



SIZE

159,708 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,270	100,946	222,984
Households		
4,534	35,845	79,502
Median HH Income (\$)		
86,624	90,638	98,457

MAJOR TENANT(S)

Mariano's
Anytime Fitness



LOCATION

2575 Golf Road | Hoffman Estates, IL 60169

PROPERTY HIGHLIGHTS

- Anchored by Mariano's Fresh Market, the #1 ranked grocery store in a 5-mile radius, with over 1.2 million visitors annually
- Other national tenants include Anytime Fitness, Hallmark, Goodwill, 100% Chiropractic and Thrive Affordable Vet Care
- Located in Hoffman Estates with a population greater than 100,900 in a three-mile radius with an average household income over \$107,700
- Situated at the high-traffic intersection of Golf Road (30,500 VPD) and Barrington Road (30,700 VPD)
- Hoffman Village is the #1 grocer in a 15 mile trade area

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



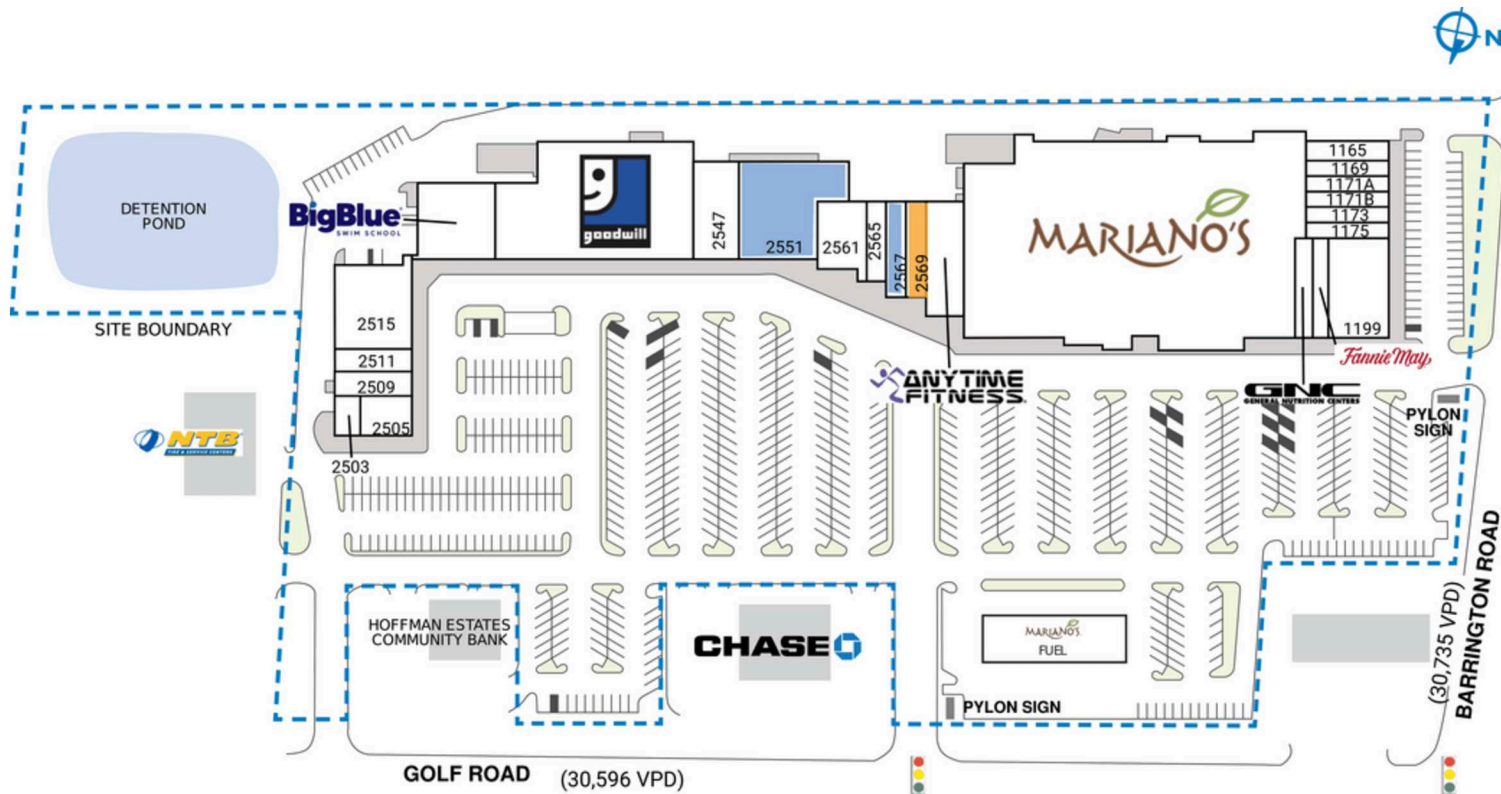
HOFFMAN VILLAGE

2575 Golf Road | Hoffman Estates, IL 60169

SPACE	TENANT	SQ. FT.						
	1199 Rock Star Nail Spa	4,350 SF	2535 Goodwill	20,630 SF	2571 Anytime Fitness	4,880 SF		
SHADI	National Tire & Battery		2503 Marshall Nails and Spa	1,250 SF	2547 Forest View Animal Hospital	3,250 SF	2575 Mariano's	72,317 SF
1165	Jay Bhavani Vadapav	2,050 SF	2505 Best Dental Spa	2,211 SF	2551 COMING AVAILABLE	10,150 SF	2577 GNC	1,366 SF
1169	Gia's	1,575 SF	2509 Mustafa Coffee House	2,239 SF	2561 BVM Healthcare	3,990 SF	2579 Fannie May Candies	1,243 SF
1171A	Stella's	1,500 SF	2511 Russian School of Mathematics	2,069 SF	2565 Cafe Parlay	1,700 SF	TOTAL SQ. FT.	159,708
1171B	Salon Eros	1,500 SF	2515 Laundry World	6,425 SF	2567 COMING AVAILABLE	2,000 SF		
1173	Global Optical	1,500 SF	2527 Big Blue Swim School	8,453 SF	2569 AVAILABLE	2,000 SF		
1175	Vibrant Fusion	1,060 SF						

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.

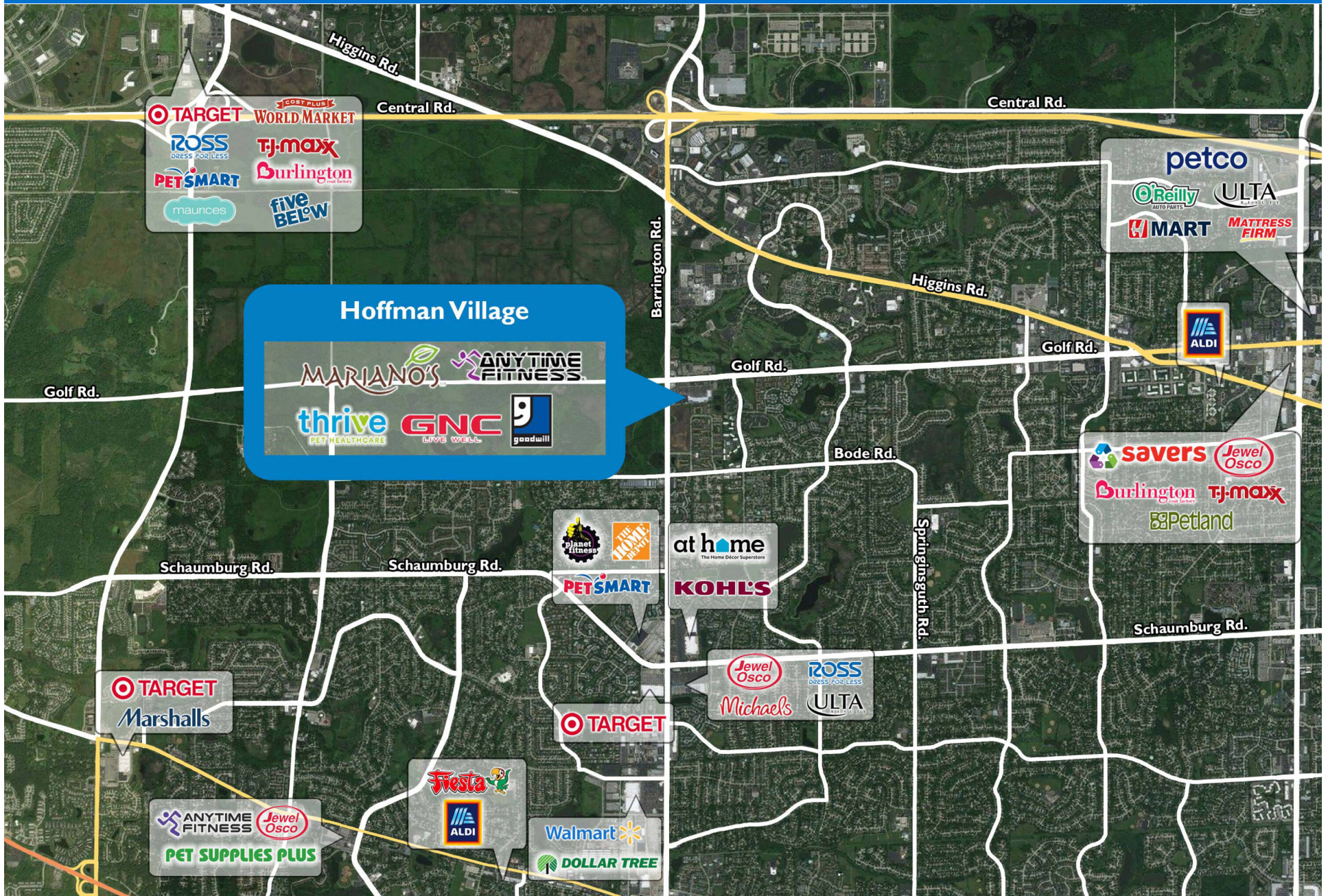
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.045022

Longitude: -88.143033

Hoffman Village Hoffman Estates, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,270	100,946	222,984
	2028 Projected Population	11,992	99,066	219,899
	2010 Census Population	12,342	100,967	220,488
	2000 Census Population	12,389	103,060	213,331
	1990 Census Population	11,290	95,226	187,997
	Historical Annual Growth 1990 to 2000	0.93%	0.79%	1.27%
	Historical Annual Growth 2000 to 2010	-0.04%	-0.20%	0.33%
	Estimated Annual Growth 2010 to 2023	-0.04%	0.00%	0.08%
	Projected Annual Growth 2023 to 2028	-0.46%	-0.38%	-0.28%
	Median Age	38.4	40.1	41.0
Households	Q4 2023 Estimated Households	4,534	35,845	79,502
	2028 Projected Households	4,428	35,166	78,390
	2010 Census Households	4,506	35,476	78,564
	2000 Census Households	4,649	36,297	75,585
	1990 Census Households	4,175	32,270	64,797
	Historical Annual Growth 1990 to 2000	1.08%	1.18%	1.55%
	Historical Annual Growth 2000 to 2010	-0.31%	-0.23%	0.39%
	Estimated Annual Growth 2010 to 2023	0.04%	0.08%	0.09%
	Projected Annual Growth 2023 to 2028	-0.47%	-0.38%	-0.28%
	Population per Household	2.67	2.80	2.78
Population by Race	White	39.1%	46.5%	50.2%
	Black or African American	10.9%	5.4%	5.0%
	Asian & Pacific Islander	22.1%	19.1%	20.5%
	Other Races	4.9%	3.3%	3.1%
	Hispanic Population	23.0%	25.7%	21.3%
Income	Average Household Income	\$100,415	\$107,792	\$120,123
	Median Household Income	\$86,624	\$90,638	\$98,457
	Per Capita Income	\$37,513	\$38,468	\$43,201
Education (Age 25+)	Elementary	3.1%	5.3%	4.4%
	Some High School	3.5%	4.9%	4.0%
	High School Graduate	28.7%	25.1%	22.9%
	Some College	19.2%	18.6%	18.1%
	Associates Degree Only	10.9%	9.7%	8.7%
	Bachelors Degree Only	22.7%	24.4%	26.5%
	Graduate Degree	12.0%	12.0%	15.5%
Business	Number of Businesses	382	2,175	5,087
	Total Number of Employees	4,089	24,673	62,253
	Employees per Business	10.69	11.35	12.24
	Residential Population per Business	32.08	46.42	43.84

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