



SIZE

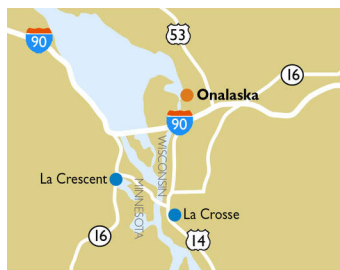
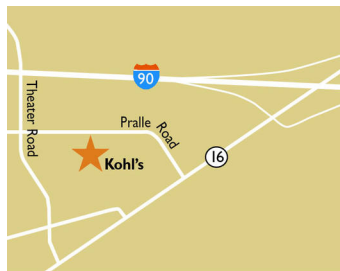
86,432 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,941	23,557	55,024
Households	1,226	9,787	21,508
Median HH Income (\$)	87,936	67,177	60,076

MAJOR TENANT(S)

Kohl's



LOCATION

9404 State Road 16 | Onalaska, WI 54650

PROPERTY HIGHLIGHTS

- Anchored by a freestanding Kohl's
- Located in Onalaska, a suburb eight miles from LaCrosse, with an average household income greater than \$94,600
- The property is located on Highway 16 which benefits from over 23,900 vehicles per day
- LaCrosse is home to the University of Wisconsin-LaCrosse

LEASING CONTACT

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MORE INFO

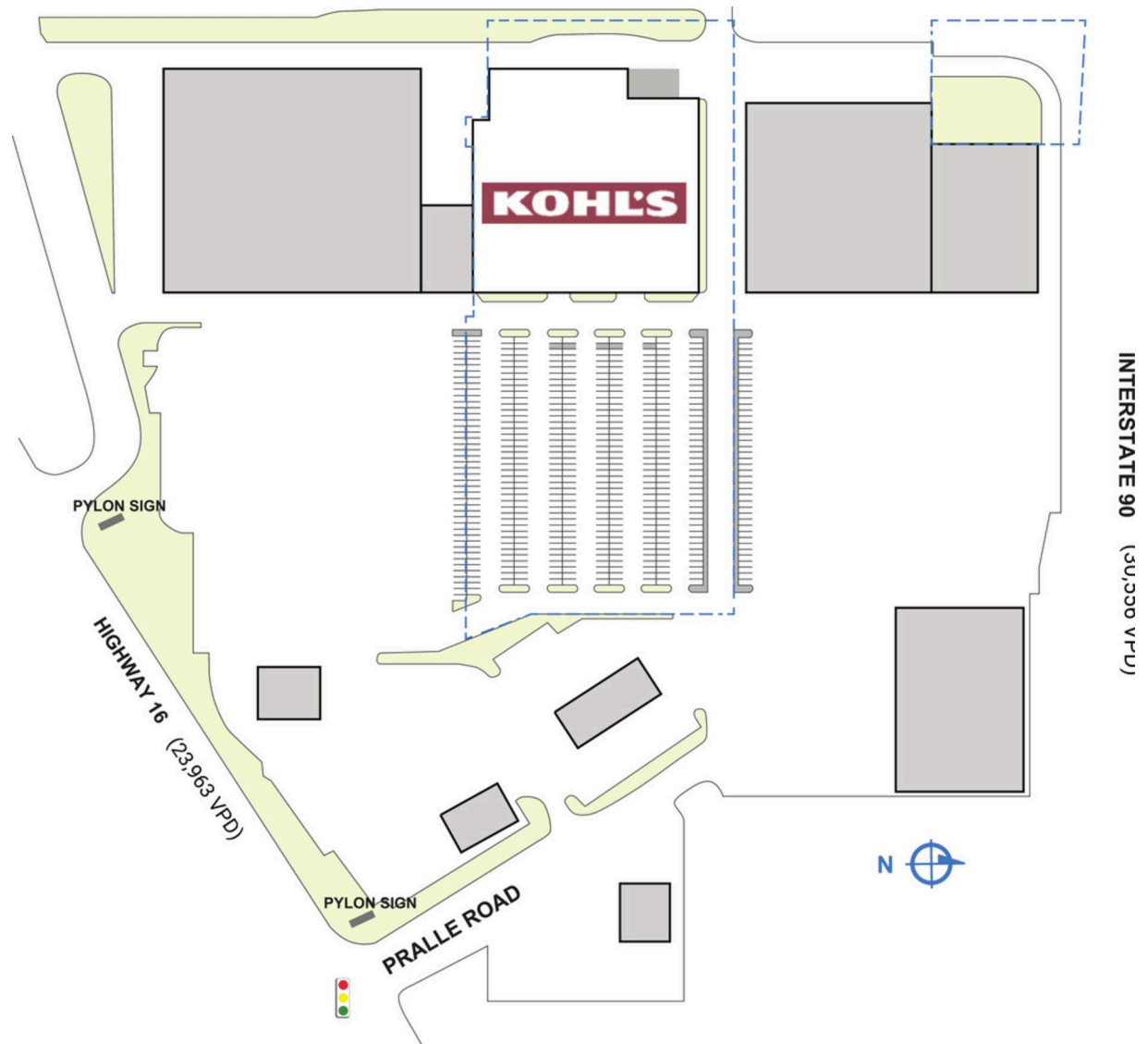
www.phillipsedison.com



SPACE	TENANT	SQ. FT.
A	Kohl's	86,432 SF
TOTAL SQ. FT.		86,432

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Kohl's Onalaska Onalaska, WI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	2,941	23,557	55,024
	2027 Projected Population	3,057	24,120	55,822
	2010 Census Population	2,595	22,128	52,870
	2000 Census Population	2,088	20,160	49,514
	1990 Census Population	1,558	17,999	45,841
	Historical Annual Growth 1990 to 2000	2.97%	1.14%	0.77%
	Historical Annual Growth 2000 to 2010	2.20%	0.94%	0.66%
	Estimated Annual Growth 2010 to 2022	0.99%	0.49%	0.31%
	Projected Annual Growth 2022 to 2027	0.77%	0.47%	0.29%
	Median Age	44.8	41.2	35.9
Households	Q2 2022 Estimated Households	1,226	9,787	21,508
	2027 Projected Households	1,274	10,014	21,807
	2010 Census Households	1,083	9,216	20,687
	2000 Census Households	748	8,008	18,608
	1990 Census Households	526	6,844	16,529
	Historical Annual Growth 1990 to 2000	3.59%	1.58%	1.19%
	Historical Annual Growth 2000 to 2010	3.78%	1.42%	1.06%
	Estimated Annual Growth 2010 to 2022	0.97%	0.47%	0.31%
	Projected Annual Growth 2022 to 2027	0.77%	0.46%	0.28%
	Population per Household	2.39	2.39	2.42
Population by Race	White	92.8%	88.4%	88.9%
	Black or African American	0.5%	1.9%	1.6%
	Asian & Pacific Islander	3.9%	5.0%	4.8%
	Other Races	1.9%	2.8%	2.8%
	Hispanic Population	0.9%	2.0%	1.9%
Income	Average Household Income	\$113,745	\$99,193	\$89,249
	Median Household Income	\$87,936	\$67,177	\$60,076
	Per Capita Income	\$47,480	\$41,351	\$35,362
Education (Age 25+)	Elementary	2.8%	1.9%	1.8%
	Some High School	0.1%	2.8%	2.5%
	High School Graduate	20.2%	24.0%	25.1%
	Some College	23.0%	21.0%	21.8%
	Associates Degree Only	7.8%	13.0%	12.5%
	Bachelors Degree Only	27.2%	22.9%	21.6%
	Graduate Degree	18.8%	14.5%	14.7%
Business	Number of Businesses	213	915	1,701
	Total Number of Employees	3,376	15,473	29,475
	Employees per Business	15.86	16.91	17.33
	Residential Population per Business	13.82	25.75	32.34

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