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

LEASING CONTACT

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MORE INFO

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LOCATION

2811 18th Street | Kenosha, WI 53140
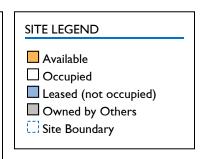
PROPERTY HIGHLIGHTS

- 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

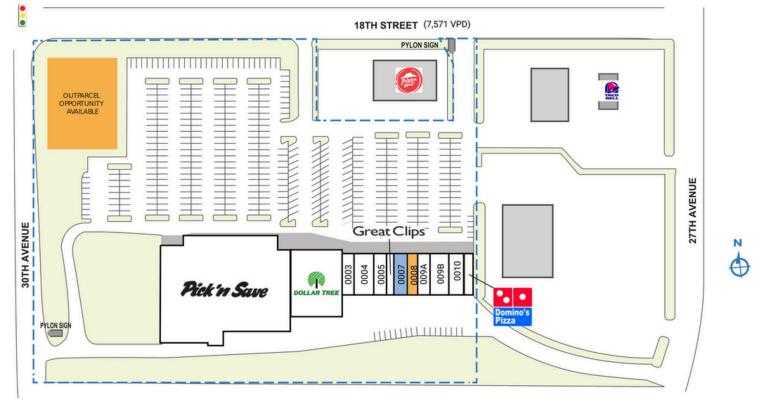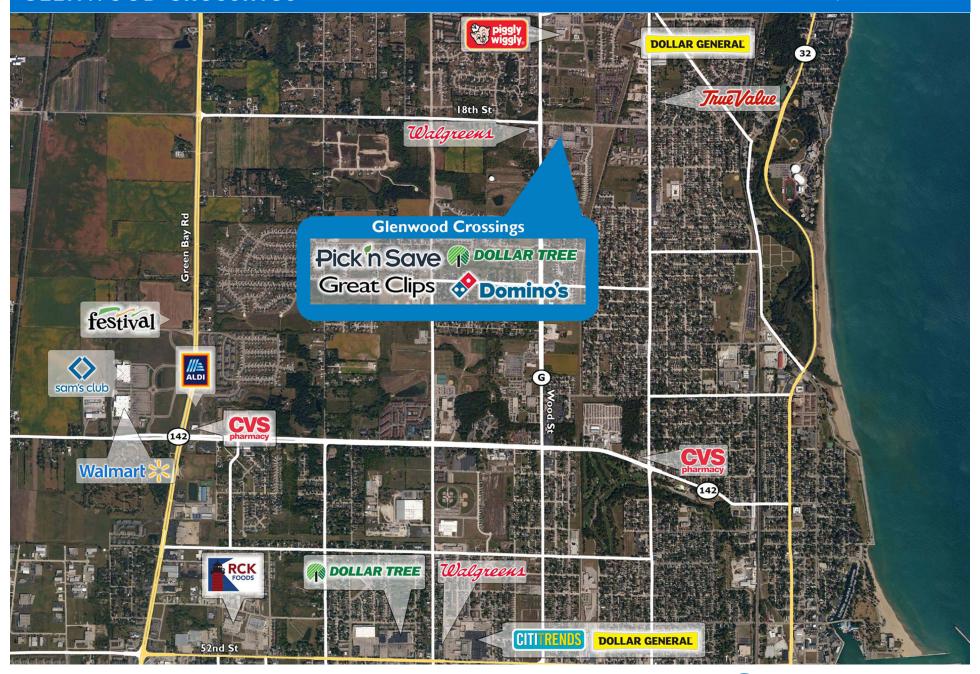- Population exceeds 50,900 residents in the three-mile trade area with an average household income exceeding $80,400

PHILLIPS EDISON & COMPANY®

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

SITE LEGEND

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

18TH STREET (7,571 VPD)

PYLON SIGN

OUTPARCEL OPPORTUNITY AVAILABLE

Pick 'n Save

DOLLAR TREE

Great Clips

0003 0004 0005 0007 0008 009A 009B 0010

Domino's Pizza

PYLON SIGN

30TH AVENUE

27TH AVENUE

N

PHILLIPS EDISON & COMPANY®

piggly wiggly

DOLLAR GENERAL

32

True Value

18th St

Walgreens

Glenwood Crossings

Pick 'n Save   DOLLAR TREE

Great Clips   Domino's

Green Bay Rd

festival

sam's club

ALDI

G

Wood St

142

CVS pharmacy

CVS pharmacy

142

Walmart

RCK FOODS

DOLLAR TREE

Walgreens

CITITRENDS   DOLLAR GENERAL

52nd St

Demographic Summary Report

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

Apr 17, 2024

PHILLIPS EDISON & COMPANY

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 to2023	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