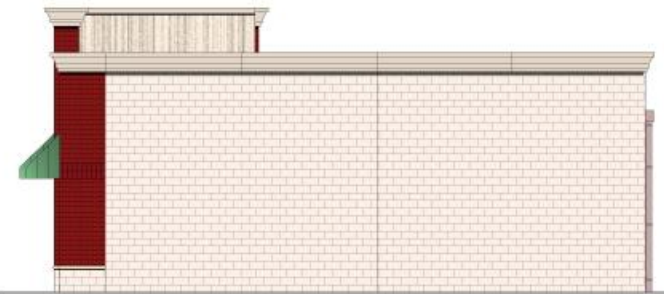
±67'
Available
3,350 SF
±50'

ROOSEVELT ROAD
(ILLINOIS ROUTE 38)

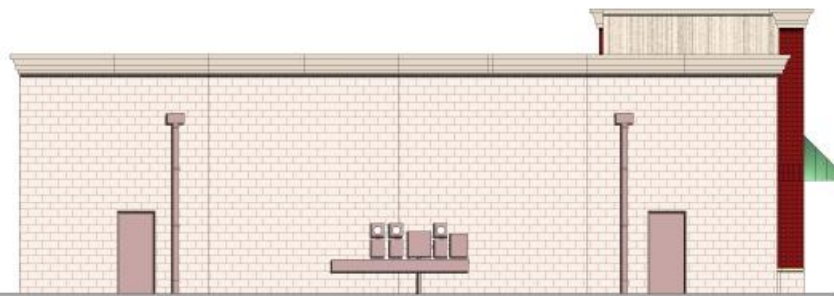




FRONT / SOUTH ELEVATION



SIDE / EAST ELEVATION



REAR / NORTH ELEVATION



SIDE / WEST ELEVATION

A DEVELOPMENT OF:
MALLON AND ASSOCIATES
1755 SOUTH NAPERVILLE, SUITE 100
WHEATON, ILLINOIS 60187
630-510-3325



PROJECT # 06106
08-18-06
DAVID SCOTT ROSELIUS - STATE OF ILLINOIS 001-019033
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-004053
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ROOSEVELT RETAIL BUILDING

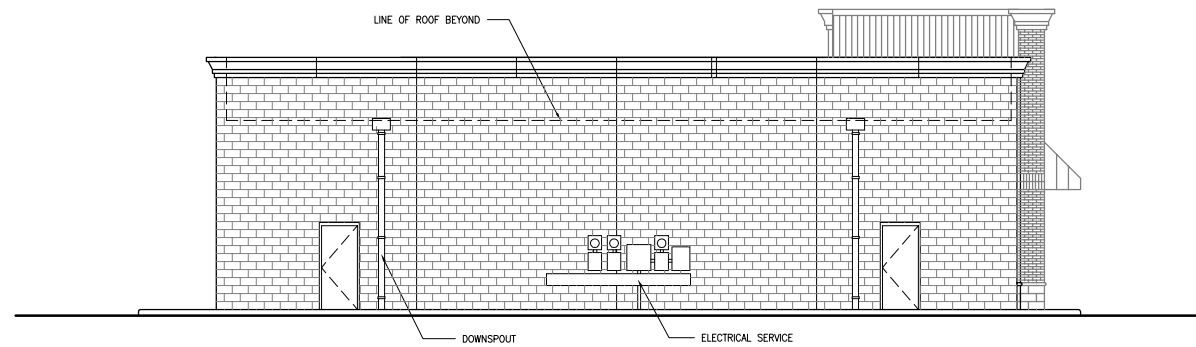
ROOSEVELT ROAD AT PRESIDENT STREET
WHEATON, ILLINOIS

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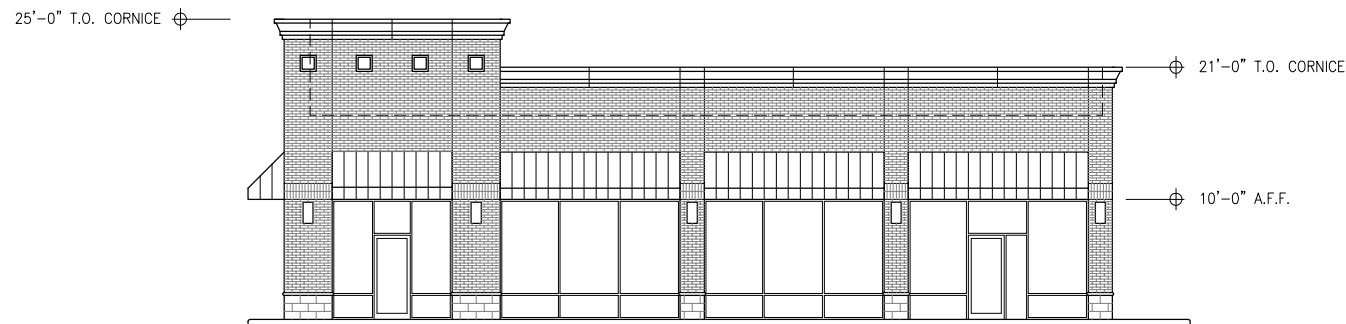
David Scott Roselius
State of Illinois 001-019033
Date: 08-18-06

Illinois Professional
Design Firm # 184-004053

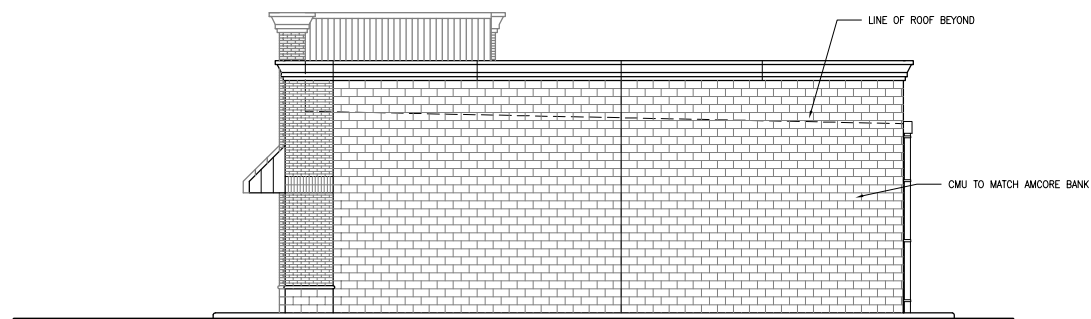
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HEIGHTS VENTURE ARCHITECTS, L.P.



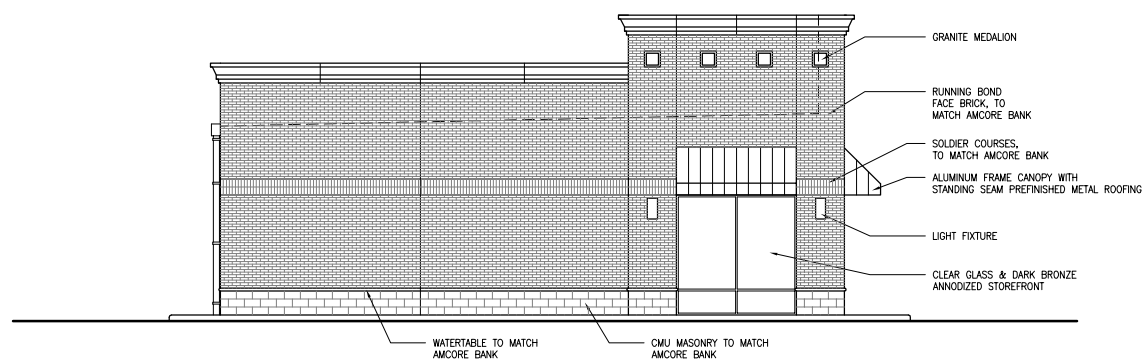
5 REAR/NORTH ELEVATION
1/16" = 1'-0"



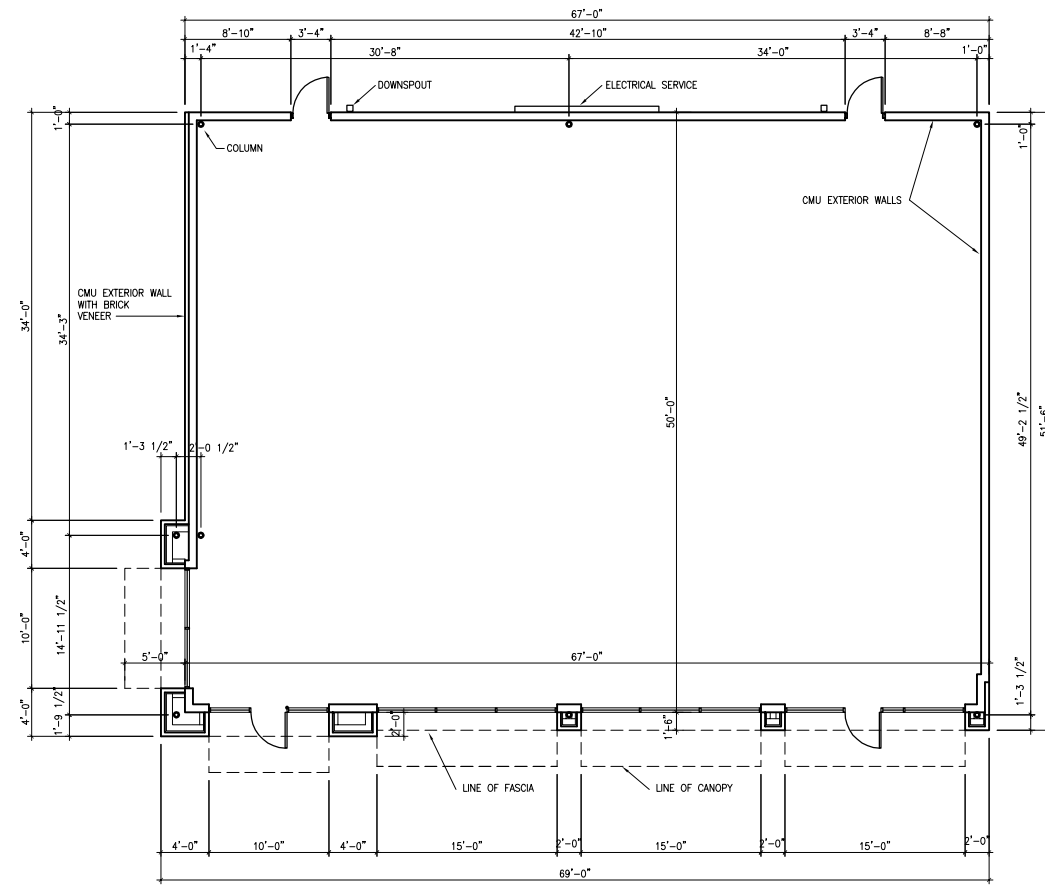
2 FRONT/SOUTH ELEVATION
1/16" = 1'-0"



4 SIDE/EAST ELEVATION
1/16" = 1'-0"



3 SIDE/WEST ELEVATION
1/16" = 1'-0"



1 FLOOR PLAN
1/16" = 1'-0"

ISSUE DATES	
08/18/06	FOR DESIGN APPROVAL

A PROJECT OF:
MALLON AND ASSOCIATES
1755 SOUTH WHEATON AVENUE
WHEATON, ILLINOIS 60187
630-931-1000

CALL US
1081 Cedar Parkway, Suite 100
Arlington, Texas 76010
817-465-7442 F

1111 North Loop West, Suite 800
Houston, Texas 77008
713-889-8072 F

HEIGHTS VENTURE ARCHITECTS, L.P.

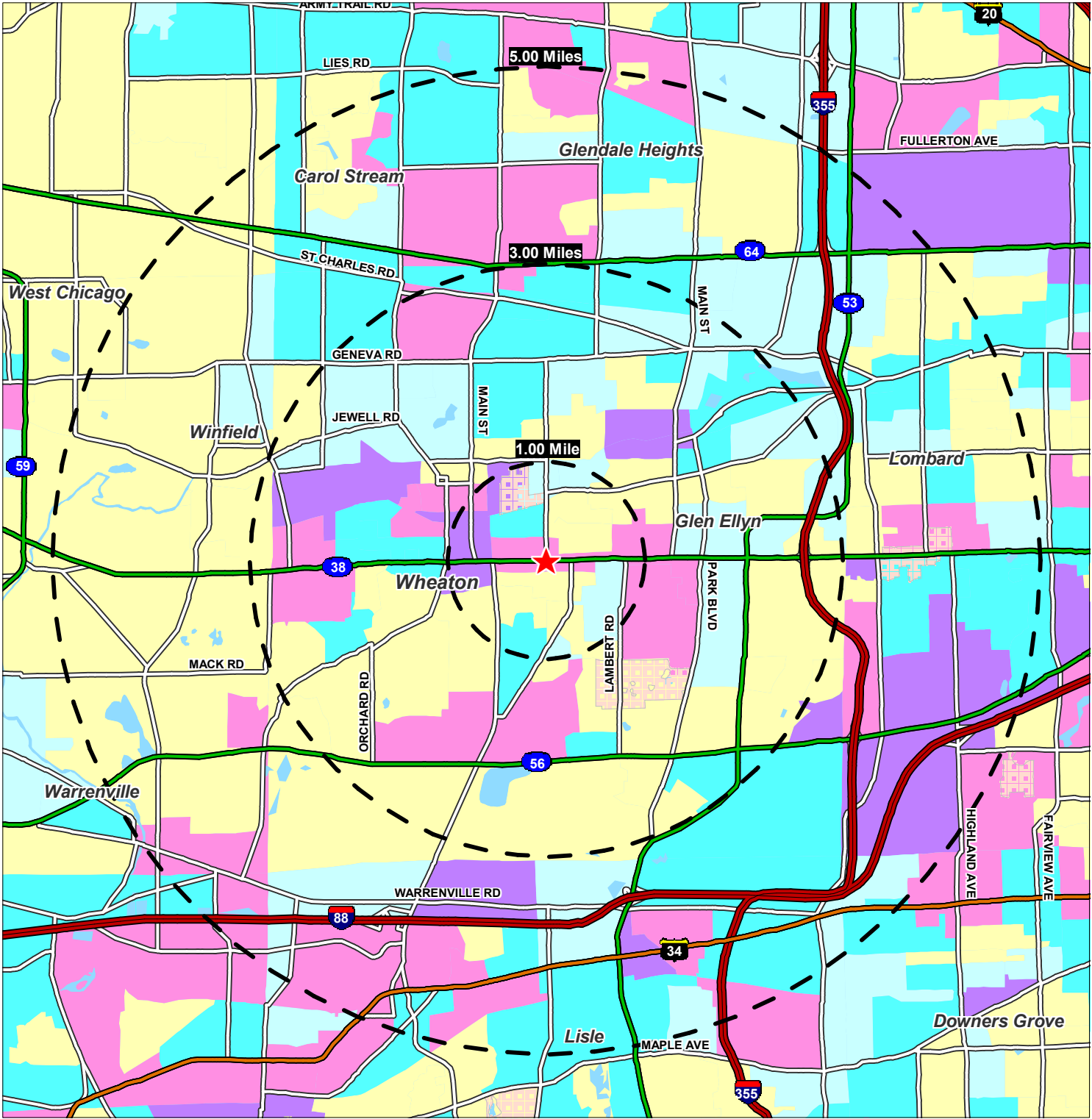
ROOSEVELT RETAIL BUILDING
ROOSEVELT ROAD AT PRESIDENT STREET
WHEATON, ILLINOIS

PROJECT NO. 06106
PLOTTED SCALE: 1:1 SHEET SIZE 11 X 17
CHECKED BY: MK DRAWN BY: DV
FILE NAME: WHEATON-PLAN1.DWG

SHEET TITLE
SCHEMATIC DESIGN

SHEET NUMBER
A1.0

Lat: 41.859 Lon: -88.092 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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Employment Density
By Block Groups

- 5,000 or more
- 2,500 to 5,000
- 1,000 to 2,500
- 500 to 1,000
- Less than 500

E Roosevelt Rd & S President St
Wheaton, Illinois

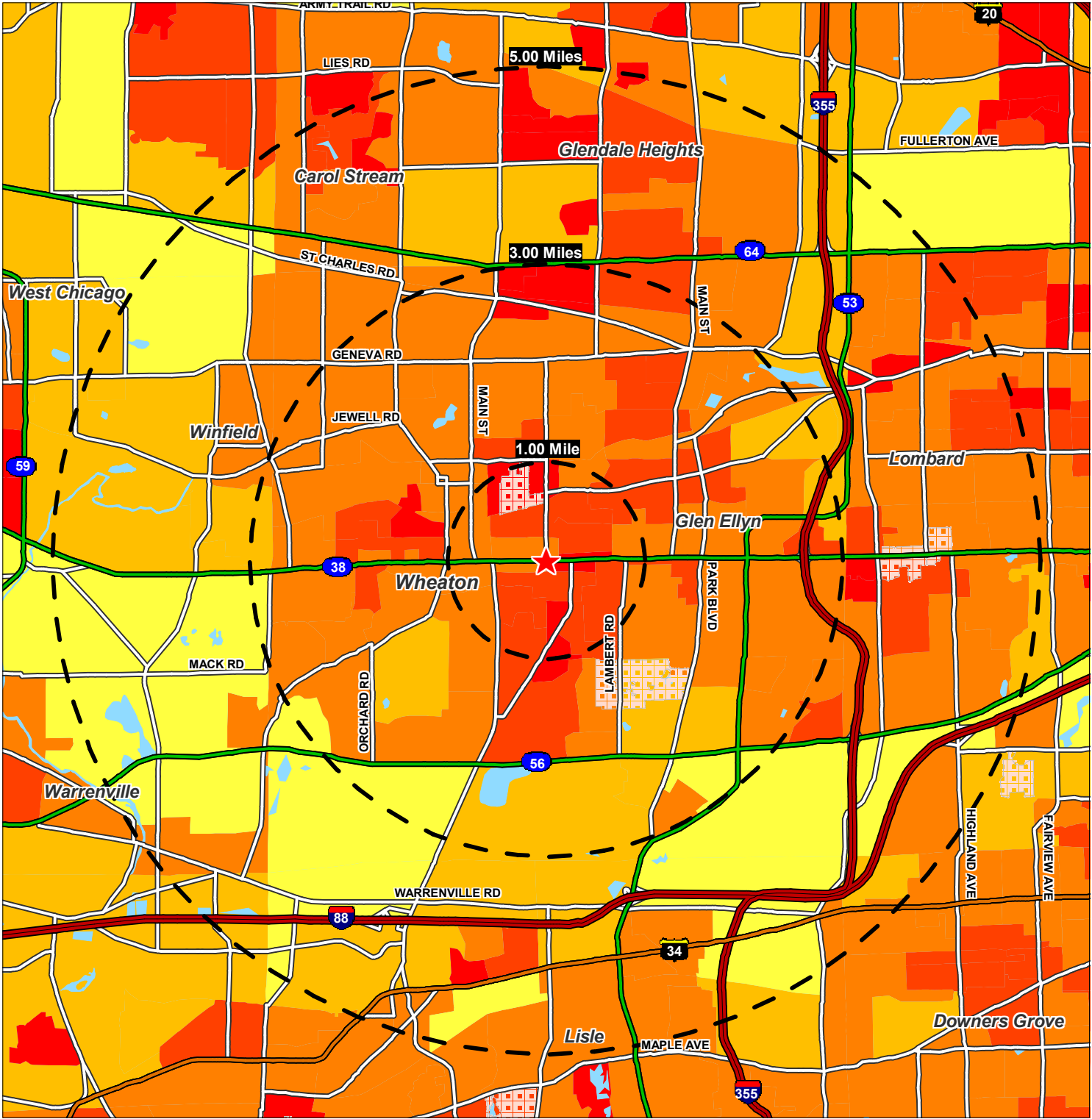
Current Year Est Employment
(Employees per Square Mile)

August 2006



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- Population Density**
By Block Groups
- 7,500 or More
 - 5,000 to 7,500
 - 2,500 to 5,000
 - 1,000 to 2,500
 - Less than 1,000

E Roosevelt Rd & S President St
Wheaton, Illinois

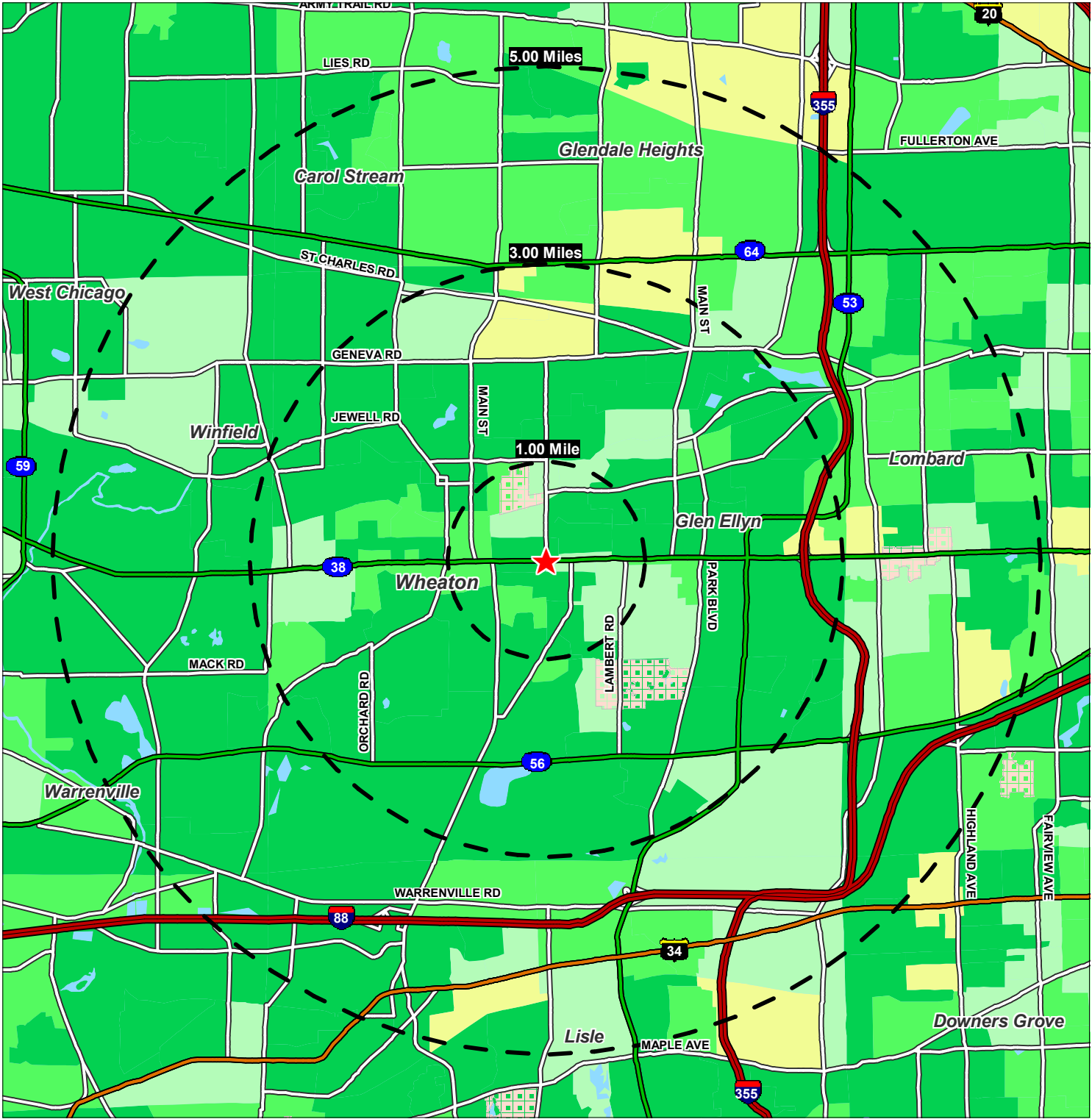
*Current Year Estimated
Persons per Square Mile*

August 2006



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Median HH Income
By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

E Roosevelt Rd & S President St
Wheaton, Illinois

Current Year Estimated
Median Household Income

August 2006



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FULL DEMOGRAPHIC PROFILE
 1990 - 2000 Census, 2005 Estimates & 2010 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.859/-88.092

August 2006

E Roosevelt Rd & S President St Wheaton, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2005 Estimated Population	18,710	110,396	240,571
	2010 Projected Population	18,883	112,990	247,623
	2000 Census Population	18,486	107,502	232,842
	1990 Census Population	18,310	99,038	212,236
	Historical Annual Growth 1990 to 2005	0.1%	0.8%	0.9%
	Projected Annual Growth 2005 to 2010	0.2%	0.5%	0.6%
HOUSEHOLDS	2005 Est. Households	6,482	39,638	86,784
	2010 Proj. Households	6,546	40,578	89,337
	2000 Census Households	6,415	38,615	84,007
	1990 Census Households	6,395	35,232	75,677
	Historical Annual Growth 1990 to 2005	0.1%	0.8%	1.0%
	Projected Annual Growth 2005 to 2010	0.2%	0.5%	0.6%
AGE	2005 Est. Population 0 to 9 Years	12.9%	13.6%	13.4%
	2005 Est. Population 10 to 19 Years	15.9%	15.1%	14.5%
	2005 Est. Population 20 to 29 Years	17.1%	12.1%	12.8%
	2005 Est. Population 30 to 44 Years	20.7%	21.4%	22.2%
	2005 Est. Population 45 to 59 Years	19.9%	22.2%	21.7%
	2005 Est. Population 60 to 74 Years	9.2%	10.4%	10.2%
	2005 Est. Population 75 Years Plus	4.2%	5.2%	5.2%
	2005 Est. Median Age	33.4	36.6	36.4
MARITAL STATUS & SEX	2005 Est. Male Population	48.7%	49.2%	49.6%
	2005 Est. Female Population	51.3%	50.8%	50.4%
	2005 Est. Never Married	32.8%	26.0%	25.8%
	2005 Est. Now Married	51.2%	58.2%	57.2%
	2005 Est. Separated or Divorced	8.5%	8.7%	9.4%
	2005 Est. Widowed	7.5%	7.1%	7.6%
INCOME	2005 Est. HH Income \$200,000 or More	7.3%	11.2%	8.1%
	2005 Est. HH Income \$150,000 to 199,999	4.4%	7.4%	6.1%
	2005 Est. HH Income \$100,000 to 149,999	18.2%	19.3%	18.9%
	2005 Est. HH Income \$75,000 to 99,999	17.9%	14.9%	16.4%
	2005 Est. HH Income \$50,000 to 74,999	20.3%	17.5%	19.7%
	2005 Est. HH Income \$35,000 to 49,999	12.9%	11.6%	12.4%
	2005 Est. HH Income \$25,000 to 34,999	8.4%	7.1%	7.4%
	2005 Est. HH Income \$15,000 to 24,999	6.3%	5.6%	5.7%
	2005 Est. HH Income \$0 to 14,999	4.4%	5.5%	5.3%
	2005 Est. Average Household Income	\$ 103,161	\$ 119,521	\$ 105,129
	2005 Est. Median HH Income	\$ 73,087	\$ 82,833	\$ 77,843
	2005 Est. Per Capita Income	\$ 36,384	\$ 43,483	\$ 38,322
	2005 Est. Number of Businesses	858	4,183	10,263
2005 Est. Total Number of Employees	7,261	43,617	138,985	

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FULL DEMOGRAPHIC PROFILE
 1990 - 2000 Census, 2005 Estimates & 2010 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.859/-88.092

August 2006

E Roosevelt Rd & S President St Wheaton, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
RACE	2005 Est. White Population	85.4%	84.9%	81.5%
	2005 Est. Black Population	3.9%	3.9%	3.7%
	2005 Est. Asian & Pacific Islander	7.8%	7.8%	10.6%
	2005 Est. American Indian & Alaska Native	0.1%	0.1%	0.1%
	2005 Est. Other Races Population	2.9%	3.3%	4.0%
HISPANIC	2005 Est. Hispanic Population	1,132	7,820	23,866
	2005 Est. Hispanic Population Percent	6.0%	7.1%	9.9%
	2010 Proj. Hispanic Population Percent	8.6%	9.7%	12.5%
	2000 Hispanic Population Percent	4.5%	5.2%	7.5%
EDUCATION (Adults 25 or Older)	2005 Est. Adult Population (25 Years or Older)	11,141	71,230	157,208
	2005 Est. Elementary (0 to 8)	5.2%	5.8%	7.0%
	2005 Est. Some High School (9 to 11)	8.0%	8.4%	9.7%
	2005 Est. High School Graduate (12)	23.0%	22.6%	25.3%
	2005 Est. Some College (13 to 16)	18.4%	18.5%	19.2%
	2005 Est. Associate Degree Only	7.5%	6.8%	6.9%
	2005 Est. Bachelor Degree Only	21.3%	22.2%	19.1%
	2005 Est. Graduate Degree	16.5%	15.7%	12.7%
HOUSING	2005 Est. Total Housing Units	6,783	41,724	91,642
	2005 Est. Owner Occupied Percent	67.2%	70.0%	70.7%
	2005 Est. Renter Occupied Percent	28.4%	25.0%	24.0%
	2005 Est. Vacant Housing Percent	4.4%	5.0%	5.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.2%	1.2%	1.3%
	2000 Homes Built 1995 to 1998	3.2%	4.3%	5.1%
	2000 Homes Built 1990 to 1994	2.3%	6.6%	7.3%
	2000 Homes Built 1980 to 1989	10.1%	16.3%	18.0%
	2000 Homes Built 1970 to 1979	29.8%	27.3%	26.2%
	2000 Homes Built 1960 to 1969	15.5%	15.6%	17.7%
	2000 Homes Built 1950 to 1959	21.8%	15.1%	13.8%
	2000 Homes Built Before 1949	17.1%	13.6%	10.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.5%	0.3%
	2000 Home Value \$500,000 to \$999,999	1.6%	5.8%	3.5%
	2000 Home Value \$400,000 to \$499,999	2.4%	6.8%	4.3%
	2000 Home Value \$300,000 to \$399,999	9.0%	16.2%	10.8%
	2000 Home Value \$200,000 to \$299,999	31.7%	32.2%	27.1%
	2000 Home Value \$150,000 to \$199,999	34.2%	25.0%	32.1%
	2000 Home Value \$100,000 to \$149,999	19.7%	11.9%	19.6%
	2000 Home Value \$50,000 to \$99,999	1.2%	1.4%	2.1%
	2000 Home Value \$25,000 to \$49,999	-	0.0%	0.1%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$ 203,812	\$ 245,803	\$ 215,686
	2000 Median Rent	\$ 732	\$ 764	\$ 805

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FULL DEMOGRAPHIC PROFILE
 1990 - 2000 Census, 2005 Estimates & 2010 Projections
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Lat/Lon: 41.859/-88.092

August 2006

E Roosevelt Rd & S President St Wheaton, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
LABOR FORCE	2005 Est. Labor: Population Age 16+	14,889	85,498	187,286
	2005 Est. Civilian Employed	67.6%	66.1%	67.4%
	2005 Est. Civilian Unemployed	4.1%	3.2%	3.4%
	2005 Est. in Armed Forces	0.0%	0.0%	0.0%
	2005 Est. not in Labor Force	28.2%	30.8%	29.2%
	2005 Labor Force: Males	48.0%	48.6%	49.1%
	2005 Labor Force: Females	52.0%	51.4%	50.9%
OCCUPATION	2000 Occupation: Population Age 16+	9,936	54,639	121,855
	2000 Mgmt, Business, & Financial Operations	17.5%	21.4%	19.5%
	2000 Professional and Related	32.3%	29.1%	25.1%
	2000 Service	11.1%	8.8%	9.0%
	2000 Sales and Office	27.9%	29.4%	30.6%
	2000 Farming, Fishing, and Forestry	-	0.0%	0.0%
	2000 Construction, Extraction, & Maintenance	5.1%	4.4%	6.2%
	2000 Production, Transport, & Material Moving	6.1%	6.8%	9.5%
	2000 Percent White Collar Workers	77.8%	80.0%	75.3%
2000 Percent Blue Collar Workers	22.2%	20.0%	24.7%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	70.0%	76.5%	78.7%
	2000 Drive to Work in Carpool	8.3%	6.3%	7.7%
	2000 Travel to Work by Public Transportation	8.0%	8.4%	7.0%
	2000 Drive to Work on Motorcycle	-	0.0%	0.0%
	2000 Walk or Bicycle to Work	9.9%	3.9%	2.6%
	2000 Other Means	0.2%	0.4%	0.4%
	2000 Work at Home	3.6%	4.5%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	35.8%	29.2%	27.6%
	2000 Travel to Work in 15 to 29 Minutes	29.2%	29.7%	30.9%
	2000 Travel to Work in 30 to 59 Minutes	23.0%	27.8%	29.7%
	2000 Travel to Work in 60 Minutes or More	12.1%	13.3%	11.8%
	2000 Average Travel Time to Work	24.8	27.1	26.6
CONSUMER EXPENDITURE	2005 Est. Total Household Expenditure (in Millions)	\$ 462.7	\$ 3,109.2	\$ 6,238.9
	2005 Est. Apparel	\$ 20.4	\$ 138.1	\$ 276.0
	2005 Est. Contributions & Gifts	\$ 32.2	\$ 230.9	\$ 446.3
	2005 Est. Education & Reading	\$ 12.4	\$ 88.7	\$ 171.9
	2005 Est. Entertainment	\$ 25.6	\$ 173.0	\$ 346.3
	2005 Est. Food, Beverages & Tobacco	\$ 70.2	\$ 463.3	\$ 939.1
	2005 Est. Furnishings And Equipment	\$ 19.6	\$ 133.1	\$ 265.5
	2005 Est. Health Care & Insurance	\$ 32.4	\$ 214.5	\$ 433.3
	2005 Est. Household Operations & Shelter & Utilities	\$ 141.8	\$ 956.7	\$ 1,916.4
	2005 Est. Miscellaneous Expenses	\$ 7.1	\$ 46.5	\$ 94.3
	2005 Est. Personal Care	\$ 6.4	\$ 42.8	\$ 86.2
	2005 Est. Transportation	\$ 94.6	\$ 621.6	\$ 1,263.5

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BUSINESS & DAYTIME EMPLOYMENT REPORT

2005 Counts

Calculated using Proportional Block Groups



Lat/Lon: 41.859/-88.092

August 2006

E Roosevelt Rd & S President St Wheaton, Illinois	1.00 mi radius	3.00 mi radius	5.00 mi radius
Total Businesses / Total Employees	858 / 7,261	4,183 / 43,617	10,263 / 138,985
Retail Trade	131 / 1,197	684 / 7,839	1,810 / 29,131
Home Improvement Stores	10 / 98	42 / 678	104 / 2,064
General Merchandise Stores	0 / 0	8 / 242	26 / 1,863
Food Stores	8 / 97	53 / 1,491	138 / 3,547
Auto Dealers & Gas Stations	12 / 269	29 / 395	127 / 2,693
Apparel & Accessory Stores	10 / 46	52 / 346	123 / 845
Furniture & Home Furnishings	18 / 144	101 / 537	333 / 5,334
Eating & Drinking Places	24 / 310	169 / 2,739	477 / 8,129
Miscellaneous Retail Stores	49 / 233	229 / 1,409	482 / 4,656
Finance - Insurance - Real Estate	95 / 829	389 / 2,362	1,153 / 11,045
Banking & Finance Institutions	31 / 337	135 / 902	441 / 4,667
Insurance Carriers and Agencies	25 / 183	106 / 432	336 / 3,805
Real Estate - Trust - Holding Companies	39 / 309	148 / 1,028	376 / 2,573
Services	481 / 4,171	2,198 / 20,651	4,616 / 48,265
Hotels & Lodging	1 / 11	10 / 70	46 / 1,643
Personal Services	85 / 380	315 / 1,527	767 / 4,515
Professional Services	58 / 246	276 / 1,308	652 / 5,919
Business Services	47 / 138	276 / 1,032	785 / 7,390
Motion Picture & Amusement	12 / 115	84 / 1,186	198 / 2,401
Health Services	100 / 527	572 / 4,174	1,048 / 9,252
Legal Services	111 / 391	341 / 1,288	482 / 1,756
Education Services	10 / 1,510	56 / 6,743	122 / 9,893
Social Services	29 / 361	134 / 2,064	243 / 3,038
Other Services	28 / 493	135 / 1,259	274 / 2,458
Agriculture	18 / 69	75 / 388	193 / 971
Mining	0 / 0	2 / 6	7 / 61
Construction	48 / 293	275 / 1,597	645 / 4,111
Manufacturing	19 / 102	135 / 2,228	497 / 16,359
Transportation, Communication & Utilities	12 / 183	86 / 1,109	300 / 6,343
Wholesale Trade	35 / 244	203 / 2,458	664 / 15,152
Government	8 / 83	89 / 4,700	157 / 6,128
Nonclassifiable	4 / 7	21 / 27	159 / 772

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CONSUMER EXPENDITURE SUMMARY

2000 Census, 2005 Estimates

Calculated using Proportional Block Groups



Lat/Lon: 41.859/-88.092

August 2006

E Roosevelt Rd & S President St Wheaton, Illinois		1.00 mi radius		3.00 mi radius		5.00 mi radius	
2005 Consumer Expenditure							
2005 Estimated Population		18,710		110,396		240,571	
2005 Estimated Households		6,482		39,638		86,784	
Household Expenditure (in \$,000s)		\$462,723		\$3,109,204		\$6,238,914	
<i>Per Household ~ Per Capita</i>		\$71,388	\$24,732	\$78,441	\$28,164	\$71,890	\$25,934
Non-Retail Expenditures (in \$,000s)		\$263,686	57.0%	\$1,773,714	57.0%	\$3,557,163	57.0%
<i>Per Household ~ Per Capita</i>		\$40,681	\$14,094	\$44,748	\$16,067	\$40,989	\$14,786
Retail Expenditures (in \$,000s)		\$199,037	43.0%	\$1,335,490	43.0%	\$2,681,751	43.0%
<i>Per Household ~ Per Capita</i>		\$30,707	\$10,638	\$33,693	\$12,097	\$30,901	\$11,147
Apparel (in \$,000s)		\$20,403	4.4%	\$138,051	4.4%	\$276,004	4.4%
<i>Per Household ~ Per Capita</i>		\$3,148	\$1,091	\$3,483	\$1,251	\$3,180	\$1,147
Contributions (in \$,000s)		\$18,717	4.0%	\$135,732	4.4%	\$260,766	4.2%
<i>Per Household ~ Per Capita</i>		\$2,888	\$1,000	\$3,424	\$1,229	\$3,005	\$1,084
Education (in \$,000s)		\$10,815	2.3%	\$78,076	2.5%	\$150,627	2.4%
<i>Per Household ~ Per Capita</i>		\$1,668	\$578	\$1,970	\$707	\$1,736	\$626
Entertainment (in \$,000s)		\$25,611	5.5%	\$173,026	5.6%	\$346,323	5.6%
<i>Per Household ~ Per Capita</i>		\$3,951	\$1,369	\$4,365	\$1,567	\$3,991	\$1,440
Food And Beverages (in \$,000s)		\$67,284	14.5%	\$444,846	14.3%	\$900,760	14.4%
<i>Per Household ~ Per Capita</i>		\$10,380	\$3,596	\$11,223	\$4,030	\$10,379	\$3,744
Furnishings & Equipment (in \$,000s)		\$19,582	4.2%	\$133,119	4.3%	\$265,462	4.3%
<i>Per Household ~ Per Capita</i>		\$3,021	\$1,047	\$3,358	\$1,206	\$3,059	\$1,103
Gifts (in \$,000s)		\$13,466	2.9%	\$95,150	3.1%	\$185,505	3.0%
<i>Per Household ~ Per Capita</i>		\$2,078	\$720	\$2,401	\$862	\$2,138	\$771
Health Care (in \$,000s)		\$27,095	5.9%	\$176,847	5.7%	\$359,913	5.8%
<i>Per Household ~ Per Capita</i>		\$4,180	\$1,448	\$4,462	\$1,602	\$4,147	\$1,496
Household Operations (in \$,000s)		\$16,827	3.6%	\$118,054	3.8%	\$231,473	3.7%
<i>Per Household ~ Per Capita</i>		\$2,596	\$899	\$2,978	\$1,069	\$2,667	\$962
Miscellaneous Expenses (in \$,000s)		\$7,072	1.5%	\$46,541	1.5%	\$94,348	1.5%
<i>Per Household ~ Per Capita</i>		\$1,091	\$378	\$1,174	\$422	\$1,087	\$392
Personal Care (in \$,000s)		\$6,416	1.4%	\$42,839	1.4%	\$86,227	1.4%
<i>Per Household ~ Per Capita</i>		\$990	\$343	\$1,081	\$388	\$994	\$358
Personal Insurance (in \$,000s)		\$5,317	1.1%	\$37,670	1.2%	\$73,433	1.2%
<i>Per Household ~ Per Capita</i>		\$820	\$284	\$950	\$341	\$846	\$305
Reading (in \$,000s)		\$1,578	0.3%	\$10,608	0.3%	\$21,252	0.3%
<i>Per Household ~ Per Capita</i>		\$244	\$84	\$268	\$96	\$245	\$88
Shelter (in \$,000s)		\$93,167	20.1%	\$631,058	20.3%	\$1,261,960	20.2%
<i>Per Household ~ Per Capita</i>		\$14,374	\$4,980	\$15,921	\$5,716	\$14,541	\$5,246
Tobacco (in \$,000s)		\$2,939	0.6%	\$18,421	0.6%	\$38,383	0.6%
<i>Per Household ~ Per Capita</i>		\$453	\$157	\$465	\$167	\$442	\$160
Transportation (in \$,000s)		\$94,601	20.4%	\$621,593	20.0%	\$1,263,530	20.3%
<i>Per Household ~ Per Capita</i>		\$14,595	\$5,056	\$15,682	\$5,631	\$14,559	\$5,252
Utilities (in \$,000s)		\$31,833	6.9%	\$207,573	6.7%	\$422,948	6.8%
<i>Per Household ~ Per Capita</i>		\$4,911	\$1,701	\$5,237	\$1,880	\$4,874	\$1,758

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