

# ROCKRUN COLLECTION

LIVE | SHOP | DINE



[www.ROCKRUNCOLLECTION.com](http://www.ROCKRUNCOLLECTION.com)



**EXPERIENCE ROCK RUN COLLECTION** At the gateway to Chicagoland, Rock Run Collection will be a highly curated experience where life and living meet. A **SUPER-REGIONAL DESTINATION** that will connect the community in a sophisticated fusion of lifestyle and power center retail, restaurants, entertainment, services and unique amenities while offering superior multifamily living.

LIVE | SHOP | DINE



↑ 30 minutes to Chicago



## THE PROJECT

A 310-acre super-regional development with unobstructed highway visibility and over 1 million square feet of synergistic space for retail, restaurants, entertainment, hospitality, office, healthcare, and multifamily residential, Rock Run Collection is situated at I-80 and I-55 in desirable Will County. With 230,000 vehicles projected to pass daily, Rock Run Collection has super-regional access from Central Illinois, Iowa, and Indiana markets with a metro reach into Chicago, in addition to drawing local residents. A new interchange is now open, providing direct access to the project from I-55.

## HIGHLIGHTS

- Super-regional site with a metro reach into Chicago
- Located where I-80 and I-55 intersect
- Gateway to Chicagoland
- Population is expected to rise to 1.2 million and employment to 437,000
- Joliet experienced a total housing inventory increase of 78.8% between 2021 and 2022
- Nearby Amazon facility employs 7,000+
- Tremendous state and local city government support
- Hollywood Casino Joliet relocating to Rock Run Collection

# Shopping & Dining

## 500,000 SQ FT

Rock Run Collection will be a premier shopping and dining destination, boasting over 500,000 square feet of retail and restaurant space. From affordable to chic, consumers will have a wide range of storefronts to choose from, offering something for everyone. Local to national retailers will provide a variety of shopping needs, while fast-casual and upscale restaurants will cater to all types of diners. With multiple outdoor patios available, al fresco dining will be in abundance, creating a series of gathering places to enjoy.



# Entertainment

## 200,000 SQ FT

Rock Run Collection will be an exciting destination for entertainment seekers, with Hollywood Casino Joliet anchoring the selection of retail shops and restaurants. Visitors can expect an array of state-of-the-art gaming, multiple dining options, event spaces, and unique family entertainment. Drawing visitors from within and beyond the collection's trade area, Rock Run Collection offers a perfect combination of entertainment, shopping, and dining to create a vibrant daytime and evening atmosphere.

**HOLLYWOOD**  
*Casino*



Under Construction



## THE SITE

Rock Run Collection will combine outdoor dining, living, convenience, entertainment and leisure all in one location. Plentiful parking and high visibility will benefit the highly curated retail offerings. Exciting entertainment and hotel components give way to a vibrant destination to be enjoyed by many.

## FEATURES

- 310-acres
- 500,000+ SF Shopping & Dining
- 200,000+ SF Entertainment
- 150,000+ SF Office
- 500+ Hospitality Rooms
- 570 Multifamily Units
- Hollywood Casino Joliet with Event & Conference Center
- Activated outdoor common area

# Hotels & Multifamily

**500+**  
**ROOMS and**  
**1 CONFERENCE CENTER**

**570**  
**MULTIFAMILY**  
**UNITS**

Tourism is a major industry in Illinois, generating a total economic impact of \$59.5 billion post-pandemic. At Rock Run Collection in Will County, travelers can take advantage of planned hotels and conference center to suit their needs for weekend getaways, business trips, and more. More than just a place for visitors, Rock Run Collection will be where life and living meet - providing upscale living for its residents with all the shopping, dining, and entertainment they could want at their fingertips.



Rock Run Collection is a multi-phase development that will revolutionize the market.

Located within a **SUPER-REGIONAL TRADE AREA** that includes metro reach into Chicago, it is projected to have 230,000 vehicles passing by daily.



### ROCK RUN COLLECTION DEMOGRAPHICS

#### SUPER-REGIONAL DRIVE TIME

 **10.87 MM** POPULATION  **4.2 MM** HOUSEHOLDS  **\$105,340** AVERAGE HHI

#### 90-MINUTE DRIVE TIME

 **7MM** POPULATION  **2.6MM** HOUSEHOLDS  **\$103,337** AVERAGE HHI

#### 60-MINUTE DRIVE TIME

 **2.24MM** POPULATION  **817,727** HOUSEHOLDS  **\$119,515** AVERAGE HHI

#### 30-MINUTE DRIVE TIME

 **385,045** POPULATION  **131,133** HOUSEHOLDS  **\$100,024** AVERAGE HHI







Cullinan Properties is a leading developer of real estate specializing in commercial and mixed-use developments and acquisitions. With offices in Peoria, IL, Chicago, IL, St. Louis, MO, and Tampa, FL, Cullinan Properties is a multi-disciplined real estate firm that develops, manages and owns mixed-use, retail, multifamily, office, governmental and healthcare properties throughout the United States. Cullinan is certified as a Women's Business Enterprise through the Women's Business Enterprise National Council (WBENC). For additional information about Cullinan Properties, visit [CullinanProperties.com](http://CullinanProperties.com) and [@CullinanProperties](https://www.linkedin.com/company/cullinanproperties) on LinkedIn.

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# Leasing Info

Michael Gold  
President  
630.286.0132  
[mgold@cullprop.com](mailto:mgold@cullprop.com)



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