

ENCORE of
Lac De Ville



DIMARCO
GROUP

AERIAL OVERVIEW





LOT 5
2.735
ACRES

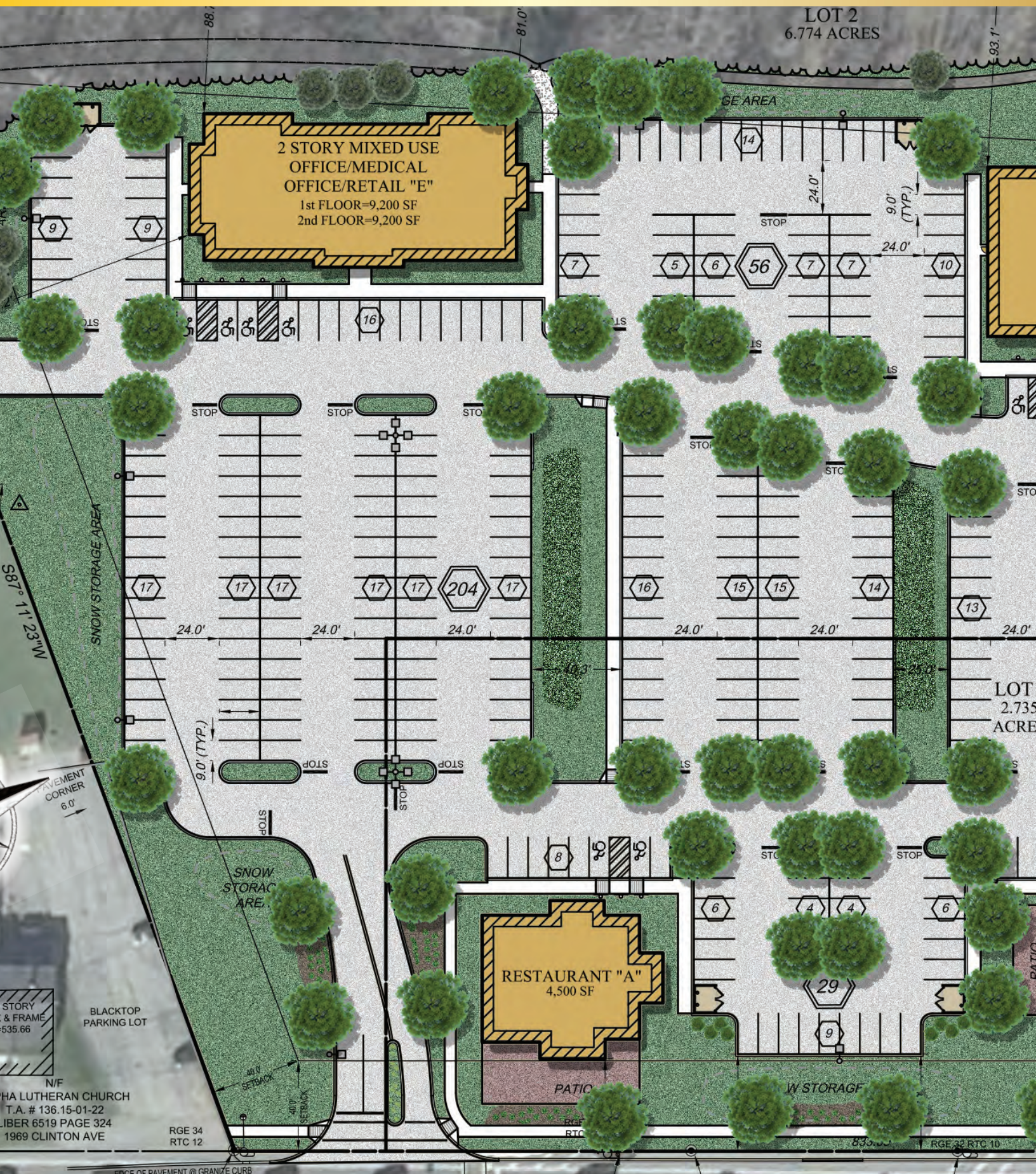
MULTI-USE
TENANT
22,000 SF

W STORAGE

PATIO

AMERICAN DISTRICT
OF
MAYWOOD, ILLINOIS

SITE PLAN



88.1'

LOT 2
6.774 ACRES

2 STORY MIXED USE
OFFICE/MEDICAL
OFFICE/RETAIL "E"
1st FLOOR=9,200 SF
2nd FLOOR=9,200 SF

RESTAURANT "A"
4,500 SF

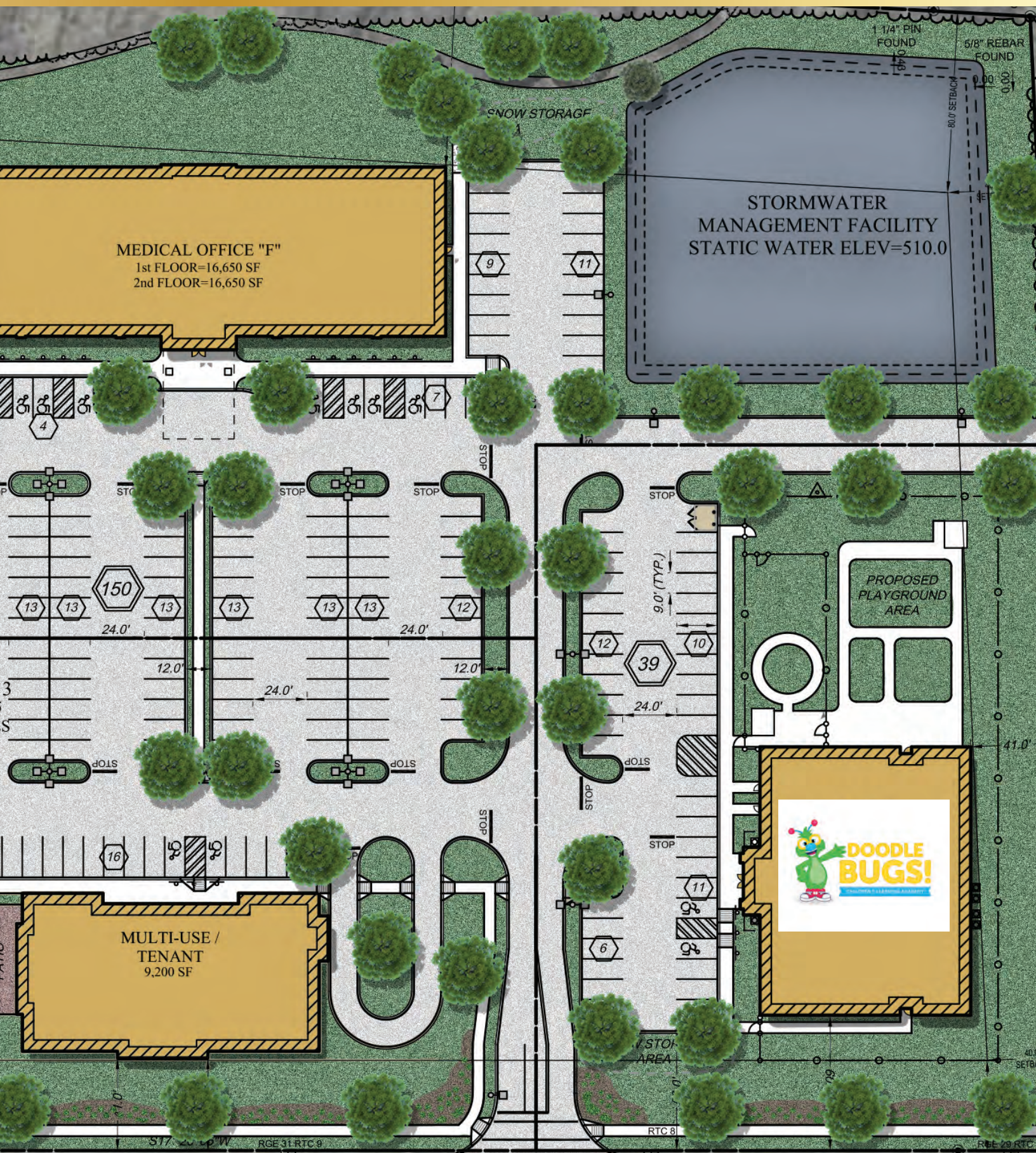
S87° 11' 23" W

BLACKTOP PARKING LOT
N/F
CHA LUTHERAN CHURCH
T.A. # 136.15-01-22
LIBER 6519 PAGE 324
1969 CLINTON AVE

RGE 34
RTC 12

RGE 22
RTC 10

EDGE OF PAVEMENT @ GRANITE CURB



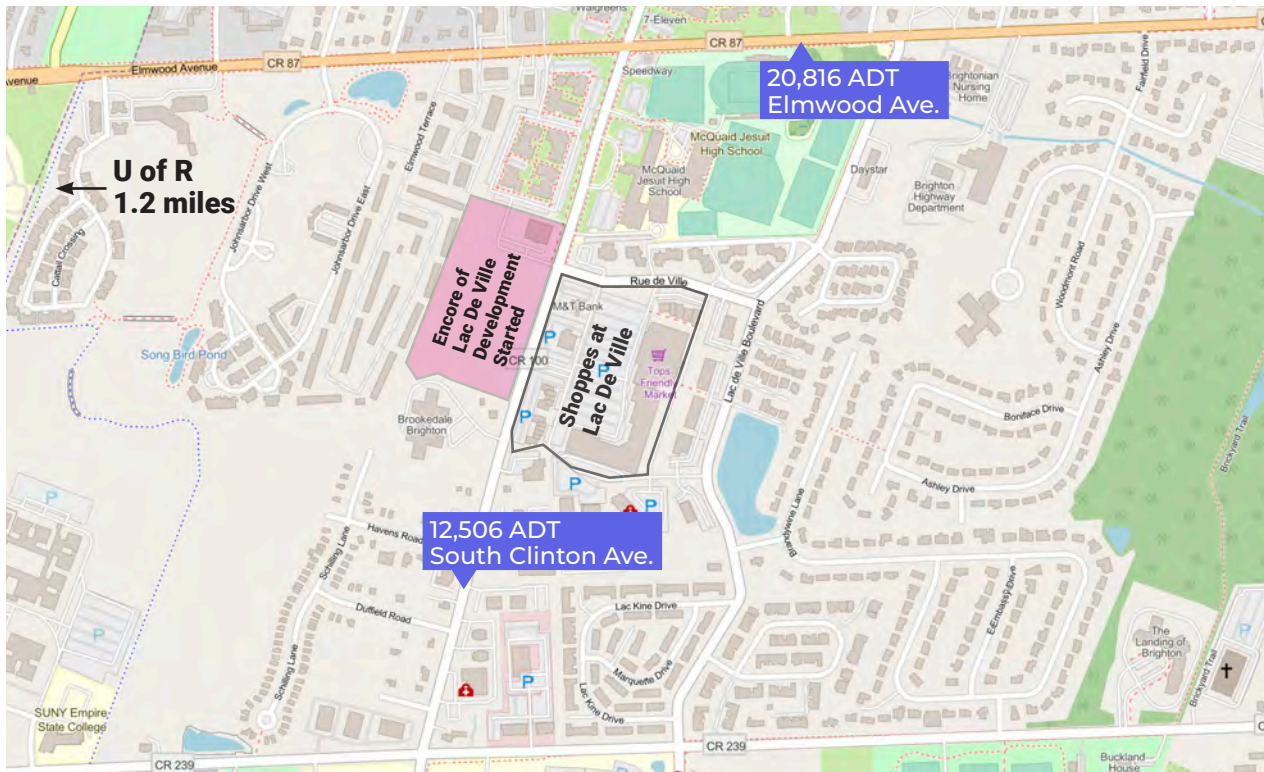


DEMOGRAPHICS (5 MILE RADIUS)

| | | | |
|-------------------|---------------|-------------|---------------------------------|
| Population: | 275,336 | Education: | 22% High School |
| Median HH Income: | \$46,910/Year | | 26% Some College/ Associates |
| Median Age: | 35 Years | | 37% Bachelors/Masters |
| Gender: | 49% Male | Size: | 5 mi ² |
| | 51% Female | Crime Rate: | Low |
| Total Businesses: | 12,350 | | |

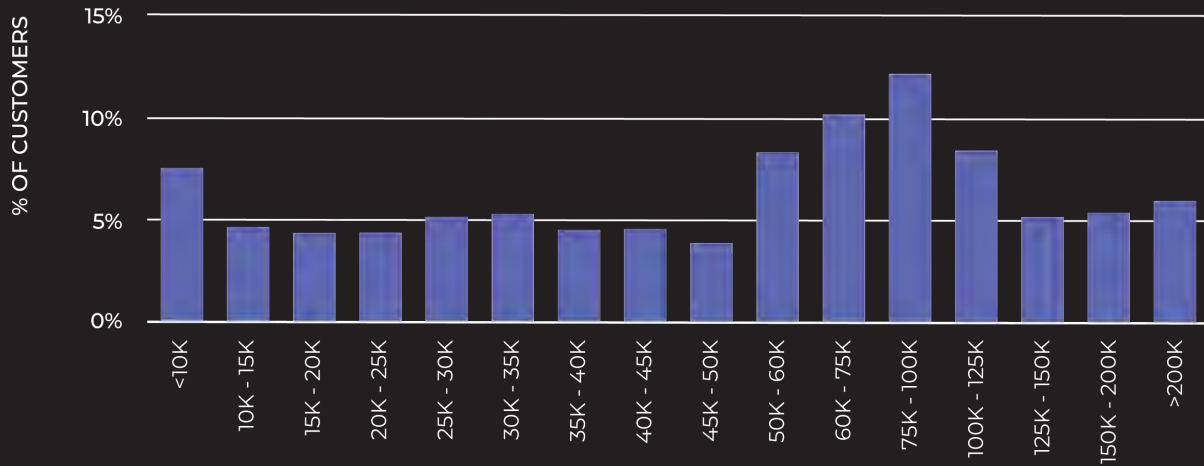


TRAFFIC COUNT MAP



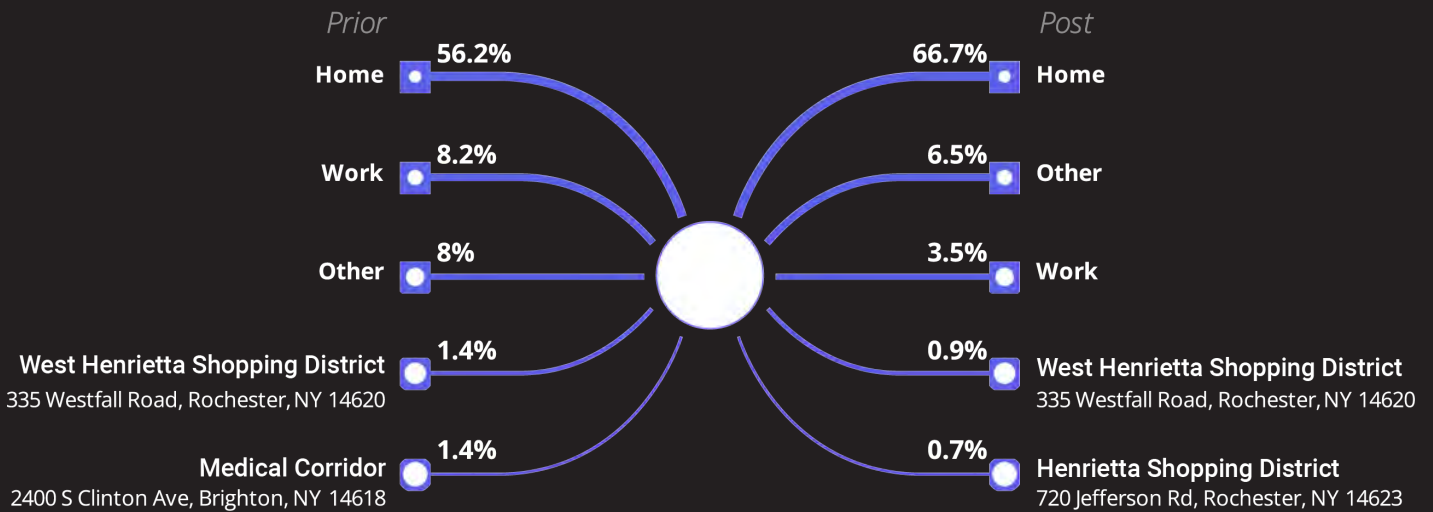


AVG. HOUSEHOLD INCOME



CUSTOMER JOURNEY

THE SHOPPES AT LAC DE VILLE



FOUR GENERATIONS. ONE GROUP. BUILDING COMMUNITIES.

Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.



Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.



ADMAR
Construction
Equipment

BALDWIN REAL ESTATE
Property
Management

DIMARCO CONSTRUCTORS
Construction
Management

J. DIMARCO BUILDERS
Facilities
Management

JD AVIATION
Private Jet
Charters



JOHN DIMARCO II
President & COO



JOEL DIMARCO
Executive Vice President



PAUL COLUCCI
Vice President



PAUL FOTI
Vice President of Real
Estate



TONY SOPRANO
Vice President of
Preconstruction Services



JEFF FASOLDT
Chief Financial Officer



INNOVATION FROM THE GROUND UP

1950 Brighton Henrietta Town Line Road
Rochester, New York 14623

www.dimarcogroup.com

encoreoflacdeville.com

585.672.5000

REV 4 2023

DIMARCO
GROUP