

SIZE 240,847 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile
Population 10,892	on 82,196	128,183
Househo 4,999	olds 33,143	51,672
Median F 61,909	HH Income 61,995	(.,

MAJOR TENANT(S)

Kohl's Festival Foods Ulta Five Below

LEASING CONTACT

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LOCATION

5540 Washington Avenue | Racine, WI 53406

PROPERTY HIGHLIGHTS

- Anchored by Festival Foods, the number two grocer in the Racine area
- Additional tenants include Kohl's, Ulta, Five Below, and Bath & Body Works
- Located in Racine, a suburb 30 miles south of Milwaukee and 60 miles north of Chicago, with a population exceeding 82,100 in a three-mile radius
- The center is located at the intersection of Washington Avenue and Green Bay Road, which benefits from more than 60,200 vehicles per day
- More than 2.7 million visits to the center in the past 12 months according to Placer.ai data.

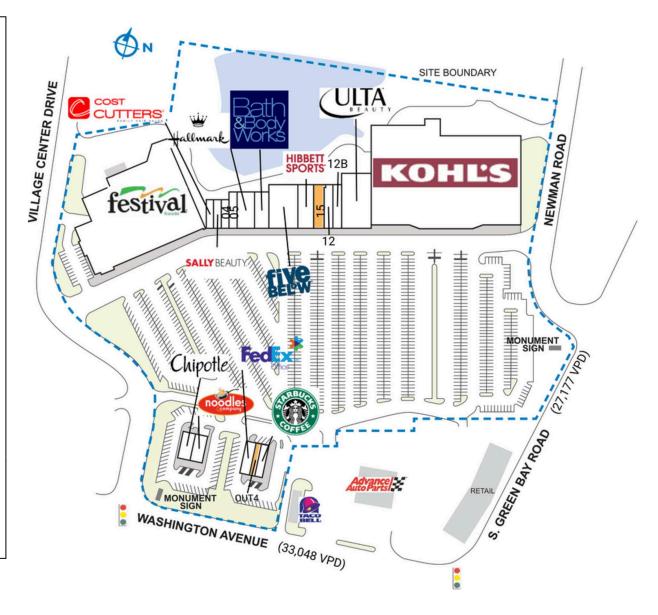


MORE INFO

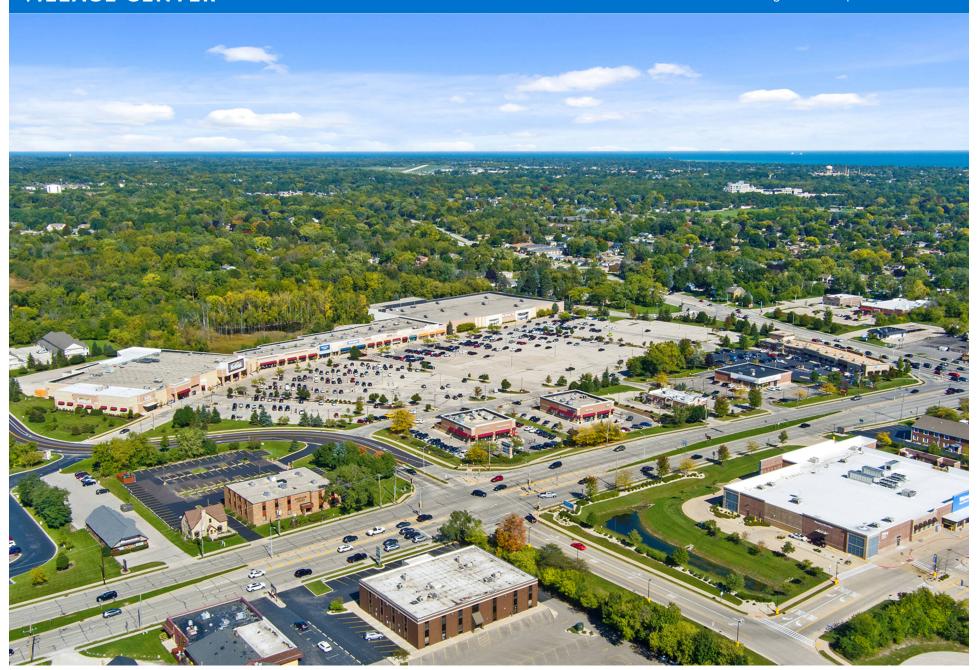
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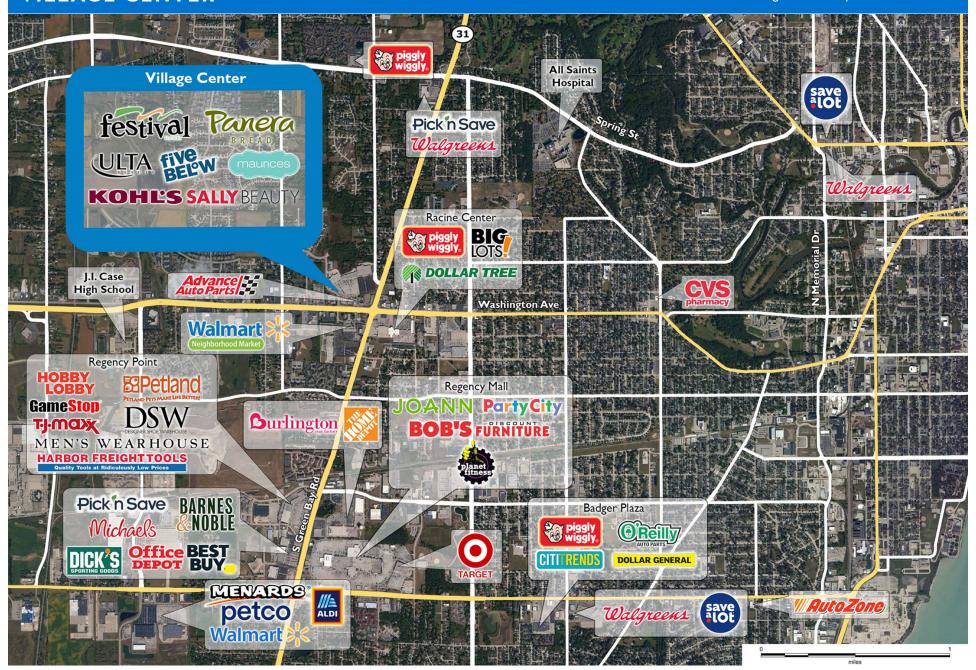


SPACE	TENANT	SQ. FT.			
OUTI	Chipotle Mexican Grill	2,585 SF			
OUT2	Noodles & Company	2,585 SF			
OUT3	FedEx Office	2,413 SF			
OUT4	AVAILABLE	1,501 SF			
OUT5	Starbucks	1,700 SF			
01	Festival Foods	70,712 SF			
02	Cost Cutters	1,511 SF			
03	Sally Beauty Supply	1,660 SF			
04	Puff City Tobacco & Vape	1,660 SF			
05	The Cash Store	2,168 SF			
06	Hallmark	4,700 SF			
08	Bath & Body Works	4,000 SF			
09	Five Below	8,942 SF			
11	Hibbett Sports	4,830 SF			
12	Racine Nail	5,350 SF			
I2B	Verlo Mattress	3,000 SF			
13	Ulta	11,981 SF			
14	Kohl's	106,424 SF			
15	AVAILABLE	3,125 SF			
TOTAL SQ. FT. 240,847					
SITE LEGEND					
Available					









Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 42.721877 Longitude: -87.847045

	ge Center	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius			
Racir	Racine, WI						
Population	Q4 2023 Estimated Population	10,892	82,196	128,183			
	2028 Projected Population	10,948	83,100	129,920			
	2010 Census Population	10,686	80,125	125,855			
	2000 Census Population	9,901	78,248	123,385			
	1990 Census Population	9,358	77,026	119,778			
	Historical Annual Growth 1990 to 2000	0.57%	0.16%	0.30%			
g	Historical Annual Growth 2000 to 2010	0.77%	0.24%	0.20%			
	Estimated Annual Growth 2010 to 2023	0.14%	0.19%	0.13%			
	Projected Annual Growth 2023 to 2028	0.10%	0.22%	0.27%			
	-						
	Median Age	44.1	39.6	39.9			
	Q4 2023 Estimated Households	4,999	33,143	51,672			
	2028 Projected Households	5,032	33,513	52,388			
	2010 Census Households	4,833	31,428	49,168			
S	2000 Census Households	4,269	30,036	47,246			
Households	1990 Census Households	3,741	28,745	44,988			
	Historical Annual Growth 1990 to 2000	1.33%	0.44%	0.49%			
nop	Historical Annual Growth 2000 to 2010	1.25%	0.45%	0.40%			
	Estimated Annual Growth 2010 to 2023	0.25%	0.39%	0.36%			
	Projected Annual Growth 2023 to 2028	0.13%	0.22%	0.28%			
	Population per Household	2.14	2.43	2.42			
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	White Black or African American	65.1% 14.5%	55.9% 17.5%	58.4% 16.6%			
ulatio	Asian & Pacific Islander	2.7%	17.5%	1.4%			
Population by Race	Other Races	4.6%	5.0%	4.9%			
5 1	Hispanic Population	13.1%	20.2%	18.7%			
Income	Average Household Income	\$79,546	\$78,774	\$81,737			
	Median Household Income	\$61,909	\$61,995	\$63,481			
	Per Capita Income	\$36,960	\$32,126	\$33,390			
	Elementary	4.4%	4.5%	4.0%			
_	Some High School	4.2%	6.7%	6.4%			
tion (5+)	High School Graduate	33.1%	30.8%	30.0%			
Education (Age 25+)	Some College	23.0%	24.0%	24.0%			
Ag	Associates Degree Only	9.8%	10.0%	9.9%			
-	Bachelors Degree Only	17.4%	16.7%	17.6%			
	Graduate Degree	8.1%	7.3%	8.1%			
v	Number of Businesses	415	2,139	3,138			
səu	Total Number of Employees	6,411	32,136	46,338			
Business	Employees per Business	15.44	15.03	14.77			
ā	Residential Population per Business	26.22	38.43	40.85			
ш	Residential Population per Business	26.22	38.43	40.85			

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.