




## SITE OVERVIEW

- Dynamic **310+ acre mixed-use development** featuring retail, restaurants, entertainment, casino, hotels, residential and office
- 166,000 sf **Hollywood Casino** and **ESPN Bet** opening **Q4 2025** which includes 7 restaurants, 6 bars, **5 James Beard Celebrity Chefs**, including **Giada De Laurentiis** and **Stephanie Izard**, and 10,000 sf of convention space
- Hollywood Casino projects over **1,000,000 annual visitors** and 500 on-site employees
- Multi-family** residential with **500+ units** starting delivery Q4 2025
- Multiple on-site **hotels** with 450+ rooms
- Industrial complex with 120+ full-time employees
- Phenomenal visibility and branding opportunities from **I55 and I80** with over **230,000+ vehicles per day**
- New interchange now open** providing direct access into the project from I55 and Route 59
- Direct access** into project from Olympic Blvd connecting Rock Run Collection to Joliet Junior College and residential communities of Joliet and Shorewood to the east

## IMMEDIATE MARKET OVERVIEW

- 7,500+ residential units planned over the next three years within 10 miles of the site
- Average HH income of \$100k+
- \$3B+ in retail sales and \$301M+ in F&B sales in Joliet in 2023

## DEMOGRAPHICS

	Primary Retail Trade Area	Overall Trade Area
 AVERAGE HHI	~\$100 K	\$105.3 K
 POPULATION	2 MM	10.9 MM
 HOUSEHOLDS	715.8 K	4.2 MM



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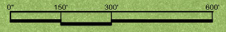
Site Plan Data

- |  |   |
|--|---|
|  Entertainment   |  Hotel               |
|  Retail          |  Multifamily         |
|  Food & Beverage |  Healthcare / Office |

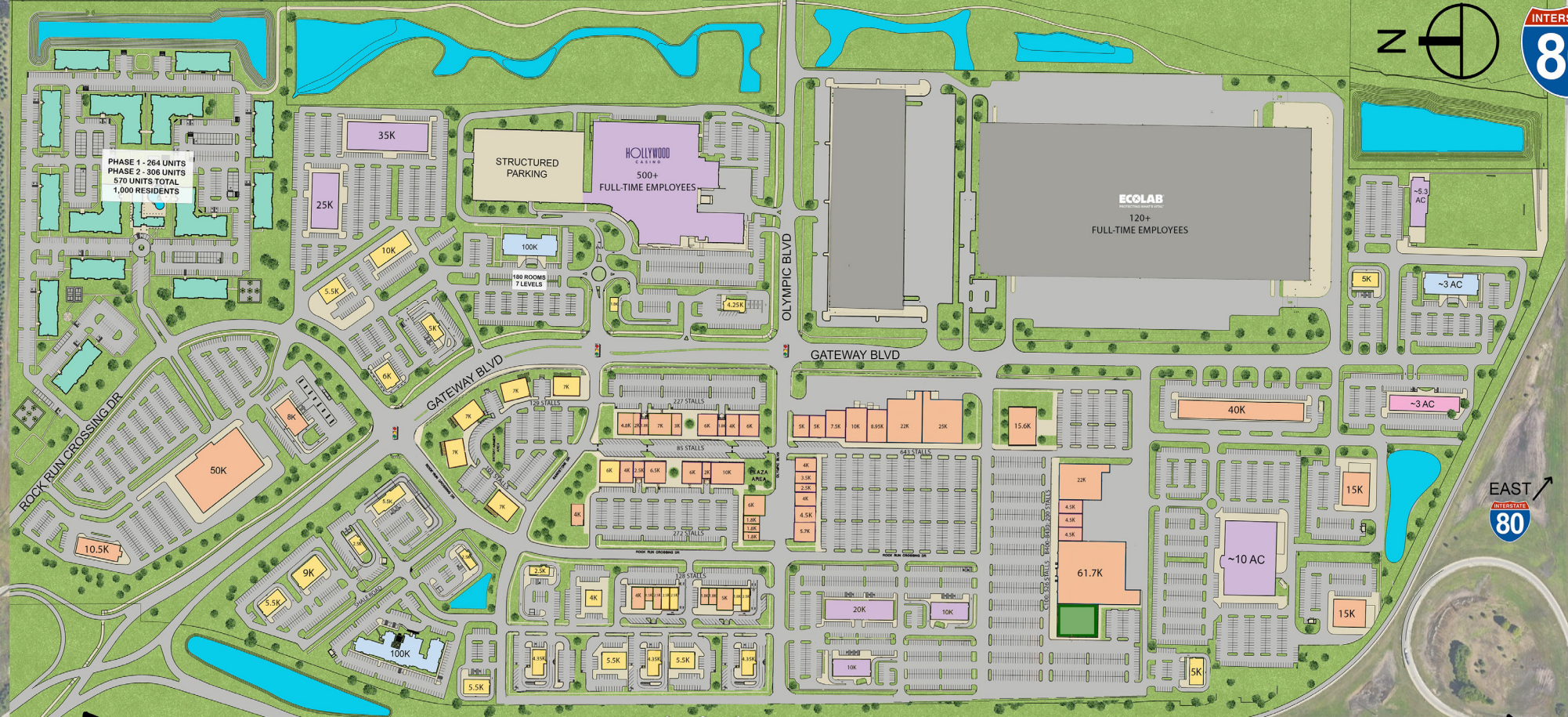
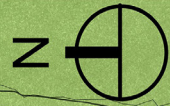
JOLIET JUNIOR  
COLLEGE  
11,000+ STUDENTS

ACCESS TO  
HOUBOLT RD

IDI BUSINESS PARK  
2,000 EMPLOYEES



MASTER SITE PLAN 5-12-25



GATEWAY BLVD  
INTERCHANGE  
NOW OPEN



230,000 VPD

