



## SIZE

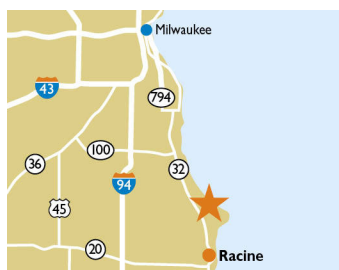
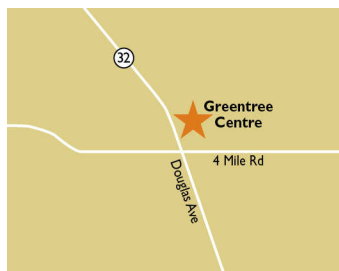
78,011 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,216	40,786	85,292
<b>Households</b>		
2,538	16,623	34,566
<b>Median HH Income (\$)</b>		
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](http://www.phillipsedison.com)



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# GREENTREE CENTRE

5111-5141 Douglas Avenue | Racine, WI 53402

SPACE	TENANT	SQ. FT.
OL20	Next Generation Wireless	1,800 SF
OL22	Solstice Health	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.		78,011

## 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	





# GREENTREE CENTRE

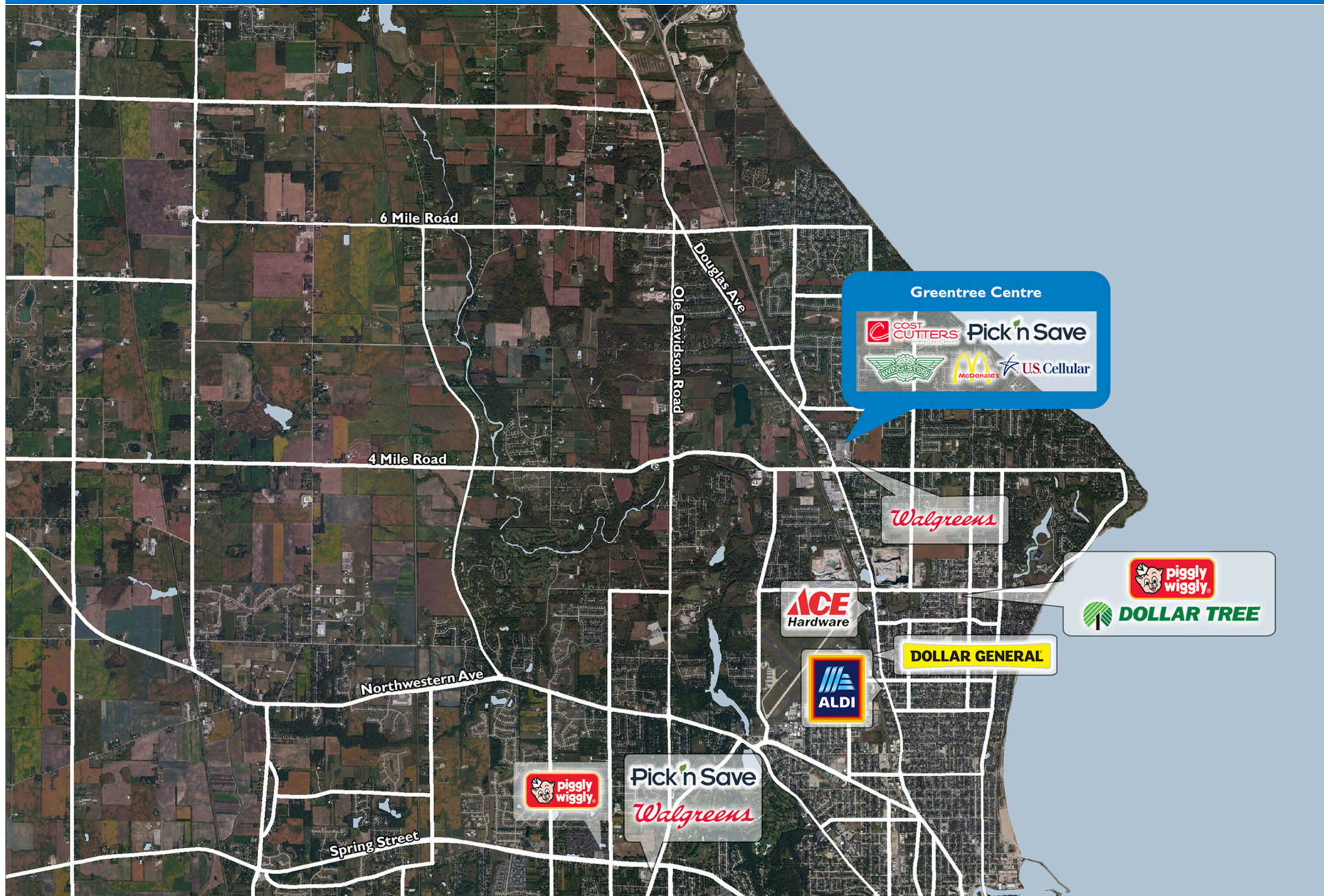
5111-5141 Douglas Avenue | Racine, WI 53402





# 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.