

SHOREWOOD CROSSING

SHOREWOOD, IL



SIZE

173,981 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,692	72,648	162,078
Households	3,126	25,324	57,138
Median HH Income (\$)	99,398	105,911	94,180

MAJOR TENANT(S)

Mariano's
Marshalls
Petco
Party City

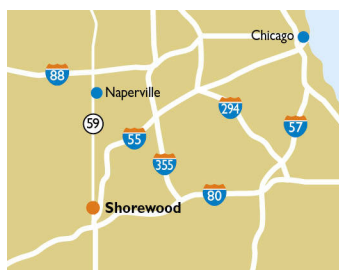
LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

994 Brook Forest Avenue | Shorewood, IL 60404

PROPERTY HIGHLIGHTS

- Anchored by Mariano's
- National tenants include Marshalls, Staples, PetCo, Great Clips, OrangeTheory, uBreakiFix and AT&T
- Located at the intersection of Brook Forest Avenue (20,900 VPD) and Jefferson Street (18,700 VPD)
- Population of 72,600 in a three-mile radius with an average household income exceeding \$120,400



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
0001	WingStop	1,432 SF
0002	En Lai	1,500 SF
0003	Troy Dental	3,000 SF
0005	Barrio Burrito Bar	1,500 SF
0006	Orangetheory Fitness	3,426 SF
0009	Great Clips	1,125 SF
0010	Mariano's	65,977 SF
0011	European Wax Center	1,600 SF
0012	TCBY	1,600 SF
0013	H&R Block	1,600 SF
0014	COMING AVAILABLE	1,600 SF
0015	The Joint	1,600 SF
0016	AT&T	1,745 SF
972	ATI Physical Therapy	3,200 SF
976	Hand & Stone Massage and Facial Spa	3,200 SF
980	Le Petit Nail Salon	1,600 SF
988	Party City	12,013 SF
990	Petco	15,250 SF
992	Staples	20,388 SF
1004	X Golf	6,625 SF
1008	Marshalls	24,000 SF
TOTAL SQ. FT.		173,981

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.

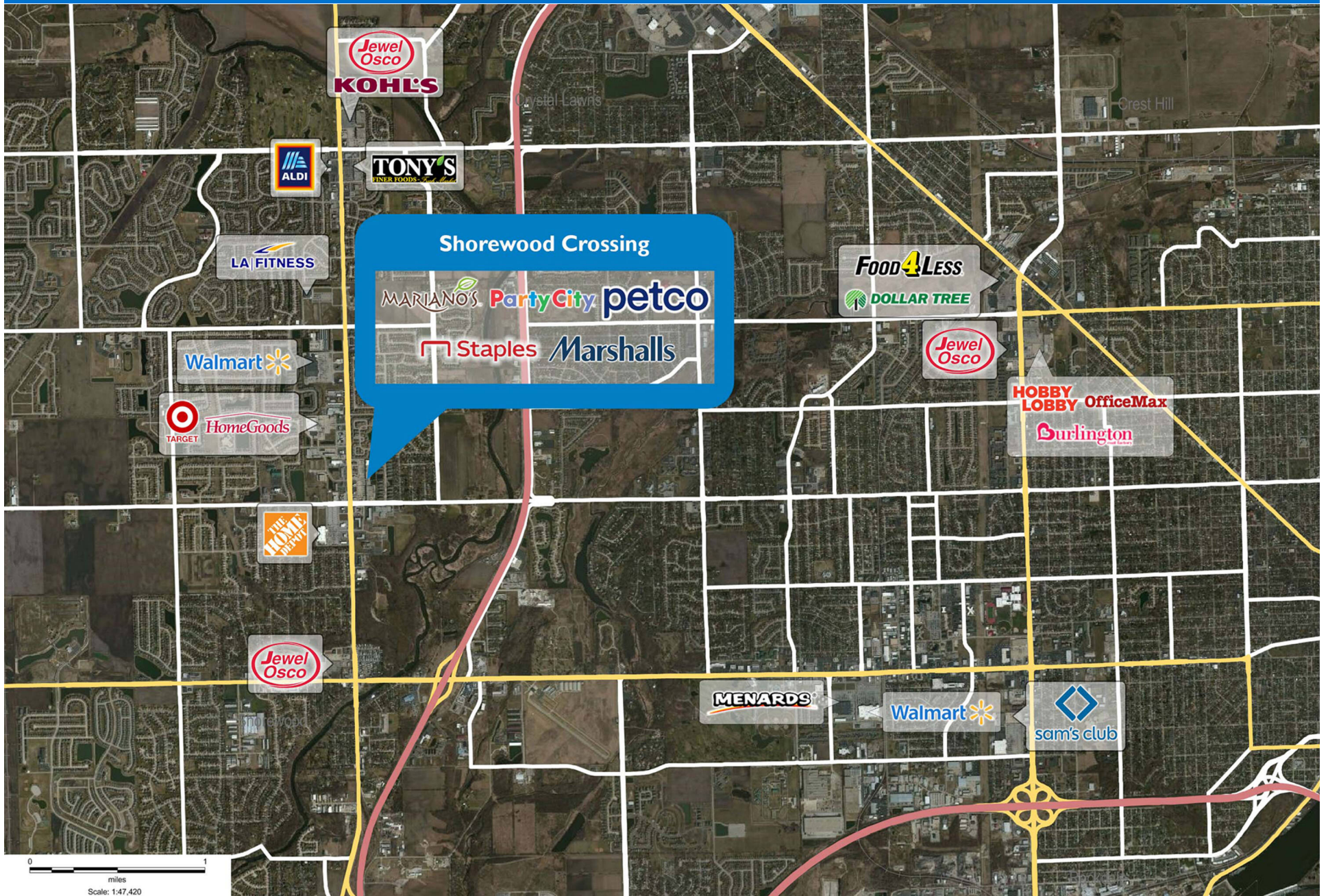
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.538762

Longitude: -88.197183

Shorewood Crossing Shorewood, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,692	72,648	162,078
	2028 Projected Population	9,198	77,751	171,889
	2010 Census Population	8,262	69,279	150,623
	2000 Census Population	3,679	43,996	95,965
	1990 Census Population	2,358	23,066	65,253
	Historical Annual Growth 1990 to 2000	4.55%	6.67%	3.93%
	Historical Annual Growth 2000 to 2010	8.43%	4.65%	4.61%
	Estimated Annual Growth 2010 to 2023	0.37%	0.35%	0.53%
	Projected Annual Growth 2023 to 2028	1.14%	1.37%	1.18%
	Median Age	41.2	40.2	39.6
Households	Q4 2023 Estimated Households	3,126	25,324	57,138
	2028 Projected Households	3,309	27,039	60,415
	2010 Census Households	2,917	23,319	52,459
	2000 Census Households	1,273	14,972	34,990
	1990 Census Households	756	7,798	23,750
	Historical Annual Growth 1990 to 2000	5.34%	6.74%	3.95%
	Historical Annual Growth 2000 to 2010	8.64%	4.53%	4.13%
	Estimated Annual Growth 2010 to 2023	0.50%	0.60%	0.62%
	Projected Annual Growth 2023 to 2028	1.14%	1.32%	1.12%
	Population per Household	2.75	2.85	2.81
Population by Race	White	63.5%	63.6%	60.1%
	Black or African American	9.1%	9.8%	11.1%
	Asian & Pacific Islander	2.6%	2.6%	2.6%
	Other Races	2.5%	3.4%	3.6%
	Hispanic Population	22.4%	20.6%	22.5%
Income	Average Household Income	\$113,831	\$120,403	\$111,146
	Median Household Income	\$99,398	\$105,911	\$94,180
	Per Capita Income	\$41,249	\$42,138	\$39,436
Education (Age 25+)	Elementary	2.4%	2.4%	3.1%
	Some High School	3.4%	3.7%	4.8%
	High School Graduate	30.9%	28.8%	28.4%
	Some College	29.4%	23.9%	23.6%
	Associates Degree Only	10.2%	9.7%	9.5%
	Bachelors Degree Only	15.0%	20.8%	19.9%
	Graduate Degree	8.6%	10.8%	10.7%
Business	Number of Businesses	215	1,634	3,886
	Total Number of Employees	2,470	21,934	55,803
	Employees per Business	11.51	13.42	14.36
	Residential Population per Business	40.50	44.46	41.71

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