

BANKRUPTCY SALE

128,000 Sq. Ft. Fee-Owned Big Box
Retail Store Available

 **THE BON-TON STORES, INC.**

BETTER BRANDS | BIGGER SAVINGS

BON-TON *Bergner's* *Boston Store* *Corson's* *Elder-Beerman* *Herberger's* *Younkers*



4000 Spring Hill Mall, West Dundee, IL

Property Information Memorandum

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OFFERING SUMMARY



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Available for sale is a 128,000 Sq. Ft. two-story department store that is currently owner occupied by Carson Pirie Scott (a Bon-Ton store). The property is situated on 8.76 acres. The property is physically attached to and serves as an anchor store for Spring Hill Mall.

- OFFERING HIGHLIGHTS

- Excellent opportunity for Big Box / Retail Department Store Users
- Additional properties also available
- Contact A&G Realty Partners for a complete portfolio list
- All offers will be considered

PROPERTY OVERVIEW



• PROPERTY DESCRIPTION

Address:	Spring Hill Mall 4000 Spring Hill Mall West Dundee, IL 60118
County:	Kane County
Land Area:	8.76 acres
Building Size:	128,000 Sq. Ft.
Site Shape:	Irregular
Site Topography:	Level at Street Grade
No. Buildings / Stories:	One / Two
Year Built / Renovated:	1980
Parcel ID:	03-22-151-016 & 03-22-301-009
Current Property Taxes:	\$125,135
Zoning:	C-2, General Commercial District
Parking:	The property contains adequate surface parking spaces. The parking spaces are asphalt-paved and striped.
Site Improvements:	The site improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting and drainage.

IMPROVEMENTS OVERVIEW

• IMPROVEMENTS DESCRIPTION

Basic Construction:	Steel and masonry
Foundation:	Reinforced concrete slab
Framing:	Structural steel with masonry
Floors:	Concrete poured over a metal deck
Exterior Walls:	Masonry
Roof Type:	Flat with parapet walls
Windows:	Thermal windows in aluminum frames
Pedestrian Doors:	Glass and metal

• MECHANICAL DETAIL

HVAC:	The property has a gas-fired HVAC system providing heat and air conditioning. The HVAC units are located on the rooftop.
Elevator Service:	The department store building contains a set of escalators, 1 passenger elevator, and 1 freight elevator.
Fire Protection:	100% sprinklered

• INTERIOR DETAIL

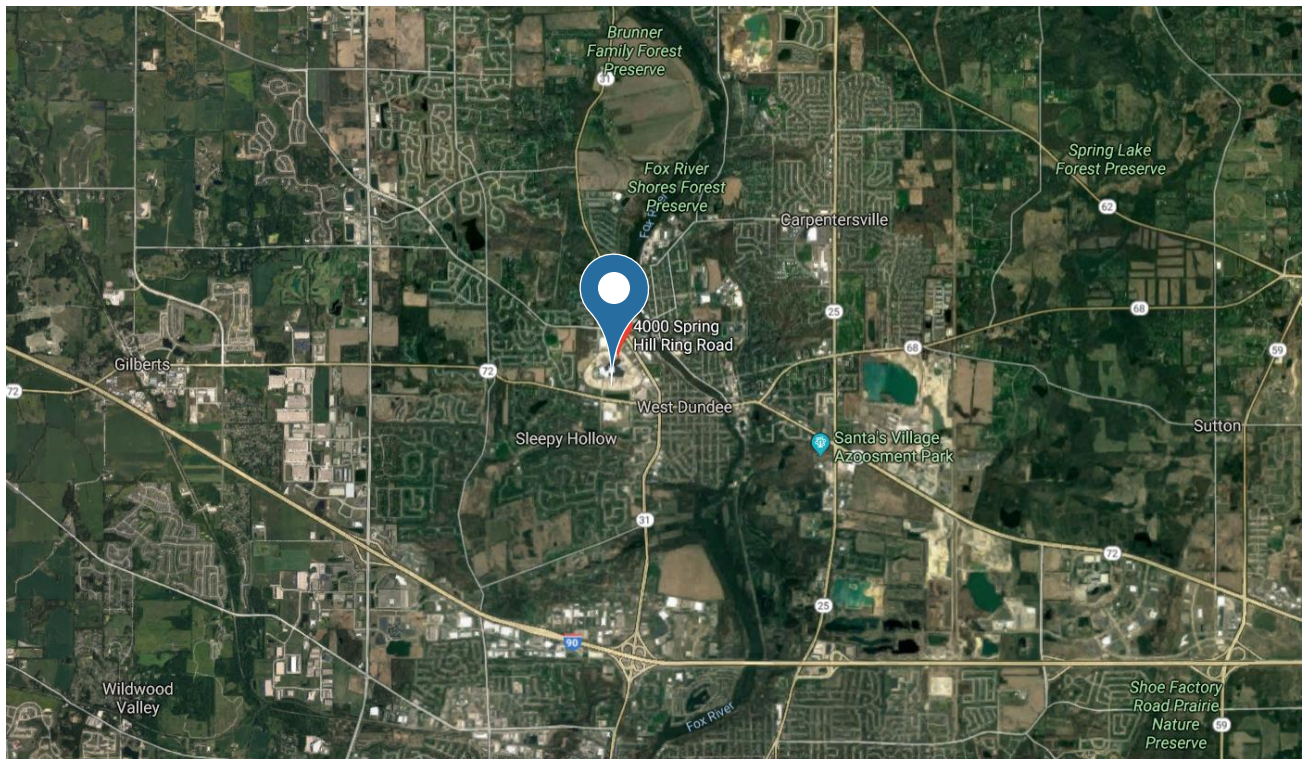
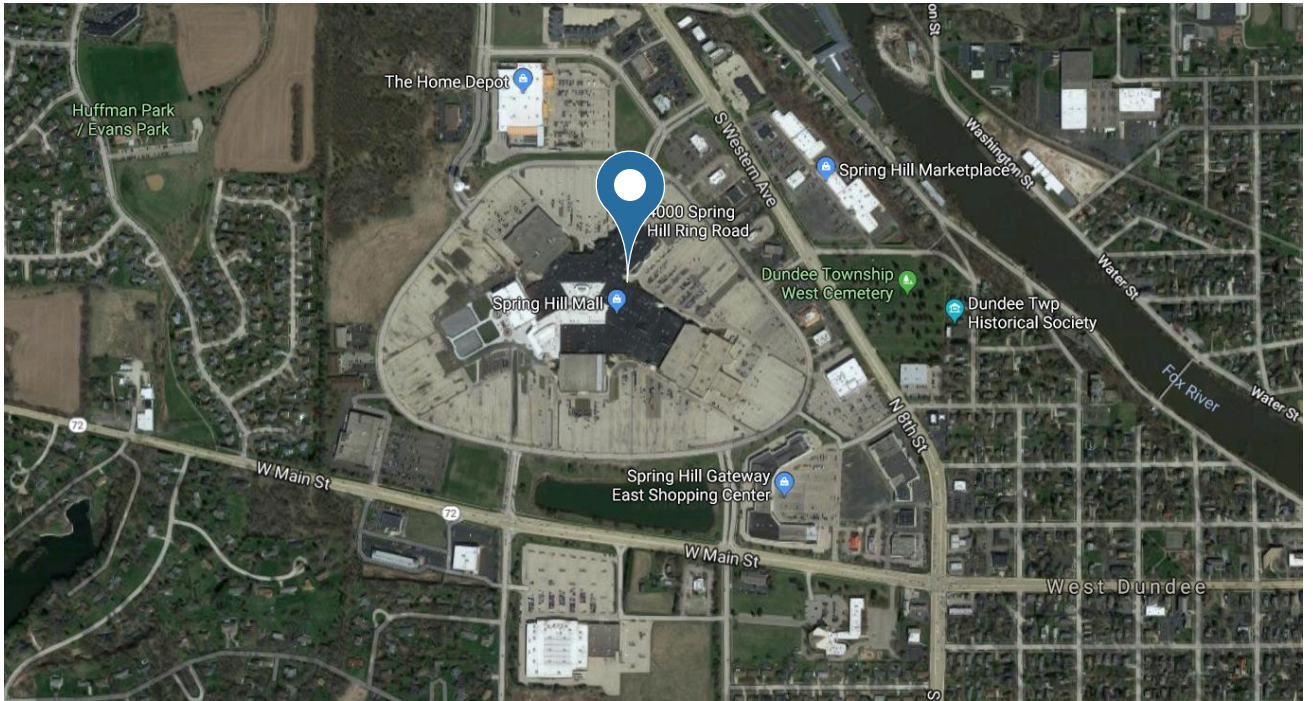
The department store building is oriented along the northeast side of Spring Hill Mall. Primary exterior access to the subject is from three exterior building entrances. The store also has interior mall access from the one-level mall attached to the south. Generally, the subject store consists of open selling floor with perimeter office, receiving, and storage space.

Floor Covering:	Carpet & tile
Walls:	Drywall
Lighting:	Fluorescent and incandescent
Ceiling:	Acoustical tile

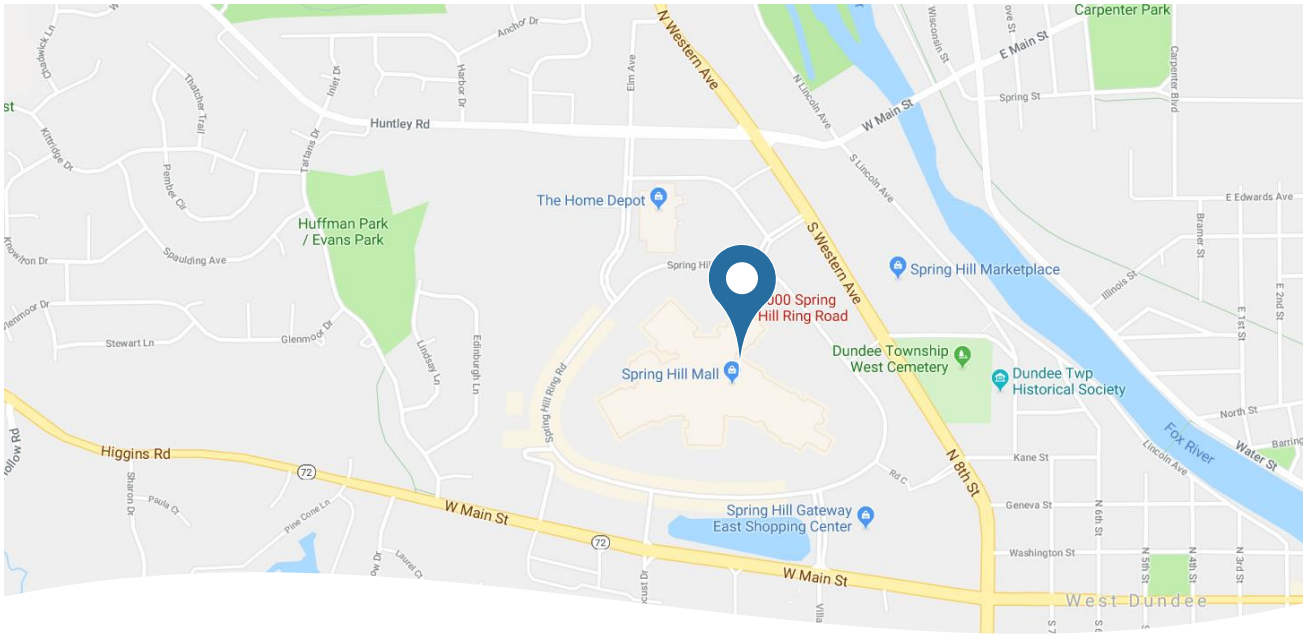
PHOTOGRAPHS



AERIAL MAPS



MAP & LOCATION OVERVIEW



- **LOCATION SUMMARY**

The property is located in the community of West Dundee. Generally, the boundaries of the local area are Interstate 90 to the south, Dundee Avenue to the east, Randall Road to the west, and Miller Road to the north. The Central Business District of Chicago is located approximately 45 miles southeast of the subject property.

- **ACCESS SUMMARY**

Local: The site's primary access points extend from three roads, including State Route 31 (aka N. 8th Street or S. Western Avenue) from the east, State Route 72 (aka W. Main Street or Higgins Road) to the south, and Main Street (aka Huntley Road) to the north. Visibility to the subject and the adjoining mall is considered to be good within the local neighborhood, especially from State Route 72.

Regional: Interstate 90 is accessible via State Route 31 approximately 2.5 miles to the south of the subject property via a full interchange. The Interstate provides access throughout the region as well as to downtown Chicago.

CONFIDENTIALITY AND DISCLAIMER

Confidentiality and Conditions

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REALTY PARTNERS