

# BAKER HILL

GLEN ELLYN, IL



## SIZE

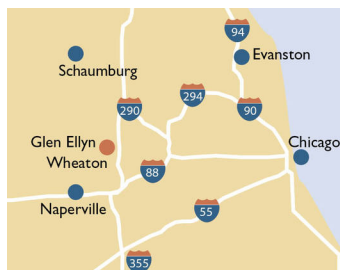
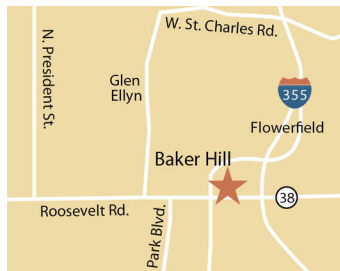
135,355 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
14,489	109,616	259,540
<b>Households</b>		
5,230	41,631	98,412
<b>Median HH Income (\$)</b>		
116,294	105,940	103,171

## MAJOR TENANT(S)

Pete's Fresh Market  
My Salon Suites  
The Joint



## LOCATION

880 Roosevelt Road | Glen Ellyn, IL 60137

## PROPERTY HIGHLIGHTS

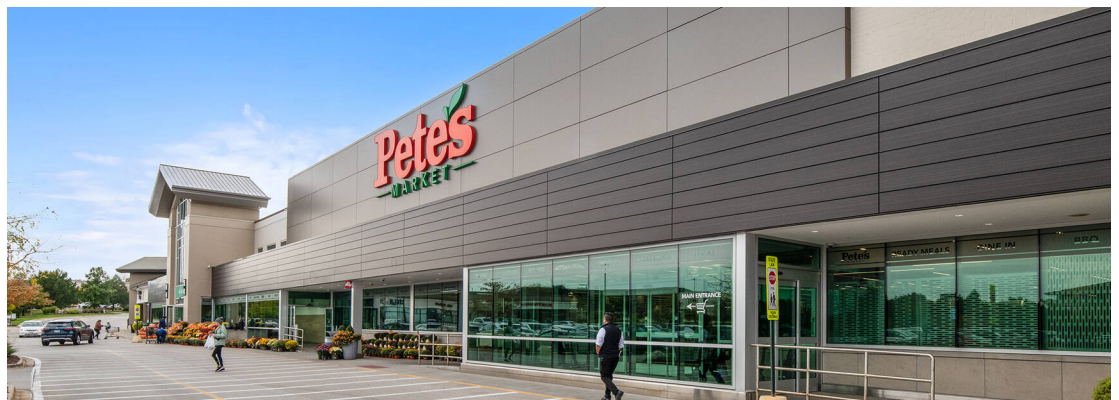
- Featuring Massage Envy, Learning Express and other leading national retailers
- Located in one of Chicago's most desirable upper-middle-class suburban markets
- 56,000 vehicles per day at the intersection of Roosevelt Rd. and State Route 53
- More than 109,600 residents in a three-mile radius with an average household income over \$142,700 per year
- More than 56,400 daytime employees in the three-mile radius

## LEASING CONTACT

Andrew Schrage  
Mobile (317) 508-8119  
aschrage@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



**PHILLIPS EDISON & COMPANY®**

# BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137

SPACE	TENANT	SQ. FT.			
C1	Pete's Fresh Market	72,397 SF			
A1	Pharaoh's Smoke Shop	900 SF	D10	Baker Hill Cleaners & Tailors	1,800 SF
A12	My Salon Suites	6,500 SF	D12	Dragon One	1,200 SF
A18	Two Bostons	3,250 SF	D14	Beaudee Spa	1,200 SF
A2	Ellyn's	4,500 SF	D2	The Joint	1,300 SF
A22	Sarpino's Pizzeria Glen Ellyn	1,200 SF	D20	AVAILABLE	3,272 SF
A24	Spray of Sunshine	1,200 SF	D6	COMING AVAILABLE	4,100 SF
A6	European Sports	3,250 SF	E10	Dupage Medical Group	3,200 SF
B10	Westside Children's Therapy	6,000 SF	E2	Strive Martial Arts	4,331 SF
B12	Baker Hill Dental	2,400 SF	E3	Massage Envy	3,232 SF
B2-4	AVAILABLE	2,388 SF	E4	OMG! BOBA	1,435 SF
B20	Learning Express Toys	3,200 SF	E6	V&V Nails	1,500 SF
B6	AVAILABLE	1,600 SF	F1	First American Bank	
			TOTAL SQ. FT.		135,355

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





# BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137





# BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137





# 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 Glen Ellyn, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,489	109,616	259,540
	2028 Projected Population	14,639	110,784	260,346
	2010 Census Population	14,471	106,491	256,188
	2000 Census Population	14,438	105,865	258,651
	1990 Census Population	13,425	100,869	242,452
	Historical Annual Growth 1990 to 2000	0.73%	0.48%	0.65%
	Historical Annual Growth 2000 to 2010	0.02%	0.06%	-0.10%
	Estimated Annual Growth 2010 to 2023	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
Households	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
	1990 Census Households	4,934	37,037	88,064
	Historical Annual Growth 1990 to 2000	0.48%	0.61%	0.74%
	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
Population by Race	White	67.9%	72.4%	67.1%
	Black or African American	5.7%	4.2%	4.8%
	Asian & Pacific Islander	12.8%	10.9%	10.9%
	Other Races	4.0%	4.2%	3.9%
	Hispanic Population	9.6%	8.4%	13.3%
Income	Average Household Income	\$160,079	\$142,787	\$137,768
	Median Household Income	\$116,294	\$105,940	\$103,171
	Per Capita Income	\$58,077	\$55,404	\$52,990
Education (Age 25+)	Elementary	2.5%	2.5%	3.1%
	Some High School	2.5%	1.7%	2.9%
	High School Graduate	15.0%	14.7%	17.9%
	Some College	15.4%	15.1%	16.7%
	Associates Degree Only	5.8%	7.2%	7.3%
	Bachelors Degree Only	34.3%	35.5%	31.9%
	Graduate Degree	24.4%	23.2%	20.3%
Business	Number of Businesses	541	4,111	11,897
	Total Number of Employees	5,003	56,414	192,416
	Employees per Business	9.25	13.72	16.17
	Residential Population per Business	26.80	26.66	21.82

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