# RACINE, WI

# SIZE

82,141 square feet

### **DEMOGRAPHICS**

I mile	3 mile	5 mile			
Population 6,216	on 40,786	85,292			
Households 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

### LEASING CONTACT

Andrew Schrage
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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



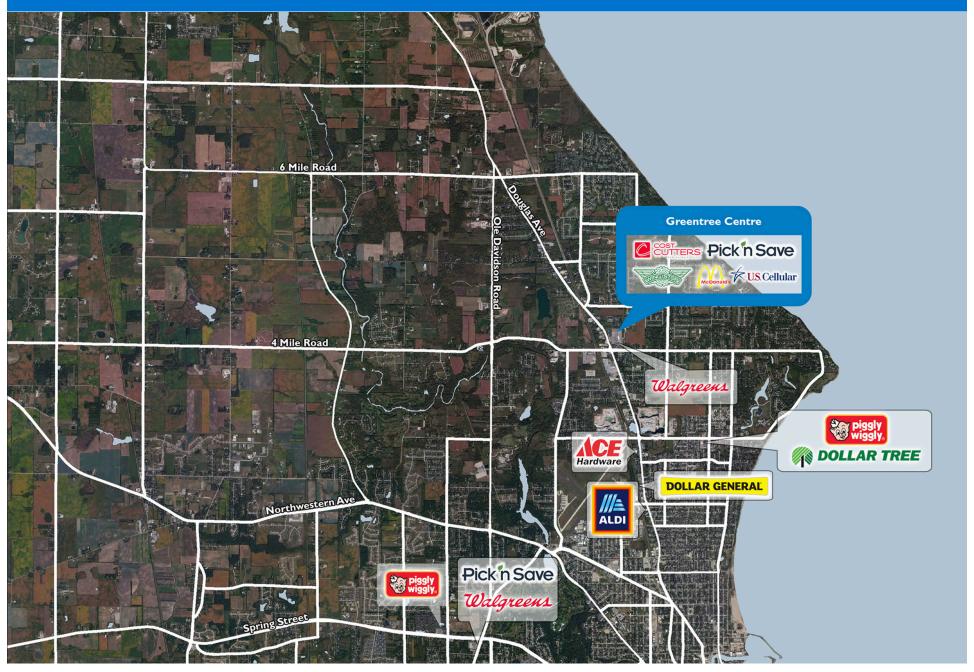
SPACE	TENANT	SQ. FT.				
OL20	Connect Cell	1,800 SF				
OL22	Soleil Tanning	1,800 SF				
OL23	Casa Amigos Taqueria	1,200 SF				
OL24	Wingstop	1,200 SF				
SHADI	Zales Discount					
SHAD2	Marine Credit Union					
SHAD3	St. Mary's Medical Center					
SHAD4	McDonald's					
001	Merci Nails & Spa	2,000 SF				
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						
Site Boundary						



# **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

	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%
Po	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
40	2000 Census Households	1,926	15,245	31,223
splo	1990 Census Households	1,443	14,090	29,812
Households	Historical Annual Growth 1990 to 2000	2.93%	0.79%	0.46%
Нoг	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%
ulatio	Asian & Pacific Islander	1.1%	1.3%	1.2%
l do d	Other Races	3.9%	4.7%	4.6%
	Hispanic Population	8.5%	14.5%	18.1%
Ф	Average Household Income	\$100,177	¢03 377	\$85.513
) Li	Median Household Income	\$84,567	\$93,377 \$73,155	\$85,513 \$65,389
Incom	Per Capita Income	\$41,312	\$38,274	\$34,861
	Elementary	0.5%	2.1%	3.9%
ا ج	Some High School	9.1%	6.3%	7.0%
Education (Age 25+)	High School Graduate	28.5%	28.9%	28.8%
luc	Some College	24.6%	23.6%	23.7%
│ऄॖॖॖॖॖऺॕॕॗ	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%
Ŋ	Number of Businesses	117	583	1,908
nes	Total Number of Employees	1,127	6,609	24,392
Business	Employees per Business	9.61	11.33	12.79
Δ	Residential Population per Business	53.04	69.91	44.71

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