

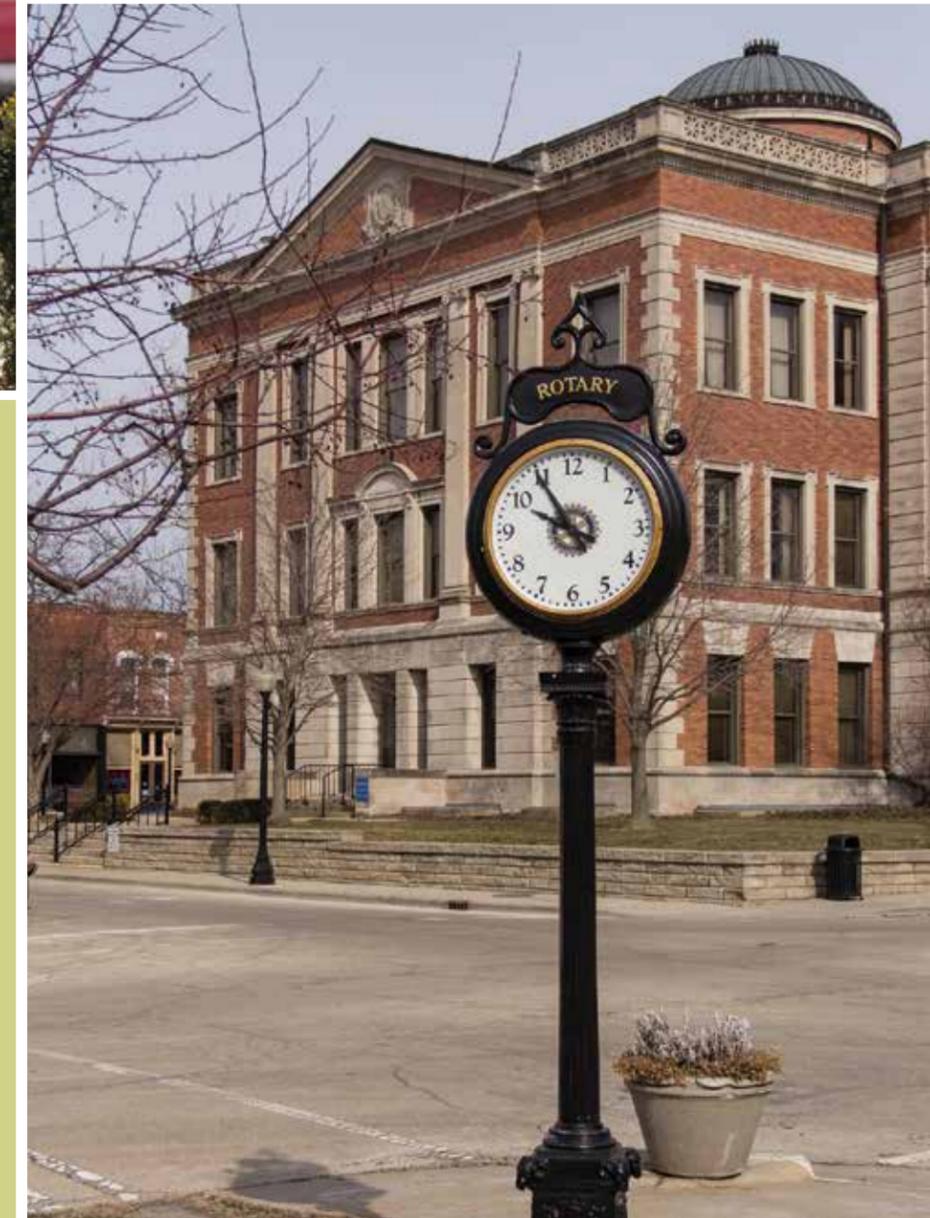


**FOR MORE INFORMATION,
CONTACT:**

Jefferson Parkway
Steven D. Tenhouse
1000 Medical Center Drive
Monticello, IL 61856
217.762.1503
ceo@kirbyhealth.org
www.healthbusinessliving.com



100+ acre high-visibility
healthcare campus development
anchored by Kirby Medical
Center, Villas of Holly Brook
Assisted Living Facility and
Carle at Monticello



THE DEVELOPER

Jefferson Parkway is a vibrant healthcare campus envisioned and created by the leadership of Kirby Medical Center. Since its founding in 1941, the Kirby organization has proudly served the residents of Monticello and Piatt County. When development of a new facility was envisioned, the goal was to create a spacious new healing environment – the new Kirby Medical Center – to service residents' health and wellness needs for decades to come. The result was the Kirby Medical Center with its open, inviting design and attention to detail, the cornerstone facility of Jefferson Parkway.

Our vision of development within Jefferson Parkway is to attract businesses and services that continue our commitment of service to the community and its residents. Our goal is to bring health and business to life within Jefferson Parkway.

A BUSTLING HEALTHCARE CAMPUS

Jefferson Parkway is a 108-acre development in Monticello, IL, visible from heavily traveled Interstate 72 and conveniently located between Champaign and Decatur. Jefferson Parkway is a unique development anchored by Kirby Medical Center's new \$31 million, 71,000 sq. ft. healthcare campus. The development is located in a Monticello TIF district with TIF incentives available.

In addition to Kirby Medical Center, Jefferson Parkway is also home to the 50-unit Villas of Holly Brook assisted living facility and a Carle at Monticello primary care clinic. It is also immediately adjacent to Rick Ridings' Ford Mercury which draws visitors from throughout east central Illinois. Jefferson Parkway provides an established daily retail base including campus employees, visitors and residents; local residents and commuters; destination travelers and I-72 traffic.



CITY OF MONTICELLO, ILLINOIS

Monticello exudes the charm of yesterday while offering the latest advancements and award-winning schools. With its convenient location, historic mansions and hometown charm, Monticello is home to affluent residents seeking the ideal spot to raise their families. Its mature tree-lined streets and historic architecture also make the city a destination for tourists and travelers with its historic Square, a popular shopping and dining destination, as well as the University of Illinois' Allerton Park and Retreat Center. The one-of-a-kind Allerton Mansion and Park are listed on the National Register of Historic Places, a National Natural Landmark, and as one of the American Institute of Architects' 150 Great Places in Illinois. The city and surrounding communities of Piatt County are rich in interesting history and ideal for golfers, hikers and those who enjoy the outdoors.



IDEAL LOCATION, STEADY DAILY TRAFFIC

- 300 employees at Kirby Medical Center, Villas of Holly Brook and Carle at Monticello plus daily campus patient, resident and visitor traffic
- Significant commuter traffic on I-72 between Monticello, Champaign and Decatur
- Excellent visibility to Interstate traffic and easy access to/from I-72 via #164 Market Street exit

HIGH-END, MIXED-USE DEVELOPMENT WITH A HEALTHY FOCUS

Businesses that would benefit from a constant stream of affluent visitors, broad customer base and drive-by traffic through the day and night should consider Jefferson Parkway as a location, including:

- Family-friendly dining options
- Healthcare and wellness-related services
- Spa and fitness-related services
- Retail businesses and services
- Multi-family or single-family housing

WHY JEFFERSON PARKWAY?

- Vibrant mixed-use healthcare campus
- Highly visible, high traffic development with easily divisible plats and full city services
- TIF district incentives for developers and very low property tax rates
- Located in affluent community with steady population growth



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