

SIZE

82,141 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
i 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

LEASING CONTACT

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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



MORE INFO

www.phillipsedison.com



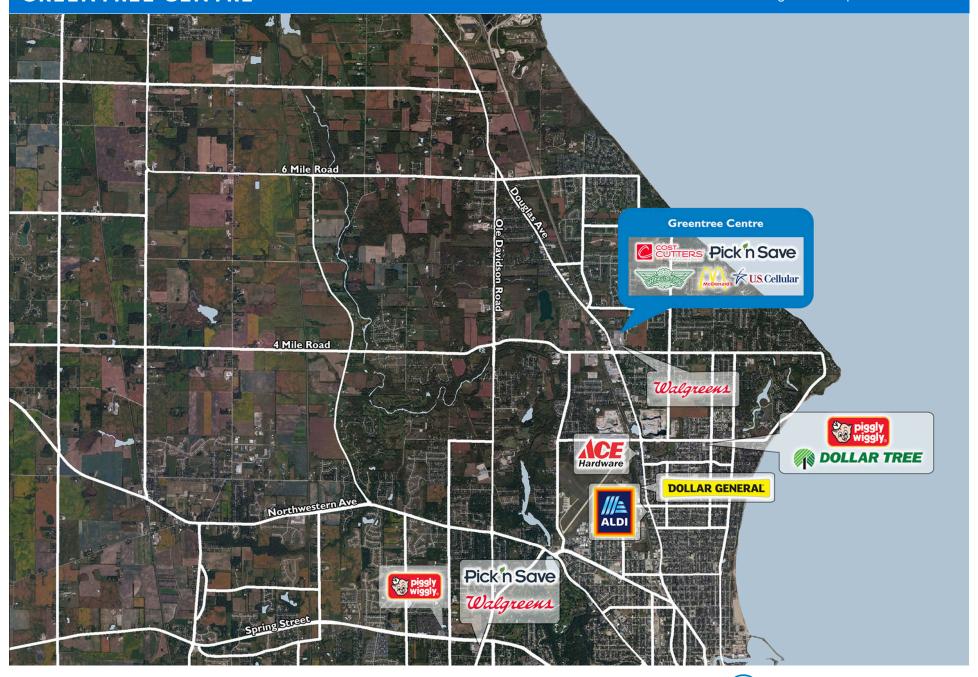
SPACE	TENANT	SQ. FT.			
OL20	Connect Cell	1,800 SF			
OL22	Soleil Tanning	1,800 SF			
OL23	Casa Amigos Taqueria	1,200 SF			
OL24	Wingstop	1,200 SF			
SHADI	Zales Discount				
SHAD2	Marine Credit Union				
SHAD3	St. Mary's Medical Center				
SHAD4	McDonald's				
001	Merci Nails & Spa	2,000 SF			
002	Cost 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			
800	Pick 'n Save	55,990 SF			
010	AVAILABLE	4,130 SF			
011	Papa John's	1,587 SF			
TOTAL SQ. FT. 82,141					
SITE LEGEND					
Available					



GREENTREE CENTRE



GREENTREE CENTRE



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 42.78619 Longitude: -87.807275

Greer Racin	ntree Centre ne, WI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	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
tion	1990 Census Population	4,248	37,725	80,754
Population	Historical Annual Growth 1990 to 2000	2.65%	0.46%	0.20%
P ₀	Historical Annual Growth 2000 to 2010	0.80%	-0.01%	0.14%
	Estimated Annual Growth 2010 to2023	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
	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
(0	2000 Census Households	1,926	15,245	31,223
olds	1990 Census Households	1,443	14,090	29,812
Households	Historical Annual Growth 1990 to 2000	2.93%	0.79%	0.46%
룟	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
_	White	81.1%	70.6%	62.2%
Population by Race	Black or African American	5.4%	8.9%	13.9%
opulatio by Race	Asian & Pacific Islander	1.1%	1.3%	1.2%
go d	Other Races	3.9%	4.7%	4.6%
•	Hispanic Population	8.5%	14.5%	18.1%
<u>o</u>	Average Household Income	\$100,177	\$93,377	\$85,513
mo	Median Household Income	\$84,567	\$73,155	\$65,389
Incom	Per Capita Income	\$41,312	\$38,274	\$34,861
	Flamentany	0.50/	2.1%	2 00/
	Elementary Some High School	0.5% 9.1%	6.3%	3.9% 7.0%
წ ⊋	High School Graduate	9.1% 28.5%	28.9%	28.8%
Education (Age 25+)	Some College	24.6%	23.6%	23.7%
duc ^yge	Associates Degree Only	9.9%	9.5%	8.6%
шэ	Bachelors Degree Only	16.5%	18.6%	18.4%
	Graduate Degree	11.0%	10.9%	9.5%
-10	Number of Businesses	447	502	4.000
esa	Number of Businesses	117 1 127	583 6 600	1,908
Business	Total Number of Employees Employees per Business	1,127 9.61	6,609 11.33	24,392 12.79
B	Residential Population per Business	53.04	69.91	12.79 44.71
	Residential i opulation per Dusiness	33.04	09.91	44.71

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