



SIZE

125,497 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,063	89,152	256,946
Households	3,729	30,365	89,677
Median HH Income (\$)	84,008	86,044	86,263

MAJOR TENANT(S)

Jewel-Osco
Dollar Tree
Advance Auto Parts



LOCATION

1047-1147 S York Road | Bensenville, IL 60106

PROPERTY HIGHLIGHTS

- Strong tenant mix including Jewel-Osco, Dollar Tree, Advance Auto, T-Mobile and Benjamin Moore
- The best retail center in Bensenville, located 15 miles northwest of Downtown Chicago
- Over 256,500 residents within a five-mile radius with an average household income over \$106,700 within a three-mile radius
- 45,780 VPD at the intersection of E. Grand Avenue and S. York Road

LEASING CONTACT

Denny Burns
Mobile (513) 908-1114
dburns@phillipsedison.com

Samantha Goebel
sgoebel@phillipsedison.com

MORE INFO

www.phillipsedison.com



BRENTWOOD COMMONS

1047-1147 S York Road | Bensenville, IL 60106

SPACE	TENANT	SQ. FT.
OUT1	US Bank	5,280 SF
SHDW	PNC Bank	
0001	Subway	1,432 SF
0002	Stella's Place	1,132 SF
0003	COMING AVAILABLE	1,132 SF
0004	Benjamin Moore	3,030 SF
0005	AVAILABLE	878 SF
0006	Advance Auto Parts	7,905 SF
0007	ATI Physical Therapy	2,827 SF
0008	Alpha Mattress	8,269 SF
0008A	Anytime Fitness	5,000 SF
0009	La Poblanita Mexican Cuisine	2,800 SF
0010	Dollar Tree	14,066 SF
0011	Jewel-Osco	64,762 SF
0012	T-Mobile	1,650 SF
0013	Discount Tobacco	1,200 SF
0014	AVAILABLE	1,200 SF
0015	COMING AVAILABLE	1,200 SF
0016	Brentwood Family Dental	900 SF
0017	#1 Nails Spa	834 SF
TOTAL SQ. FT.		125,497

SITE LEGEND	
 Available	 Owned by Others
 Leased (not occupied)	 Occupied
 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.

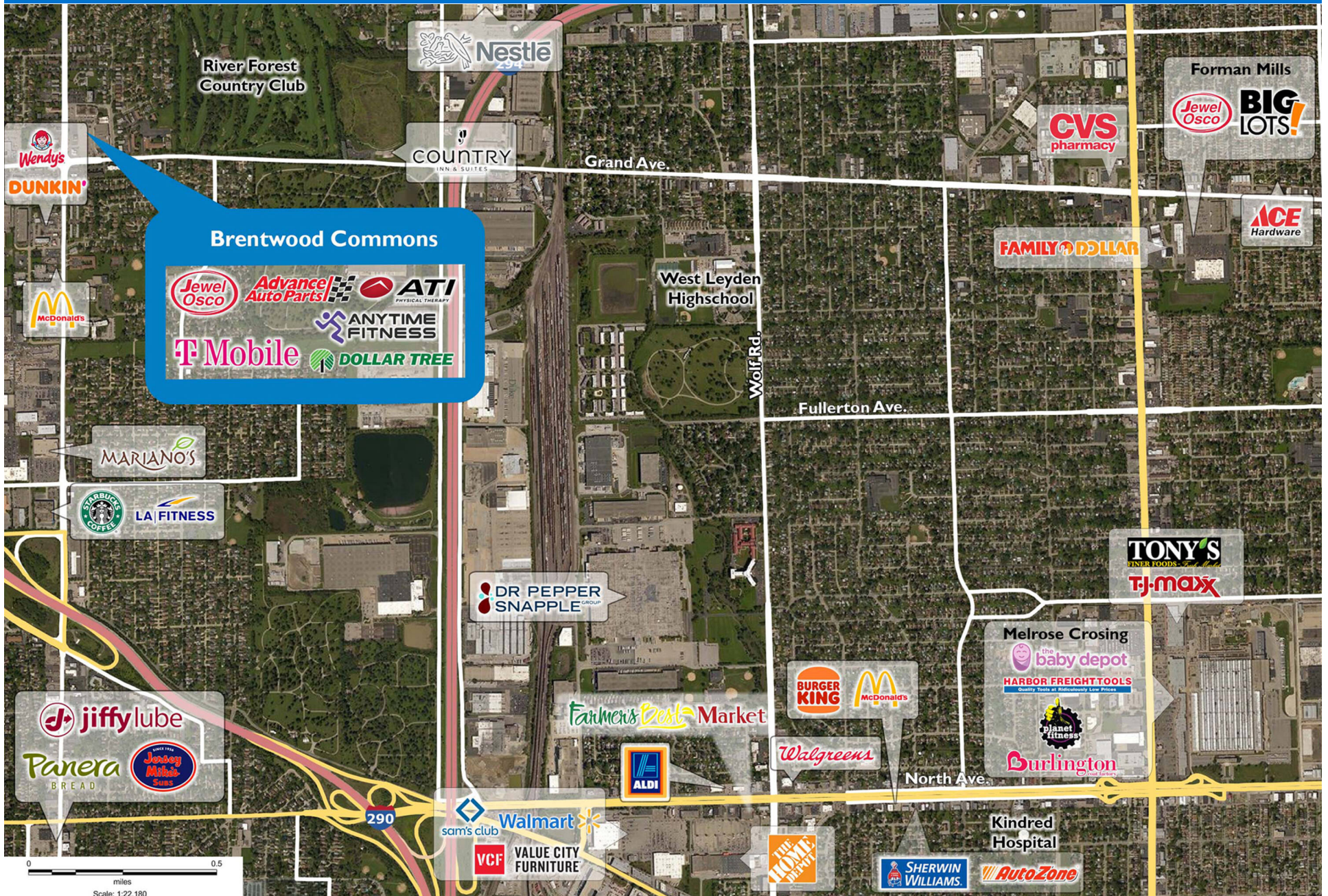
BRENTWOOD COMMONS

1047-1147 S York Road | Bensenville, IL 60106



BRENTWOOD COMMONS

1047-1147 S York Road | Bensenville, IL 60106



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.932402

Longitude: -87.937692

Brentwood Commons Bensenville, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,063	89,152	256,946
	2028 Projected Population	10,071	88,969	255,450
	2010 Census Population	10,473	89,158	259,528
	2000 Census Population	10,109	89,979	260,499
	1990 Census Population	9,521	84,170	248,396
	Historical Annual Growth 1990 to 2000	0.60%	0.67%	0.48%
	Historical Annual Growth 2000 to 2010	0.35%	-0.09%	-0.04%
	Estimated Annual Growth 2010 to 2023	-0.29%	0.00%	-0.07%
	Projected Annual Growth 2023 to 2028	0.02%	-0.04%	-0.12%
	Median Age	39.6	39.9	40.5
Households	Q4 2023 Estimated Households	3,729	30,365	89,677
	2028 Projected Households	3,729	30,337	89,226
	2010 Census Households	3,849	29,780	88,191
	2000 Census Households	3,892	30,587	89,222
	1990 Census Households	3,837	29,590	87,408
	Historical Annual Growth 1990 to 2000	0.14%	0.33%	0.21%
	Historical Annual Growth 2000 to 2010	-0.11%	-0.27%	-0.12%
	Estimated Annual Growth 2010 to 2023	-0.23%	0.14%	0.12%
	Projected Annual Growth 2023 to 2028	0.00%	-0.02%	-0.10%
	Population per Household	2.68	2.86	2.83
Population by Race	White	47.0%	48.9%	48.6%
	Black or African American	6.4%	3.0%	7.6%
	Asian & Pacific Islander	9.7%	5.7%	4.5%
	Other Races	2.0%	2.5%	2.3%
	Hispanic Population	34.9%	39.9%	37.0%
Income	Average Household Income	\$112,070	\$120,430	\$114,647
	Median Household Income	\$84,008	\$86,044	\$86,263
	Per Capita Income	\$41,742	\$41,741	\$40,380
Education (Age 25+)	Elementary	9.5%	9.2%	8.4%
	Some High School	4.4%	6.6%	6.5%
	High School Graduate	27.0%	28.2%	28.1%
	Some College	19.2%	17.2%	19.0%
	Associates Degree Only	8.9%	8.1%	8.1%
	Bachelors Degree Only	21.9%	19.0%	19.4%
	Graduate Degree	9.2%	11.6%	10.5%
Business	Number of Businesses	377	3,267	9,436
	Total Number of Employees	5,285	69,565	188,095
	Employees per Business	14.02	21.30	19.93
	Residential Population per Business	26.69	27.29	27.23

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