GLEN ELLYN, IL



SIZE

135,355 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile		
Populatio 14,489		259,540		
Househol 5,230	ds 41,631	98,412		
Median HH Income (\$) 116,294 105,940 103,171				

MAJOR TENANT(S)

Pete's Fresh Market My Salon Suites The Joint

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

N. President St.	W. St. Charles Rd. 355 Flowerfield Baker Hill 38
Roosevelt Rd.	Park Blvd.



LOCATION

880 Roosevelt Road | Glen Ellyn, IL 60137

PROPERTY HIGHLIGHTS

- Featuring Massage Envy, Learning Express and other leading national retailers
- Located in one of Chicago's most desirable upper-middle-class suburban markets
- 41,151 vehicles per day at the intersection of Roosevelt Rd. and State Route 53
- More than 109,600 residents in a three-mile radius with an average household income over \$142,700 per year



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A I	Pharaoh's Smoke Shop	900 SF	DIC	Baker Hill Cleaners & Tailors	1,800 SF
A12	My Salon Suites	6,500 SF	DI2	Dragon One	1,200 SF
A18	Two Bostons	3,250 SF	DI4	Beaudee Spa	1,200 SF
A2	Ellyn's	4,500 SF	D2	The Joint	1,300 SF
A22	Sarpino's Pizzeria	1,200 SF	D20	AVAILABLE	3,272 SF
Glen Ellyn		D6	Culture Shock	4,100 SF	
A24	Spray of Sunshine	1,200 SF	EIO	Dupage Medical	3,200 SF
A6	European Sports	3,250 SF		Group	
B10 Westside Children's Therapy	6,000 SF	E2	Strive Martial Arts	4,331 SF	
		E3	Massage Envy	3,232 SF	
B12	Baker Hill Dental	2 400 SE	E4	Taco Pros	1,435 SF
B7-4	3 Point	,	E6	V&V Nails	1,500 SF
BZ-4	3 Point Healthcare	2,388 SF	FI	FI First American Bank	
B20	Learning Express Toys	3,200 SF	то	TAL SQ. FT.	135,355
B6	iCode	1,600 SF			
SITE	LEGEND				



Site Boundary

Occupied
Owned by Others

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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880 Roosevelt Road | Glen Ellyn, IL 60137



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.8609

Longitude: -88.049804

Baker				
	· Hill Ellyn, IL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q4 2023 Estimated Population	14,489	109,616	259,540
	2028 Projected Population	14,409	110,784	260,346
	2010 Census Population	14,003	106,491	256,188
	2000 Census Population	14,438	105,865	258,651
5	1990 Census Population	13,425	100,869	242,452
Population	1990 Census Population	15,425	100,009	242,432
Ind	Historical Annual Growth 1990 to 2000	0.73%	0.48%	0.65%
Pe l	Historical Annual Growth 2000 to 2010	0.02%	0.06%	-0.10%
	Estimated Annual Growth 2010 to2023	0.01%	0.21%	0.09%
	Projected Annual Growth 2023 to 2028	0.21%	0.21%	0.06%
	Median Age	39.6	40.6	40.9
	Q4 2023 Estimated Households	5,230	41,631	98,412
	2028 Projected Households	5,286	42,118	98,796
	2010 Census Households	5,229	40,812	96,145
	2000 Census Households	5,176	39,360	94,842
olds	1990 Census Households	4,934	37,037	88,064
Households	Historical Annual Growth 1990 to 2000	0.48%	0.61%	0.74%
Ho	Historical Annual Growth 2000 to 2010	0.10%	0.36%	0.14%
	Estimated Annual Growth 2010 to 2023	0.00%	0.14%	0.17%
	Projected Annual Growth 2023 to 2028	0.21%	0.23%	0.08%
	Population per Household	2.76	2.54	2.58
				07.40/
- I	White	67.9%	72.4%	67.1%
tion ce	White Black or African American	67.9% 5.7%	72.4% 4.2%	
ulation Race				4.8%
opulation by Race	Black or African American	5.7%	4.2%	4.8% 10.9%
by Race	Black or African American Asian & Pacific Islander	5.7% 12.8%	4.2% 10.9%	4.8% 10.9% 3.9%
	Black or African American Asian & Pacific Islander Other Races Hispanic Population	5.7% 12.8% 4.0% 9.6%	4.2% 10.9% 4.2% 8.4%	4.8% 10.9% 3.9% 13.3%
	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income	5.7% 12.8% 4.0% 9.6% \$160,079	4.2% 10.9% 4.2% 8.4% \$142,787	4.8% 10.9% 3.9% 13.3% \$137,768
Income by Race	Black or African American Asian & Pacific Islander Other Races Hispanic Population	5.7% 12.8% 4.0% 9.6%	4.2% 10.9% 4.2% 8.4%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171
	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1%
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9%
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9%
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.4%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 15.1%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7%
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.0% 5.8%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 14.7% 15.1% 7.2%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7% 7.3%
Income	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.4%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 15.1%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7% 7.3% 31.9%
Education (Age 25+)	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.0% 15.4% 5.8% 34.3% 24.4%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 14.7% 15.1% 7.2% 35.5% 23.2%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7% 7.3% 31.9% 20.3%
Education (Age 25+)	Black or African American Asian & Pacific Islander Other Races Hispanic PopulationAverage Household Income Median Household Income Per Capita IncomeElementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate DegreeNumber of Businesses	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.4% 5.8% 34.3% 24.4%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 15.1% 7.2% 35.5% 23.2%	4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7% 7.3% 31.9% 20.3%
C	Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree	5.7% 12.8% 4.0% 9.6% \$160,079 \$116,294 \$58,077 2.5% 2.5% 15.0% 15.0% 15.4% 5.8% 34.3% 24.4%	4.2% 10.9% 4.2% 8.4% \$142,787 \$105,940 \$55,404 2.5% 1.7% 14.7% 14.7% 15.1% 7.2% 35.5% 23.2%	67.1% 4.8% 10.9% 3.9% 13.3% \$137,768 \$103,171 \$52,990 3.1% 2.9% 17.9% 16.7% 7.3% 31.9% 20.3% 11,897 192,416 16.17

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