

HILANDER VILLAGE

ROSCOE, IL



SIZE

120,694 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,422	25,623	55,597
Households		
1,362	9,603	21,059
Median HH Income (\$)		
86,966	95,686	85,973

MAJOR TENANT(S)

Schnucks
Hallmark
Subway
Starbucks
Wild Birds Unlimited

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

LOCATION

4860 Hononegah Road | Roscoe, IL 61073

PROPERTY HIGHLIGHTS

- Anchored by Schnucks, the number one grocer by market share
- Additional national and regional tenants include Starbucks, Subway, H&R Block, Century 21, Hallmark, Great Clips and Wild Birds Unlimited
- Located in Roscoe, which is 11 miles north of Rockford, with a population exceeding 25,600 in a three-mile radius with an average household income greater than \$104,000
- The center is located at the intersection of Baneberry Drive and Hononegah Road, which benefits from more than 25,500 vehicles passing daily.
- Hilander Village had over 731,000 customer visits during the last 12 months according to Placer.ai



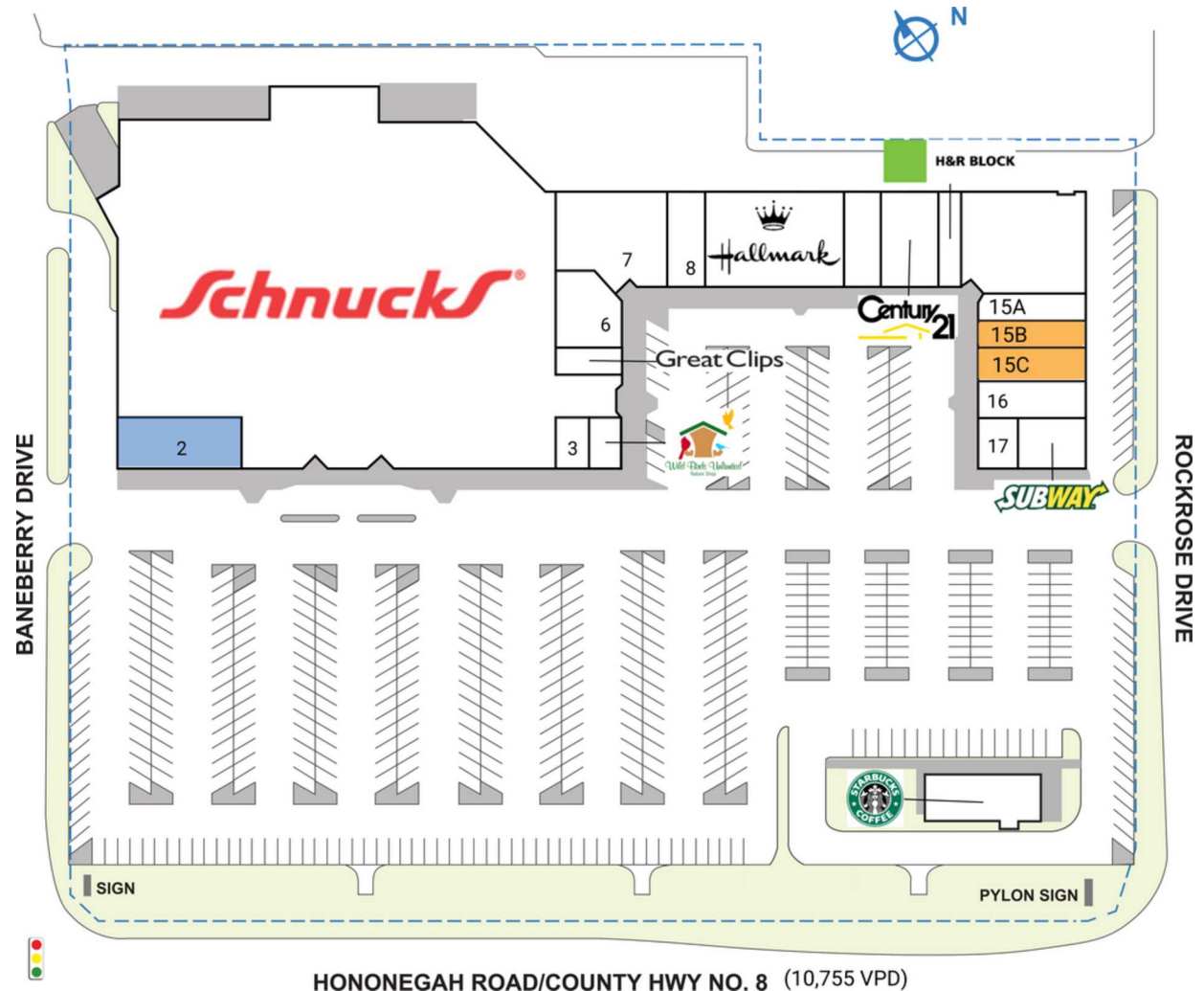
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
OPI	Starbucks	2,003 SF
1	Schnucks	78,388 SF
2	COMING AVAILABLE	4,000 SF
3	Second Hand Horology	1,200 SF
4	Wild Birds Unlimited	1,200 SF
5	Great Clips	1,500 SF
6	Title Underwriters	2,500 SF
7	Pride Jiu-Jitsu	4,826 SF
8	Today's Dental	1,645 SF
9	Hallmark	7,420 SF
11	Century 21	4,759 SF
13	H&R Block	1,200 SF
15A	Empire Slots	1,655 SF
15B	AVAILABLE	1,670 SF
15C	AVAILABLE	1,788 SF
16	Remix Tobacco	1,589 SF
17	Fashion Nails	1,326 SF
18	Subway	2,025 SF
TOTAL SQ. FT.		120,694

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



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.432794

Longitude: -89.020525

Hilander Village Roscoe, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,422	25,623	55,597
	2028 Projected Population	3,440	25,737	56,437
	2010 Census Population	3,505	25,975	55,141
	2000 Census Population	2,906	18,217	43,296
	1990 Census Population	2,580	11,226	31,942
	Historical Annual Growth 1990 to 2000	1.19%	4.96%	3.09%
	Historical Annual Growth 2000 to 2010	1.89%	3.61%	2.45%
	Estimated Annual Growth 2010 to 2023	-0.17%	-0.10%	0.06%
	Projected Annual Growth 2023 to 2028	0.10%	0.09%	0.30%
	Median Age	44.2	41.9	41.8
Households	Q4 2023 Estimated Households	1,362	9,603	21,059
	2028 Projected Households	1,370	9,650	21,392
	2010 Census Households	1,314	9,284	20,162
	2000 Census Households	1,018	6,266	15,609
	1990 Census Households	833	3,800	11,446
	Historical Annual Growth 1990 to 2000	2.03%	5.13%	3.15%
	Historical Annual Growth 2000 to 2010	2.58%	4.01%	2.59%
	Estimated Annual Growth 2010 to 2023	0.26%	0.25%	0.32%
	Projected Annual Growth 2023 to 2028	0.11%	0.10%	0.31%
	Population per Household	2.51	2.67	2.60
Population by Race	White	86.9%	85.2%	81.0%
	Black or African American	1.0%	2.6%	3.9%
	Asian & Pacific Islander	2.0%	2.0%	2.2%
	Other Races	3.3%	3.6%	4.0%
	Hispanic Population	6.9%	6.6%	8.9%
Income	Average Household Income	\$103,484	\$112,498	\$104,071
	Median Household Income	\$86,966	\$95,686	\$85,973
	Per Capita Income	\$41,196	\$42,172	\$39,671
Education (Age 25+)	Elementary	0.9%	1.0%	1.5%
	Some High School	4.1%	3.0%	4.8%
	High School Graduate	19.9%	26.6%	28.2%
	Some College	29.7%	24.2%	23.6%
	Associates Degree Only	11.2%	11.5%	11.5%
	Bachelors Degree Only	22.9%	20.8%	18.5%
	Graduate Degree	11.2%	12.8%	11.9%
Business	Number of Businesses	93	401	1,065
	Total Number of Employees	1,171	5,378	15,720
	Employees per Business	12.66	13.40	14.76
	Residential Population per Business	36.99	63.85	52.19

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