

THE SHOPS OF UPTOWN

PARK RIDGE, IL



SIZE

70,276 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 21,245 | 161,961 | 429,564 |
| Households | 7,917 | 62,490 | 164,838 |
| Median HH Income (\$) | 147,782 | 100,180 | 91,576 |

MAJOR TENANT(S)

Trader Joe's
LensCrafters
Club Pilates Park Ridge

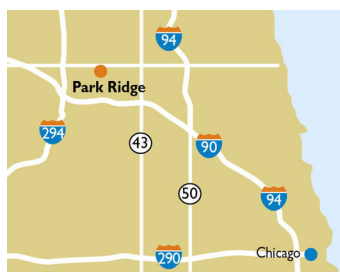
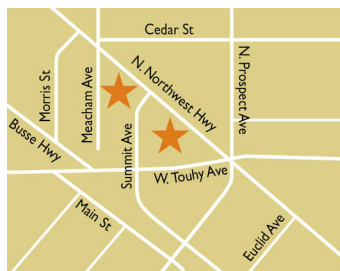
LEASING CONTACT

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

Samantha Goebel
Mobile (513) 614-9068
sgoebel@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

190 N Northwest Highway | Park Ridge, IL 60068

PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, a leading grocer in the fresh format category
- National tenants include Pure Barre, LensCrafters, Verizon Wireless, OrangeTheory Fitness and more
- Situated at the three-way intersection of Northwest Highway, Prospect Avenue and Touhy Avenue, and the Park Ridge Metra Station which sees average daily ridership of 37,900
- Services a population greater than 161,900 in a three-mile radius with an average household income exceeding \$129,500



PHILLIPS EDISON & COMPANY®

THE SHOPS OF UPTOWN

190 N Northwest Highway | Park Ridge, IL 60068

| SPACE | TENANT | SQ. FT. |
|----------------------|-------------------------------------|-----------------|
| A1 | Trader Joe's | 12,000 SF |
| A2 | Hand & Stone Massage and Facial Spa | 2,247 SF |
| A3 | Kriser's Feeding Pets For Life | 4,498 SF |
| A4 | AVAILABLE | 4,077 SF |
| A5 | Milan Laser Hair Removal | 1,894 SF |
| B1A | LensCrafters | 2,119 SF |
| B1B | Verizon | 1,814 SF |
| B1C | Pique | 3,968 SF |
| B1D | Pure Barre | 1,878 SF |
| B1E | Mathnasium | 1,150 SF |
| B2AB | Mr. Stacks | 5,324 SF |
| B2C | Uptown Dentistry | 2,044 SF |
| B2D | Club Pilates Park Ridge | 1,487 SF |
| B3A | AVAILABLE | 1,818 SF |
| B3A1B | Nothing Bundt Cakes | 2,200 SF |
| B3A2 | Orangetheory Fitness | 2,464 SF |
| B3B | Mughal Biryani House | 2,632 SF |
| B3C | AVAILABLE | 2,322 SF |
| B3D | Aligned Modern Health | 2,095 SF |
| C1 | Blufish Sushi Bistro | 7,041 SF |
| C2 | Fire + Wine | 5,009 SF |
| Shad1 | Residences of Uptown Lofts | |
| Shad2 | Uptown Condos | |
| Shad3 | City of Park Ridge | |
| TOTAL SQ. FT. | | 70,276 |

| 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.

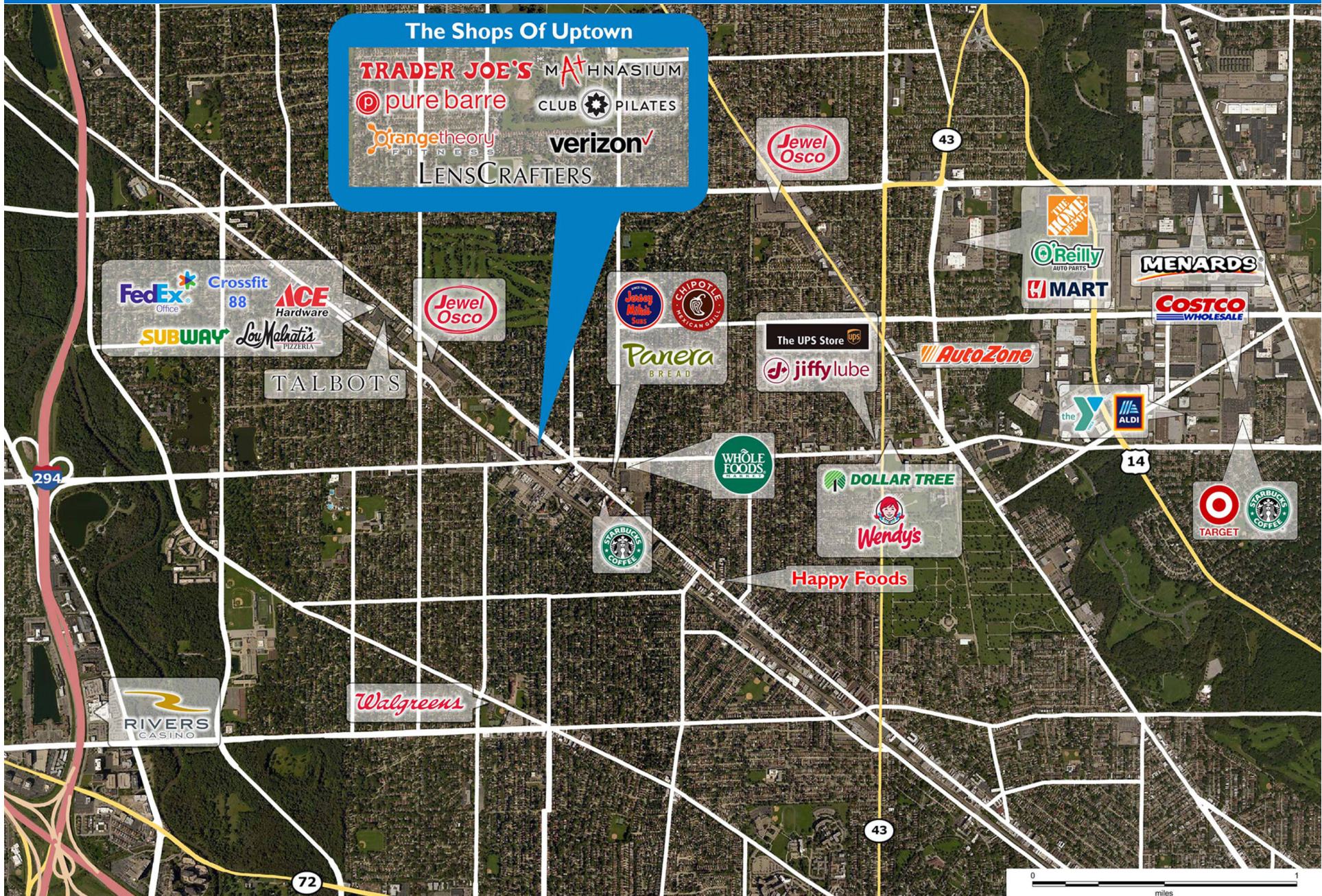
THE SHOPS OF UPTOWN

190 N Northwest Highway | Park Ridge, IL 60068



THE SHOPS OF UPTOWN

190 N Northwest Highway | Park Ridge, IL 60068



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.011537

Longitude: -87.830418

| The Shops of Uptown Park Ridge, IL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 21,245 | 161,961 | 429,564 |
| | 2028 Projected Population | 20,645 | 158,251 | 423,108 |
| | 2010 Census Population | 20,074 | 156,673 | 414,396 |
| | 2000 Census Population | 20,110 | 156,051 | 409,678 |
| | 1990 Census Population | 19,823 | 152,484 | 388,177 |
| | Historical Annual Growth 1990 to 2000 | 0.14% | 0.23% | 0.54% |
| | Historical Annual Growth 2000 to 2010 | -0.02% | 0.04% | 0.11% |
| | Estimated Annual Growth 2010 to 2023 | 0.41% | 0.24% | 0.26% |
| | Projected Annual Growth 2023 to 2028 | -0.57% | -0.46% | -0.30% |
| | Median Age | 44.3 | 44.4 | 44.1 |
| Households | Q4 2023 Estimated Households | 7,917 | 62,490 | 164,838 |
| | 2028 Projected Households | 7,688 | 61,017 | 162,311 |
| | 2010 Census Households | 7,581 | 61,456 | 160,664 |
| | 2000 Census Households | 7,709 | 61,779 | 160,363 |
| | 1990 Census Households | 7,425 | 59,689 | 153,199 |
| | Historical Annual Growth 1990 to 2000 | 0.38% | 0.34% | 0.46% |
| | Historical Annual Growth 2000 to 2010 | -0.17% | -0.05% | 0.02% |
| | Estimated Annual Growth 2010 to 2023 | 0.32% | 0.12% | 0.19% |
| | Projected Annual Growth 2023 to 2028 | -0.59% | -0.48% | -0.31% |
| | Population per Household | 2.65 | 2.56 | 2.58 |
| Population by Race | White | 86.4% | 69.3% | 63.2% |
| | Black or African American | 0.5% | 1.6% | 2.5% |
| | Asian & Pacific Islander | 3.2% | 13.6% | 15.1% |
| | Other Races | 2.8% | 3.1% | 3.1% |
| | Hispanic Population | 7.0% | 12.4% | 16.2% |
| Income | Average Household Income | \$185,971 | \$129,516 | \$122,066 |
| | Median Household Income | \$147,782 | \$100,180 | \$91,576 |
| | Per Capita Income | \$70,338 | \$50,535 | \$47,299 |
| Education (Age 25+) | Elementary | 0.8% | 3.7% | 4.8% |
| | Some High School | 1.3% | 3.9% | 4.1% |
| | High School Graduate | 12.3% | 20.5% | 21.6% |
| | Some College | 14.2% | 16.9% | 17.2% |
| | Associates Degree Only | 4.8% | 6.4% | 7.2% |
| | Bachelors Degree Only | 40.9% | 29.5% | 27.6% |
| | Graduate Degree | 25.8% | 19.1% | 17.5% |
| Business | Number of Businesses | 636 | 5,939 | 12,775 |
| | Total Number of Employees | 7,577 | 84,813 | 187,736 |
| | Employees per Business | 11.92 | 14.28 | 14.70 |
| | Residential Population per Business | 33.43 | 27.27 | 33.62 |

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