



SIZE

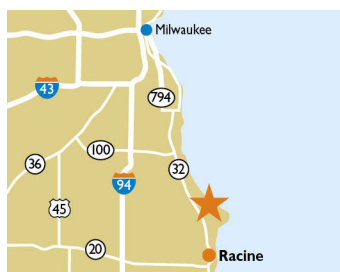
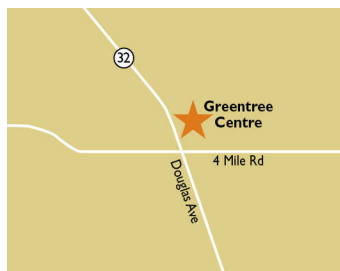
6,000 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|
| Population | | |
| 6,216 | 40,786 | 85,292 |
| Households | | |
| 2,538 | 16,623 | 34,566 |
| Median HH Income (\$) | | |
| 84,567 | 73,155 | 65,389 |

MAJOR TENANT(S)

Pick 'n Save
Cost Cutters
Wingstop



LOCATION

5111-5141 Douglas Avenue | Racine, WI 53402

PROPERTY HIGHLIGHTS

- Anchored by Pick 'n Save with WingStop, Cost Cutters and McDonald's
- Located at the intersection of Douglas Avenue (15,600 VPD) and 4 Mile Road (10,200 VPD)
- Population exceeds 85,200 people with an average household income greater than \$85,500 in a five-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



GREENTREE CENTRE

5111-5141 Douglas Avenue | Racine, WI 53402

| SPACE | TENANT | SQ. FT. |
|----------------------|---------------------------|-----------------|
| OL20 | Connect Cell | 1,800 SF |
| OL22 | AVAILABLE | 1,800 SF |
| OL23 | Casa Amigos Taqueria | 1,200 SF |
| OL24 | Wingstop | 1,200 SF |
| SHAD1 | Zales Discount | |
| SHAD2 | Marine Credit Union | |
| SHAD3 | St. Mary's Medical Center | |
| SHAD4 | McDonald's | |
| 001 | Merci Nails & Spa | 2,000 SF |
| 002 | Cost Cutters | 1,200 SF |
| 003 | Greentree Cleaners | 1,600 SF |
| 004 | Puff Time Smoke Shop | 1,600 SF |
| 005 | King's Wok | 1,434 SF |
| 006 | Cousin's Subs | 1,800 SF |
| 007 | Douglas Avenue Diner | 4,800 SF |
| 008 | Pick 'n Save | 55,990 SF |
| 011 | Papa John's | 1,587 SF |
| TOTAL SQ. FT. | | 6,000 |

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.

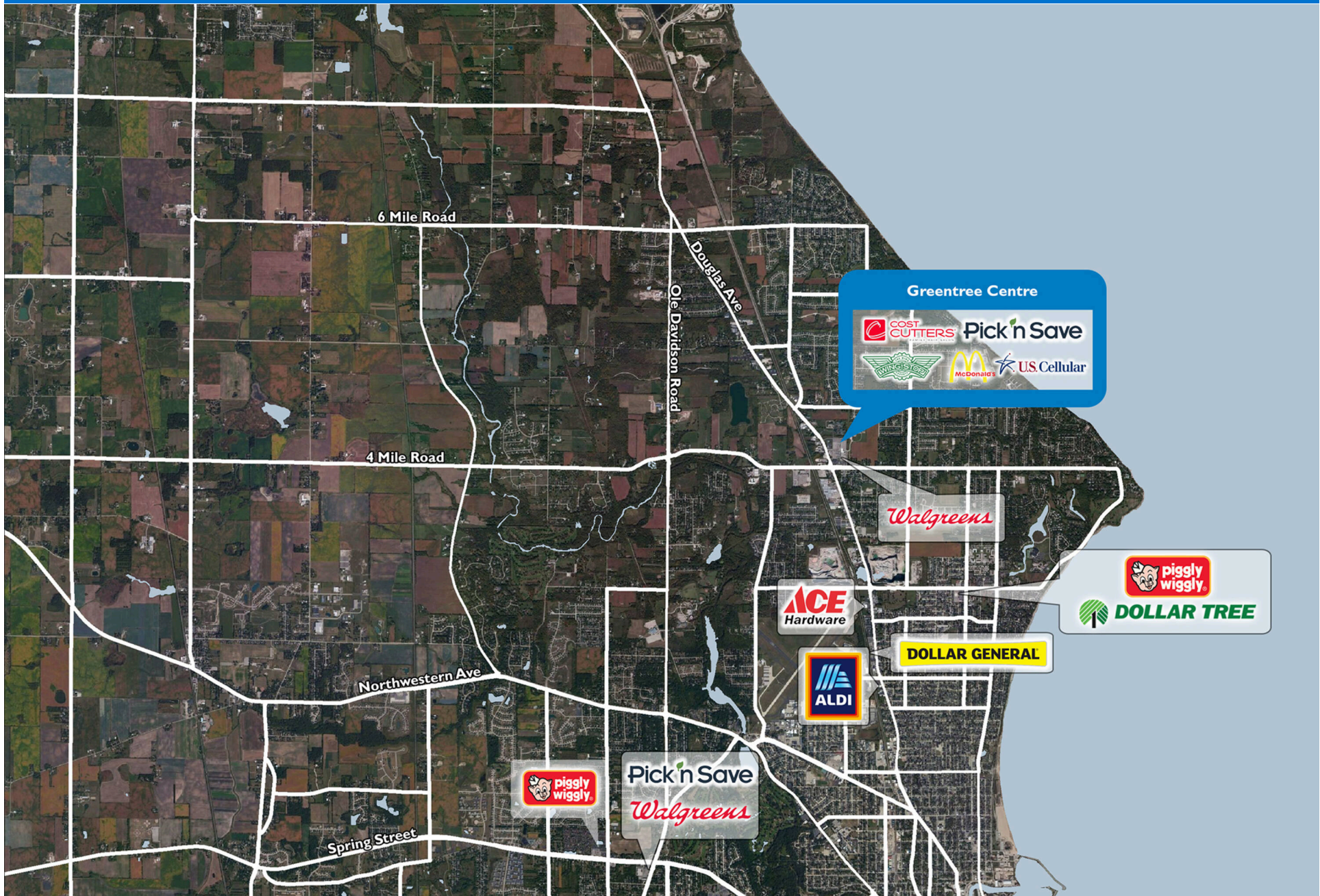
GREENTREE CENTRE

5111-5141 Douglas Avenue | Racine, WI 53402



GREENTREE CENTRE

5111-5141 Douglas Avenue | Racine, WI 53402



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.78619

Longitude: -87.807275

| Greentree Centre Racine, WI | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 6,216 | 40,786 | 85,292 |
| | 2028 Projected Population | 6,314 | 41,330 | 86,433 |
| | 2010 Census Population | 5,977 | 39,445 | 83,561 |
| | 2000 Census Population | 5,517 | 39,483 | 82,387 |
| | 1990 Census Population | 4,248 | 37,725 | 80,754 |
| | Historical Annual Growth 1990 to 2000 | 2.65% | 0.46% | 0.20% |
| | Historical Annual Growth 2000 to 2010 | 0.80% | -0.01% | 0.14% |
| | Estimated Annual Growth 2010 to 2023 | 0.29% | 0.24% | 0.15% |
| | Projected Annual Growth 2023 to 2028 | 0.32% | 0.27% | 0.27% |
| | Median Age | 46.5 | 42.4 | 40.5 |
| Households | Q4 2023 Estimated Households | 2,538 | 16,623 | 34,566 |
| | 2028 Projected Households | 2,579 | 16,844 | 35,029 |
| | 2010 Census Households | 2,257 | 15,824 | 32,680 |
| | 2000 Census Households | 1,926 | 15,245 | 31,223 |
| | 1990 Census Households | 1,443 | 14,090 | 29,812 |
| | Historical Annual Growth 1990 to 2000 | 2.93% | 0.79% | 0.46% |
| | Historical Annual Growth 2000 to 2010 | 1.60% | 0.37% | 0.46% |
| | Estimated Annual Growth 2010 to 2023 | 0.86% | 0.36% | 0.41% |
| | Projected Annual Growth 2023 to 2028 | 0.32% | 0.26% | 0.27% |
| | Population per Household | 2.42 | 2.44 | 2.45 |
| Population by Race | White | 81.1% | 70.6% | 62.2% |
| | Black or African American | 5.4% | 8.9% | 13.9% |
| | Asian & Pacific Islander | 1.1% | 1.3% | 1.2% |
| | Other Races | 3.9% | 4.7% | 4.6% |
| | Hispanic Population | 8.5% | 14.5% | 18.1% |
| Income | Average Household Income | \$100,177 | \$93,377 | \$85,513 |
| | Median Household Income | \$84,567 | \$73,155 | \$65,389 |
| | Per Capita Income | \$41,312 | \$38,274 | \$34,861 |
| Education (Age 25+) | Elementary | 0.5% | 2.1% | 3.9% |
| | Some High School | 9.1% | 6.3% | 7.0% |
| | High School Graduate | 28.5% | 28.9% | 28.8% |
| | Some College | 24.6% | 23.6% | 23.7% |
| | Associates Degree Only | 9.9% | 9.5% | 8.6% |
| | Bachelors Degree Only | 16.5% | 18.6% | 18.4% |
| | Graduate Degree | 11.0% | 10.9% | 9.5% |
| Business | Number of Businesses | 117 | 583 | 1,908 |
| | Total Number of Employees | 1,127 | 6,609 | 24,392 |
| | Employees per Business | 9.61 | 11.33 | 12.79 |
| | Residential Population per Business | 53.04 | 69.91 | 44.71 |

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