

L3.



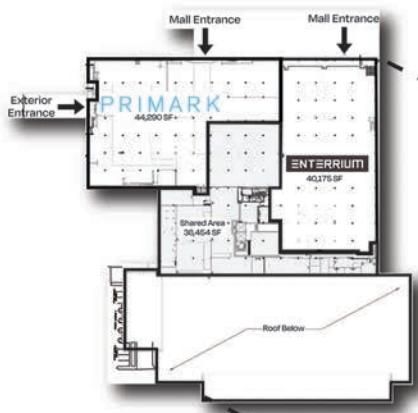
XTEAM
RETAIL ADVISORS

RARE OPPORTUNITY FOR ICONIC LARGE-SCALE REDEVELOPMENT AT
WOODFIELD MALL. JV DEVELOPMENT DISCUSSIONS HIGHLY ENCOURAGED.

FORMER SEARS + PARCEL

SITE PLAN

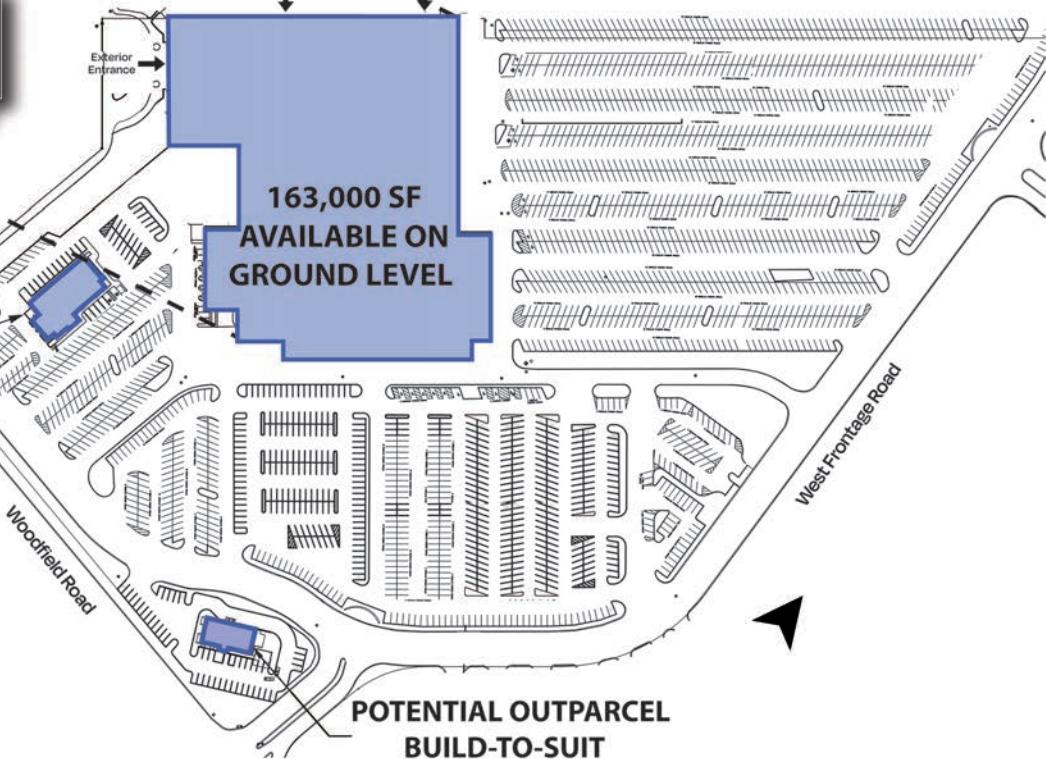
SECOND FLOOR



FIRST FLOOR

163,000 SF
AVAILABLE ON
GROUND LEVEL

POTENTIAL OUTPARCEL BUILD-TO-SUIT



PLEASE CONTACT:

TIM GEARHART

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9826 (DIRECT)

314.282.9827 (DIRECT)

315.569.9812 (MOBILE)

314.708.2009 (MOBILE)

TGEARHART@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM

- PRIME ANCHOR OPPORTUNITY IN ONE OF THE HIGHEST-PERFORMING MALLS IN THE MIDWEST
- FLEXIBLE CONFIGURATIONS FOR FLAGSHIP RETAIL, ENTERTAINMENT, EXPERIENTIAL, OR MIXED-USE
- CATEGORY-LEADING CO-TENANCY WITH 280+ RETAILERS, INCLUDING APPLE, NORDSTROM, SEPHORA, COACH, KENDRA SCOTT, LULULEMON, THE CHEESECAKE FACTORY, ARITZIA, ALO YOGA, AND ZARA.
- SUPER REGIONAL MALL ATTRACTING OVER 15 MILLION VISITORS A YEAR FROM ACROSS CHICAGOLAND, NORTHERN ILLINOIS, AND SOUTHERN WISCONSIN AND BEYOND
- STRATEGICALLY POSITIONED AT THE CROSSROADS OF I-90 (144,800) AND I-290 (138,000 VPD)
- 30+ HOTELS, 30 MILLION SF OF SURROUNDING OFFICE, INDUSTRIAL, AND RETAIL SPACE AND 200+ RESTAURANTS WITHIN MINUTES
- 268,372 EMPLOYEES WITHIN A 15-MIN DRIVE TO SITE
- 12 MILES NORTHWEST OF O'HARE INTERNATIONAL AIRPORT
- CALL BROKER FOR DETAILS

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FLOOR PLAN

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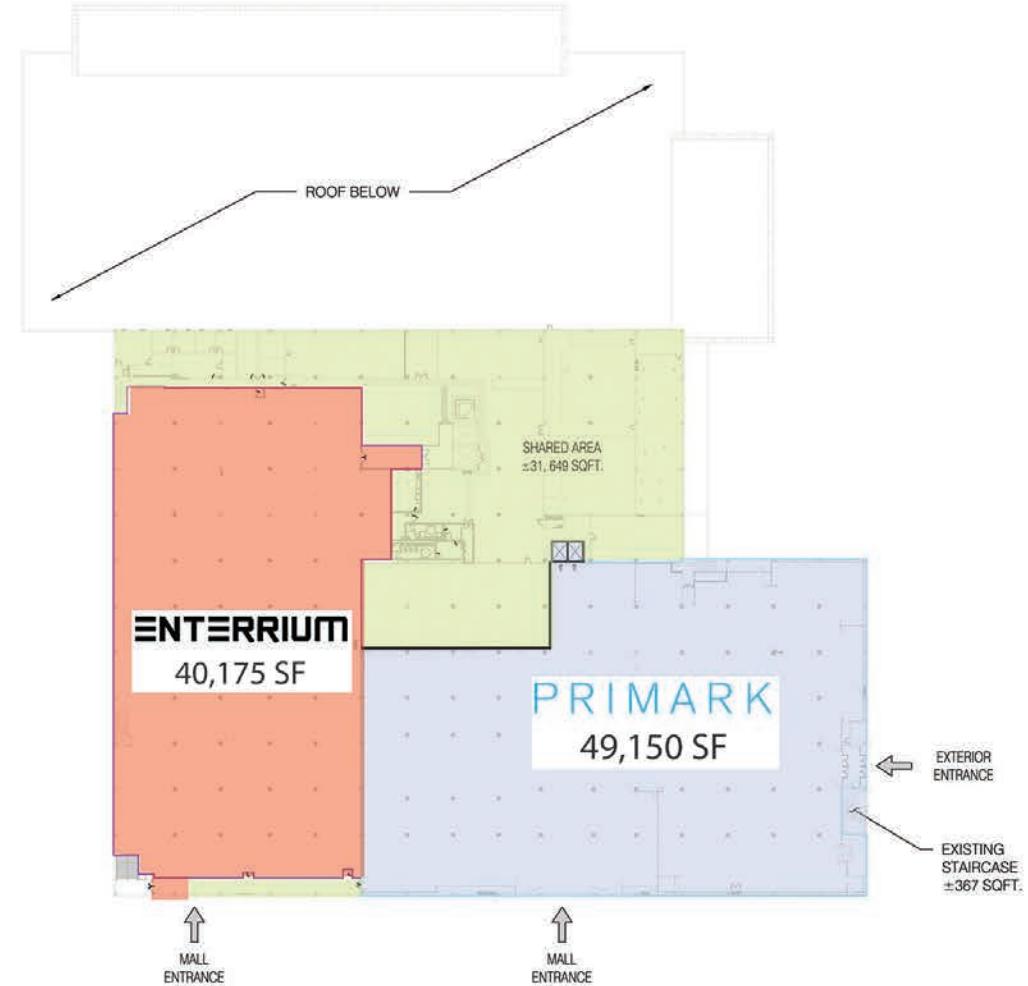
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FIRST FLOOR



SECOND FLOOR



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ZOOM AERIAL

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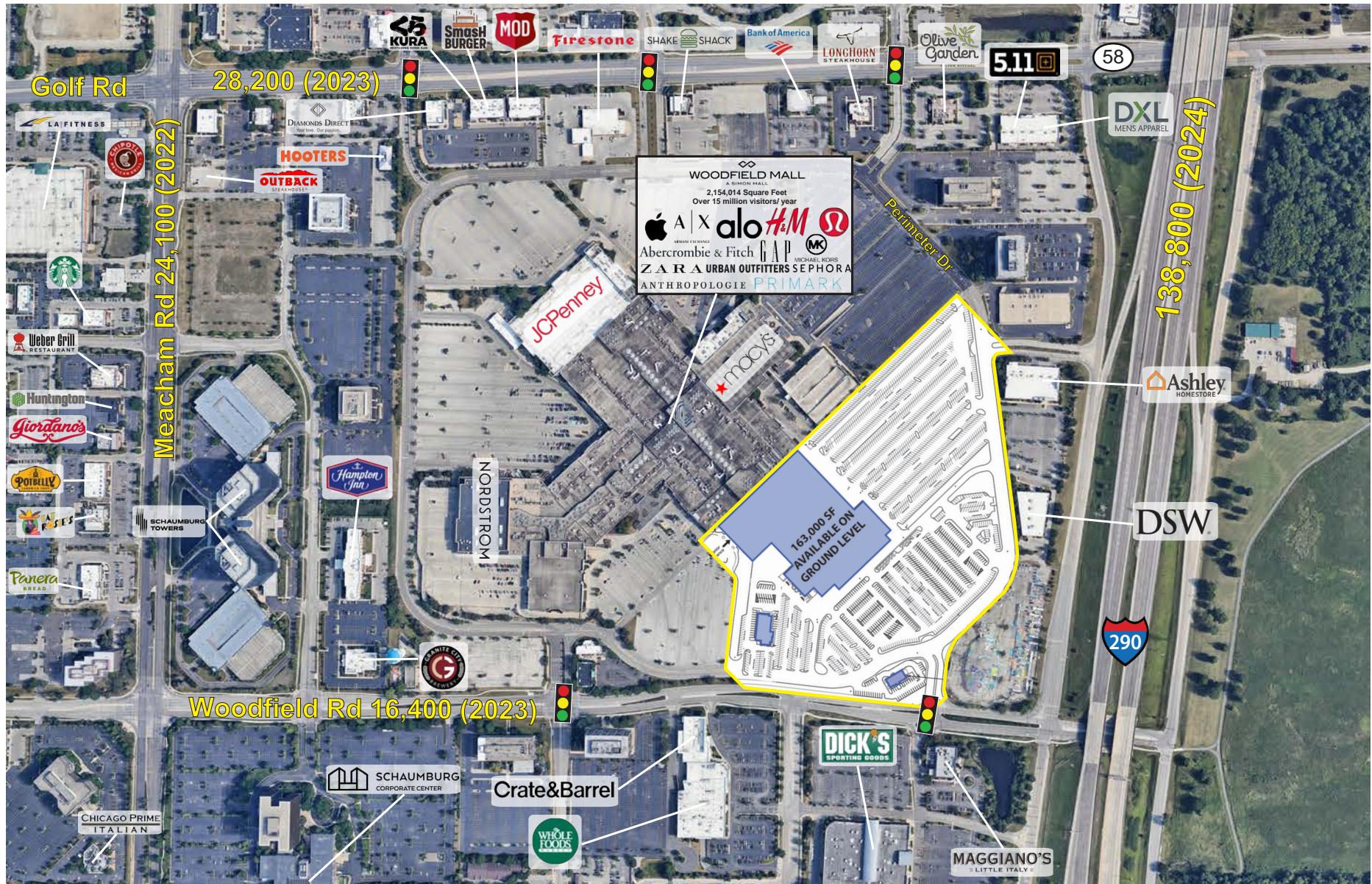
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RESPECTOR@ZCORPORAT

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RSPECTOR@L3CORPORATION.COM



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee 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.

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MARKET AERIAL

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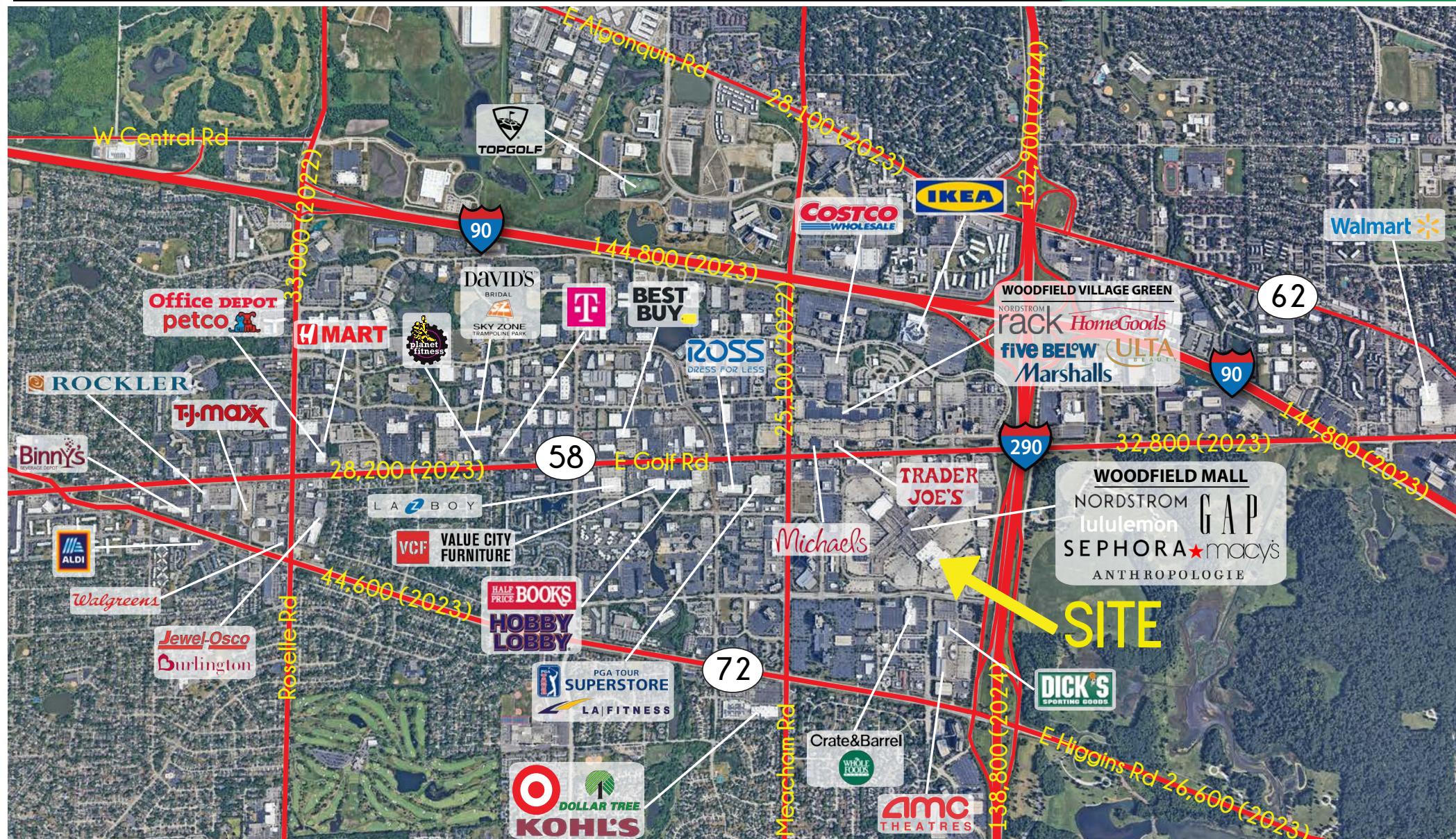
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FORMER SEARS + PARCEL

MARKET RETAILER 50 MILE RADIUS RANKINGS

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DATA PROVIDED BY PLACERAIR • SEPT 1st, 2024 - AUG 31st, 2025

RETAILER RANK

RETAILER RANK

	2/11
	6/38
	3/22
	7/16
	5/8
	1/20
	7/21
	1/16

	1/12
	1/35
	3/4
	3/13
	3/43
	3/8
	3/20
	2/23