DYER, IN



SIZE

102,415 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile					
Population							
8,100	48,142	141,013					
Households							
		54010					
3,132	19,038	54,819					

 Median HH Income (\$)

 98,680
 86,597
 87,030

MAJOR TENANT(S)

Jewel-Osco Sherwin Williams The UPS Store McDonald's

LEASING CONTACT

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MORE INFO

www.phillipsedison.com





LOCATION

801-907 Joliet Street | Dyer, IN 46311

PROPERTY HIGHLIGHTS

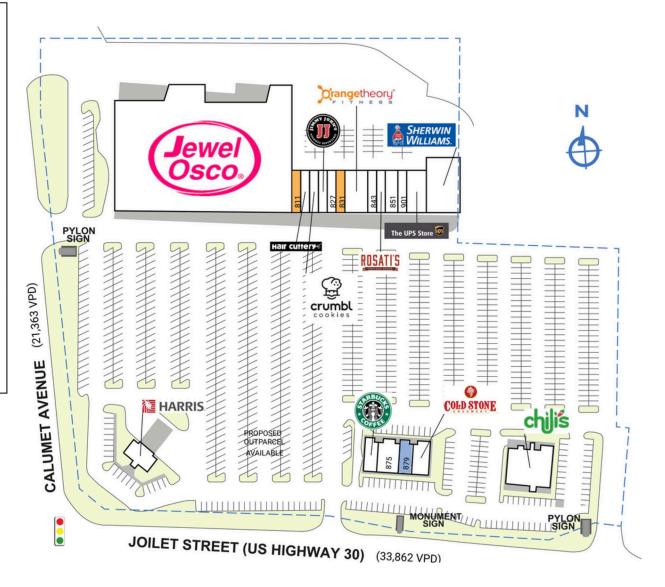
- Anchored by Jewel-Osco, Chicago's leading grocer, with Chili's, Jimmy John's, Cold Stone Creamery and The UPS Store
- Great visibility at the intersection of Highway 30 and Calumet Avenue in Dyer, just south of Chicago, with direct access from I-80 via the Calumet Avenue interchange
- More than 48,100 residents in the three-mile trade area with an average household income over \$118,900



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SPAC	E TENANT	SQ. FT.	835 Orangetheory Fitness	2,925 S		
SHAD	I McDonald's		843 Ken King Asian Fusion	1,125 S		
SHAD2 Shiner			847 Rosati's Pizza	1,125 S		
	Management Group		851 Elite Nails Spa	1,725 S		
SHAD	3 Goodwill		871 Starbucks	1,500 S		
SHAD4 FRG Properties		875 Midwest Express Clinic 2,424 S				
SHAD	5 Dyer Developmer	it	879 COMING AVAILABLE	1,380 S		
801	Harris Bank	1,416 SF	883 Cold Stone Creamery	1,896 S		
805	Jewel-Osco	64,283 SF	893 Chili's	5,916 S		
811	AVAILABLE	1,350 SF	901 Safari Beach Tan IV	1,200 S		
815	Hair Cuttery	1,350 SF	903 The UPS Store	2,400 S		
819	Crumbl Cookies	1,350 SF	907 Sherwin Williams	5,000 S		
823	Jimmy John's	1,350 SF	TOTAL SQ. FT.	102,41		
827	Cotton and Coils Vape Shop	1,350 SF				
831	AVAILABLE	1,350 SF				
site legend						
A	vailable		□ Occupied			
Leased (not occupied)		Owned by Others				
	ite Boundary	apical				



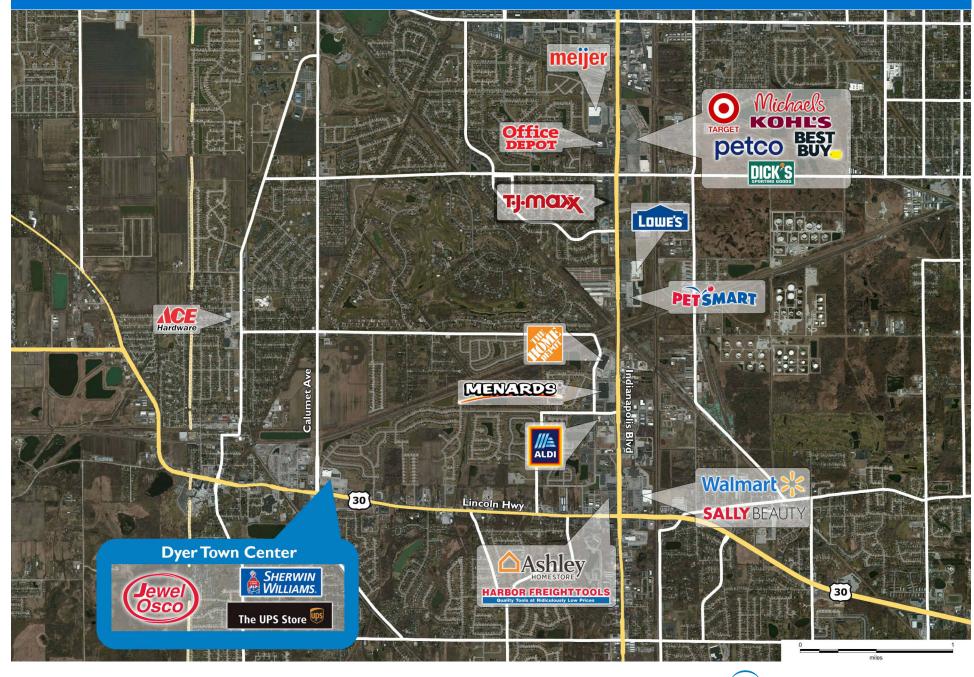


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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



Dyer [·] Dyer,	Town Center IN	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q2 2022 Estimated Population	8,601	50,384	142,578
	2027 Projected Population	8,804	51,178	144,363
	2010 Census Population	8,053	47,815	136,128
	2000 Census Population	6,573	40,630	121,849
ion	1990 Census Population	5,525	32,703	109,241
Population	Historical Annual Growth 1990 to 2000	1.75%	2.19%	1.10%
do l	Historical Annual Growth 2000 to 2010	2.05%	1.64%	1.11%
-	Estimated Annual Growth 2010 to2022	0.52%	0.41%	0.36%
	Projected Annual Growth 2022 to 2027	0.47%	0.31%	0.25%
	Median Age	44.5	43.1	42.2
	Q2 2022 Estimated Households	3,210	19,199	53,468
	2027 Projected Households	3,285	19,484	54,082
	2010 Census Households	3,005	18,244	51,183
	2000 Census Households	2,267	14,965	44,693
splo	1990 Census Households	1,747	11,217	37,335
Households	Historical Annual Growth 1990 to 2000	2.64%	2.92%	1.82%
ino	Historical Annual Growth 2000 to 2000	2.86%	2.00%	1.37%
I	Estimated Annual Growth 2010 to 2022	0.52%	0.40%	0.34%
	Projected Annual Growth 2022 to 2027	0.47%	0.30%	0.23%
	Population per Household	2.63	2.60	2.65
	White	81.3%	73.6%	67.5%
ion	Black or African American	2.0%	10.7%	16.4%
Population by Race	Asian & Pacific Islander	3.4%	3.2%	2.4%
by b	Other Races	1.6%	2.4%	2.2%
₽	Hispanic Population	11.6%	10.1%	11.4%
		¢402.005	\$407 474	¢404 744
me	Average Household Income	\$103,895	\$107,471	\$104,744
Incom	Median Household Income Per Capita Income	\$89,313 \$39,416	\$82,214 \$41,282	\$82,314 \$39,587
		φ 3 9,410	ψ 4 1,202	439,307
	Elementary	0.8%	1.9%	1.9%
	Some High School	2.5%	3.8%	3.6%
Education (Age 25+)	High School Graduate	26.8%	28.0%	28.3%
uca ge	Some College	25.8%	22.6%	23.0%
Ĕď	Associates Degree Only	6.7%	8.4%	8.9%
	Bachelors Degree Only	21.8%	21.9%	22.2%
	Graduate Degree	15.5%	13.3%	12.1%
SS	Number of Businesses	226	1,460	3,651
ines	Total Number of Employees	2,923	19,659	50,817
Business	Employees per Business	12.93	13.47	13.92
11	Residential Population per Business	38.04	34.51	39.05