



SIZE

87,115 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,043	50,996	107,195
Households	5,537	20,228	42,820
Median HH Income (\$)	58,478	58,680	66,108

MAJOR TENANT(S)

Pick 'n Save
Dollar Tree
Great Clips



LOCATION

2811 18th Street | Kenosha, WI 53140

PROPERTY HIGHLIGHTS

- Anchored by Pick 'n Save, the leading grocer in Southeast Wisconsin
- Pick 'n Save expanded in 2011 and has more than 18 years of lease term remaining
- Featuring national tenants Dollar Tree, Great Clips and Domino's Pizza
- Population exceeds 50,900 residents in the three-mile trade area with an average household income exceeding \$80,400

LEASING CONTACT

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

Kenneth Groh
Mobile (513) 344-4606
kgroh@phillipsedison.com

MORE INFO

www.phillipsedison.com



GLENWOOD CROSSINGS

2811 18th Street | Kenosha, WI 53140

<u>SPACE TENANT</u>	<u>SQ. FT.</u>				
OUT1 Pizza Hut		0003 Star Nails	1,760 SF	009B	Laundromax 3,000 SF
OUT2 Kenosha North Development Co.		0004 Eli's Cafe	2,600 SF	0010	Smoke This 2,000 SF
OUT3 Taco Bell		0005 Hong Kong Restaurant	2,000 SF	0011	Domino's Pizza 1,611 SF
0001 Pick 'n Save	55,000 SF	0006 Great Clips	1,200 SF	TOTAL SQ. FT.	87,115
0002 Dollar Tree	12,544 SF	0007 COMING AVAILABLE	2,000 SF		
		0008 AVAILABLE	1,600 SF		
		009A The Pet Crew Grooming Garage	1,800 SF		

SITE LEGEND

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

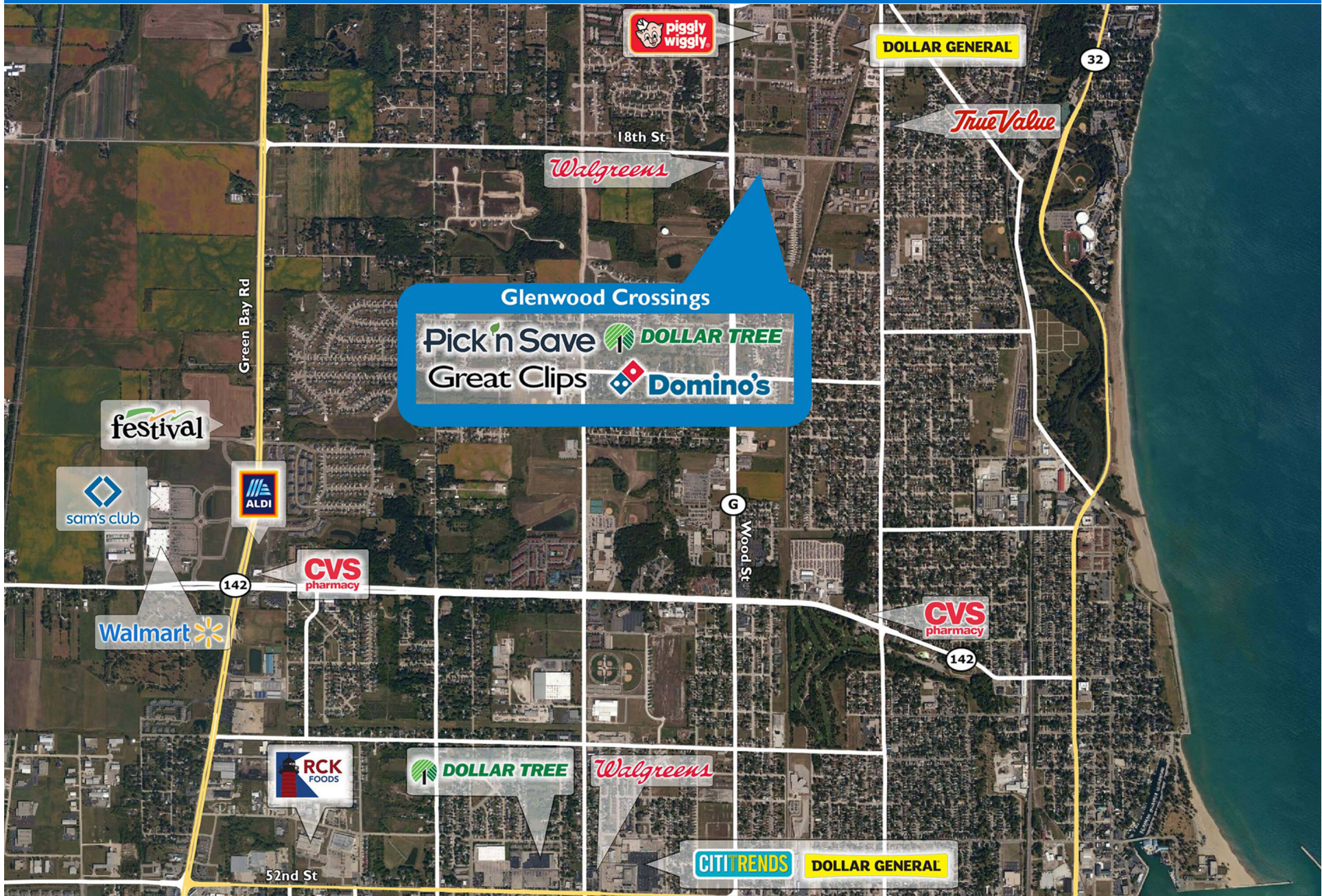
GLENWOOD CROSSINGS

2811 18th Street | Kenosha, WI 53140



GLENWOOD CROSSINGS

2811 18th Street | Kenosha, WI 53140



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.623129

Longitude: -87.84386

Glenwood Crossings Kenosha, WI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,043	50,996	107,195
	2028 Projected Population	12,493	52,736	109,771
	2010 Census Population	11,631	50,669	106,669
	2000 Census Population	10,405	45,600	101,351
	1990 Census Population	8,476	40,122	92,685
	Historical Annual Growth 1990 to 2000	2.07%	1.29%	0.90%
	Historical Annual Growth 2000 to 2010	1.12%	1.06%	0.51%
	Estimated Annual Growth 2010 to 2023	0.25%	0.05%	0.04%
	Projected Annual Growth 2023 to 2028	0.74%	0.67%	0.48%
	Median Age	41.2	36.4	38.6
Households	Q4 2023 Estimated Households	5,537	20,228	42,820
	2028 Projected Households	5,749	20,961	43,911
	2010 Census Households	5,137	18,973	40,736
	2000 Census Households	4,652	17,240	38,674
	1990 Census Households	3,495	14,932	34,370
	Historical Annual Growth 1990 to 2000	2.90%	1.45%	1.19%
	Historical Annual Growth 2000 to 2010	1.00%	0.96%	0.52%
	Estimated Annual Growth 2010 to 2023	0.55%	0.47%	0.36%
	Projected Annual Growth 2023 to 2028	0.75%	0.71%	0.50%
	Population per Household	2.13	2.37	2.41
Population by Race	White	75.9%	63.8%	65.4%
	Black or African American	7.0%	10.6%	10.0%
	Asian & Pacific Islander	1.8%	1.8%	1.7%
	Other Races	4.6%	4.8%	5.1%
	Hispanic Population	10.8%	19.0%	17.7%
Income	Average Household Income	\$79,900	\$80,480	\$85,174
	Median Household Income	\$58,478	\$58,680	\$66,108
	Per Capita Income	\$37,230	\$33,423	\$34,995
Education (Age 25+)	Elementary	1.9%	5.1%	4.6%
	Some High School	5.0%	5.2%	4.9%
	High School Graduate	25.9%	29.0%	28.3%
	Some College	23.0%	23.5%	24.0%
	Associates Degree Only	8.5%	8.6%	10.1%
	Bachelors Degree Only	20.6%	17.4%	17.9%
	Graduate Degree	15.1%	11.3%	10.2%
Business	Number of Businesses	164	1,004	2,591
	Total Number of Employees	2,543	18,850	43,220
	Employees per Business	15.46	18.78	16.68
	Residential Population per Business	73.24	50.80	41.37

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