

PERMITTED EXCEPTIONAL DISPENSARY LEASE

BLS NW NON-METRO AREA | 2700 May Road, Peru



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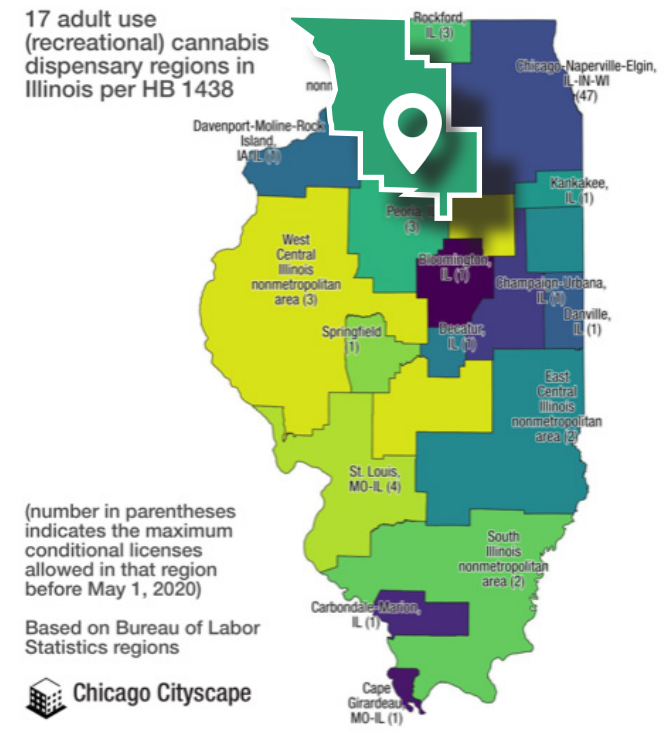
ILLINOIS VALLEY HIGHLIGHTS

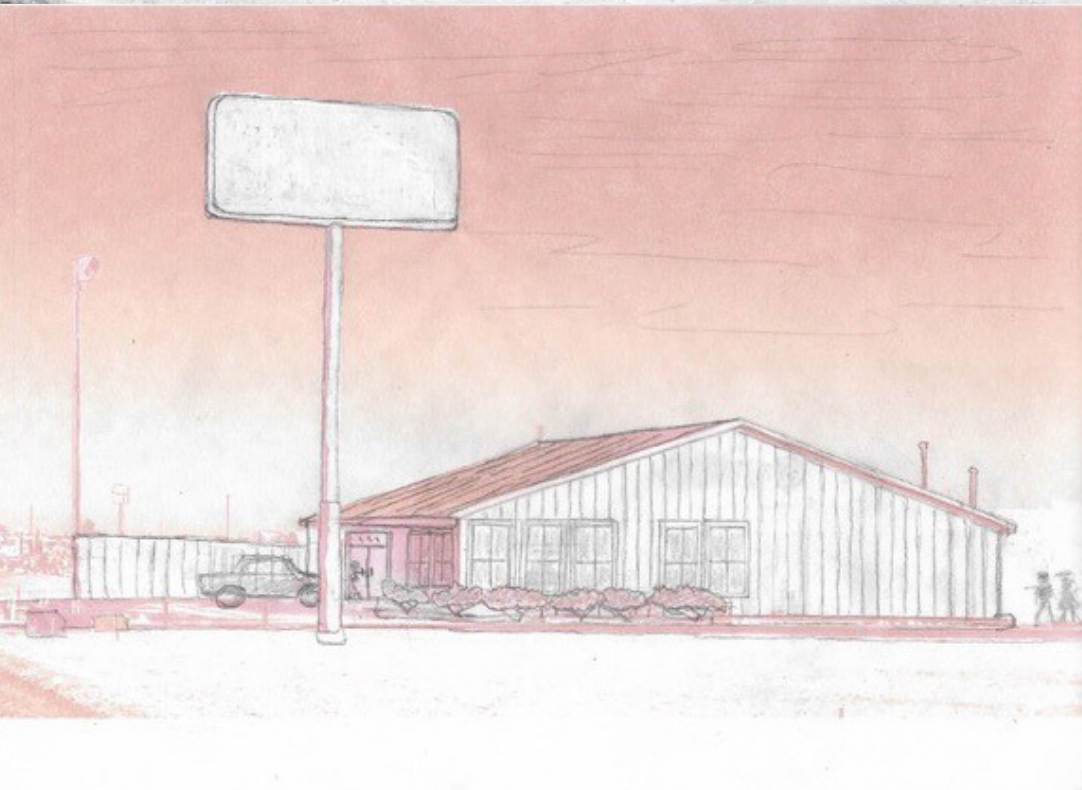
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- Special Use Permit Issued (assignable) June 26th, 2020
- Highest traffic count in the 9 county area (28,000 vehicles a day)
- Regional shopping center servicing over 160,000 shoppers spending over \$600 million dollars annually
- Starved Rock State Park, nearby, hosts 2.8 million visitors annually
- Stand alone 4800 sf building with discreet private 70 car parking lot formerly an OTB (off track betting)
- Conveniently located on frontage between 2 major interchanges.
- Existing 45' highway pylon sign



17 adult use (recreational) cannabis dispensary regions in Illinois per HB 1438





2700 MAY RD. DETAILS

PROPERTY SPECIFICATIONS

- Area: 4,800 SF
- Parking: 70 vehicles & Semi truck capable
- Lease: Call for details
- Zoning: B4 (highway retail) Conforming Use
- Special Use Permit: June 26, 2020

DEMOGRAPHICS

- Greatest Population Density in the 9 County Area made up of a composite of several communities.
- 10,000 nearby manufacturing and professional services employees.
- United States Census Bureau delineated "Micropolitan Community."
- Hyvee Food Center Manager, "We see 30,000 unique credit card transactions a month."





2700 MAY RD. OVERVIEW

ADVANTAGES

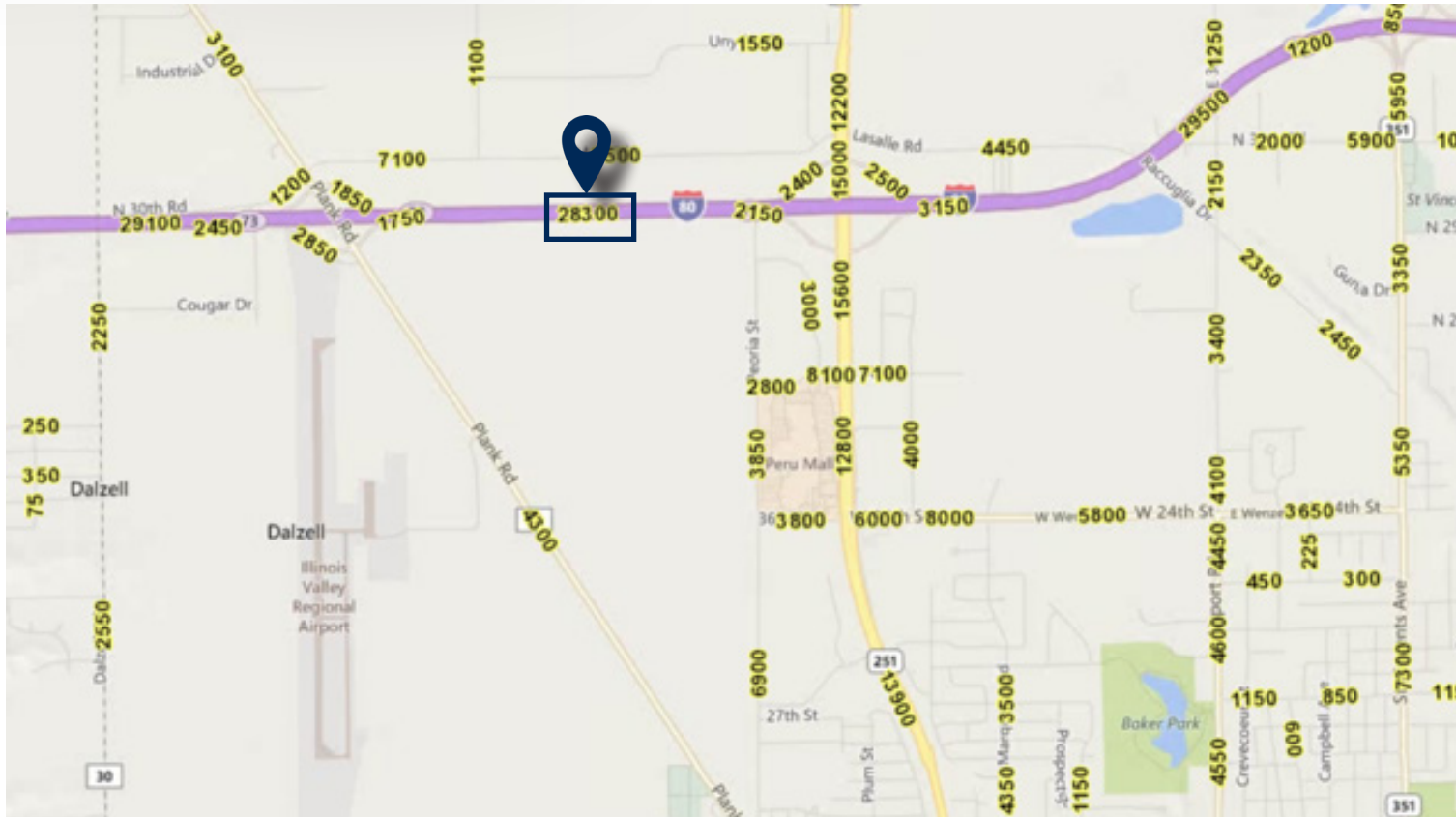
- Best location in BLS “Northwestern Non-Metropolitan Area”
- Speed to Market, Proven Demographic
- Large defendable market location

OWNERSHIP

- Reputable local developer
- Family owned civil engineering firm 60 years
- 2014 Medical Cannabis Applicant.
- Compliant ownership structure/Letter of Consent



TRAFFIC COUNTS



28,300 vehicle per day Route 80

22,400 vehicles per day Route 39 (4.5 miles)

7,100 vehicles per day May Road





COMMUNITY SUPPORT ZONING & SPECIAL USE MINUTES

"The location meets all the City and States Zoning, Setback, and Adjacency requirements."

- *Mayor Scott Harl*

"In regard to safety and security, the location is a perfect location."

- *Police Chief Doug Bernabi*

"I believe this location is perfect for a dispensary and will not have the parking issues seen elsewhere."

- *Peru Zoning & Planning member*

"It is my understanding the city is in favor of having a cannabis dispensary for the orderly progression of the law and for sales tax revenue but wants it (the dispensary) North of Route 80. This property is the perfect location."

- *Attorney Brandt*

City Council passed Ordinance 6479 granting Special Use Permit 7 to 0

Zoning & Planning Commission Recommend Special Use Permit 7 to 1

