

SIZE

102,415 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 8,100	on 48,142	141,013				
Households 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

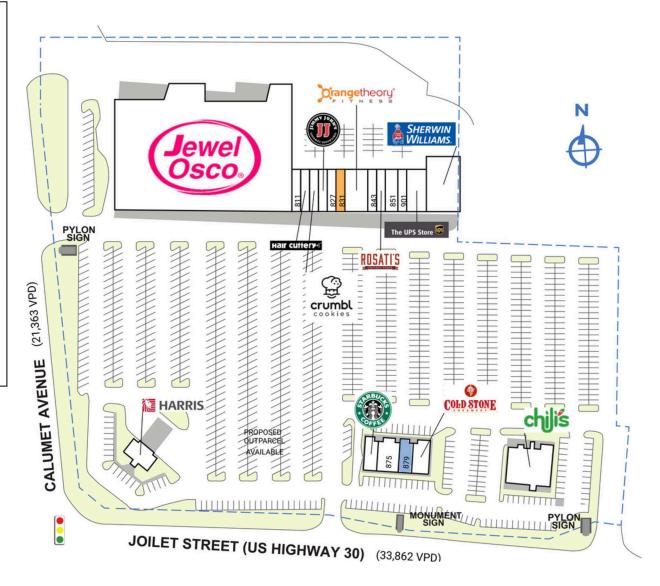
- Anchored by Jewel-Osco, Chicago's leading grocer, with Chili's, Jimmy John's, Cold Stone Creamery and The UPS Store
- Great visibility at the intersection of Highway 30 and Calumet Avenue in Dyer, just south of Chicago, with direct access from I-80 via the Calumet Avenue interchange
- More than 48,100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





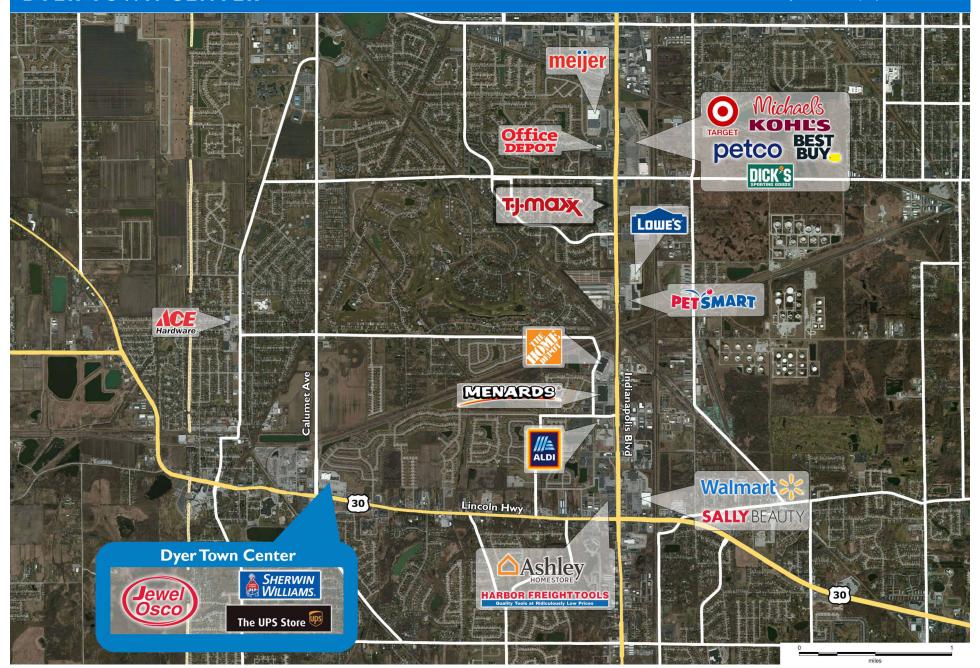
DYER TOWN CENTER

SPACI	E TENANT	SQ. FT.	831 AVAILABLE	1,350 9	
SHAD	I McDonald's		835 Orangetheory Fitness	2,925 9	
SHAD	2 Shiner		843 Ken King Asian Fusion	1,125 9	
	Management Group		847 Rosati's Pizza	1,125 9	
SHAD	3 Goodwill		851 Elite Nails Spa	1,725 9	
SHAD	4 FRG Properties		871 Starbucks	1,500 9	
SHAD	5 Dyer Developmer	it	875 Midwest Express Clinic	2,424 9	
801	Harris Bank	1,416 SF	879 COMING AVAILABLE	1,380 9	
805	Jewel-Osco	64,283 SF	883 Cold Stone Creamery	1,896 9	
811	Batter Up Fish &	1,350 SF	893 Chili's	5,916 9	
Chicken		901 Safari Beach Tan IV	1,200 9		
815	Hair Cuttery	1,350 SF	903 The UPS Store	2,400 9	
819	Crumbl Cookies	1,350 SF	907 Sherwin Williams	5,000 9	
823	Jimmy John's	1,350 SF	TOTAL SQ. FT.	102,41	
827	Cotton and Coils Vape Shop	1,350 SF			
SITE	LEGEND				
□ A	vailable		Occupied		
Leased (not occupied)			Owned by Others		
Site Boundary					



DYER TOWN CENTER





801-907 Joliet Street | Dyer, IN 46311

Demographic Summary Report

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



Duran	Dyer Town Center						
Dyer,		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			
ے ا	2000 Census Population	6,573	40,630	121,849			
tio	1990 Census Population	5,525	32,703	109,241			
Population	Historical Annual Growth 1990 to 2000	1.75%	2.19%	1.10%			
Po	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			
				50.400			
	Q2 2022 Estimated Households 2027 Projected Households	3,210 3,285	19,199 19,484	53,468 54,082			
	2010 Census Households		18,244				
	2000 Census Households	3,005 2,267	14,965	51,183 44,693			
sp	1990 Census Households	1,747	11,217	37,335			
Households	1990 Gerisus Fiouseriolus	1,171	11,211	37,333			
nse	Historical Annual Growth 1990 to 2000	2.64%	2.92%	1.82%			
Н	Historical Annual Growth 2000 to 2010	2.86%	2.00%	1.37%			
	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%			
e ti	Black or African American	2.0%	10.7%	16.4%			
ulatio	Asian & Pacific Islander	3.4%	3.2%	2.4%			
Population by Race	Other Races	1.6%	2.4%	2.2%			
	Hispanic Population	11.6%	10.1%	11.4%			
<u>ə</u>	Average Household Income	\$103,895	\$107,471	\$104,744			
Incom	Median Household Income	\$89,313	\$82,214	\$82,314			
lnc	Per Capita Income	\$39,416	\$41,282	\$39,587			
	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%			
e 2	Some College	25.8%	22.6%	23.0%			
Edu (Ag	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			
nes	Total Number of Employees	2,923	19,659	50,817			
Business	Employees per Business	12.93	13.47	13.92			
Ď	Residential Population per Business	38.04	34.51	39.05			

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