

124,576 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile					
Population							
5,456	52,343	119,259					
	11						
Households							
2,165	19,193	44,374					

Median HH Income (\$) 100.977 | 124.842 | 110.261

MAJOR TENANT(S)

Jewel-Osco Xfinity Dunkin' MyEyeDr GNC

LEASING CONTACT

Andrew Schrage
Mobile (317) 508-8119
aschrage@phillipsedison.com



flushots



LOCATION

119 South Randall Road | Batavia, IL 60510

PROPERTY HIGHLIGHTS

 Anchored by Jewel Osco, the number one grocer in the Chicago area

BATAVIA, IL

- Located in Batavia, a western suburb of Chicago with a population exceeding 52,300 in a three-mile radius and an average household income greater than \$153,200
- The center is located at the high-traffic intersection of Randall Road and Main Street, which benefits from over 43,700 vehicles per day
- Other regional and national tenants include Dunkin, T-Mobile, GNC, Xfinity, Subway, MyEyeDr, Hair Cuttery, and Dave's Hot Chicken (coming soon)
- Over the past 12 months, The Shoppes at Windmill Place received over 1.3 million visits



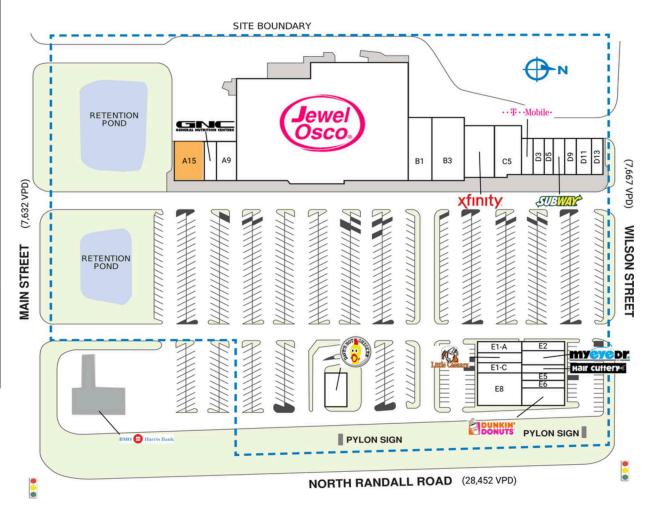
MORE INFO

www.phillipsedison.com



THE SHOPPES AT WINDMILL PLACE

SPAC	E TENANT	SQ. FT.	EI-B	Little Caesars	1,369 SF	
AI3	Jewel-Osco	64,930 SF	EI-C	Connect Hearing	1,369 SF	
AI5	AVAILABLE	4,082 SF	E2	Fannie May Candie	s 1,200 SF	
A7	GNC	1,410 SF	E3	MyEyeDr	1,885 SF	
A9	Crosskicks Fitness	2,625 SF	E4	Hair Cuttery	1,088 SF	
ВΙ	Dance School	5,000 SF	E5	CD One Price Cleaners	943 SF	
В3	Maya's Furniture	7,060 SF	F6	Gravitea	1.005.65	
CI	Xfinity	5,550 SF			1,085 SF	
C5	KidStrong	4,275 SF	E7	Dunkin'	2,400 SF	
DI	T-Mobile	1,400 SF	E8	Zano Salon & Spa	4,342 SF	
DII	East China Inn	2,100 SF	FI	Dave's Hot Chicke	n 2,400 Sr	
DI3	Oui Travel	1,395 SF		I BMO Harris Bank		
D3	Windmill Dental	1,368 SF	TOTA	AL SQ. FT.	124,576	
D5	Elite Tutoring	1,115 SF				
D7	Subway	1,400 SF				
D9	Paris Nails & Spa	1,365 SF				
EI-A	All Da Smoke & Vape	1,420 SF				
SITE LEGEND						
	vailable eased (not occu te Boundary	ıpied)	_	cupied vned by Others		







Demographic Summary Report

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



Latitude: 41.8485 Longitude: -88.342596

	Shoppes at Windmill Place via, IL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Dalav	/la, IL			
	Q4 2023 Estimated Population	5,456	52,343	119,259
	2028 Projected Population	5,759	55,089	124,435
	2010 Census Population	5,446	50,539	115,954
_	2000 Census Population	4,385	39,616	92,397
ţi	1990 Census Population	2,526	25,947	68,581
Population	Historical Annual Growth 1990 to 2000	5.67%	4.32%	3.03%
PO	Historical Annual Growth 2000 to 2010	2.19%	2.46%	2.30%
_	Estimated Annual Growth 2010 to2023	0.01%	0.26%	0.20%
	Projected Annual Growth 2023 to 2028	1.09%	1.03%	0.85%
	-			
	Median Age	44.3	43.2	41.5
	Q4 2023 Estimated Households	2,165	19,193	44,374
	2028 Projected Households	2,285	20,212	46,344
	2010 Census Households	2,032	17,563	40,893
Ø	2000 Census Households	1,672	13,718	32,829
Households	1990 Census Households	921	9,130	24,468
seh	Historical Annual Growth 1990 to 2000	6.15%	4.16%	2.98%
no _t	Historical Annual Growth 2000 to 2010	1.97%	2.50%	2.22%
_	Estimated Annual Growth 2010 to 2023	0.46%	0.65%	0.60%
	Projected Annual Growth 2023 to 2028	1.09%	1.04%	0.87%
	Population per Household	2.52	2.70	2.64
	White	84.2%	81.7%	73.4%
u g	Black or African American	3.0%	2.7%	4.3%
ulatio	Asian & Pacific Islander	2.1%	2.5%	3.0%
Population by Race	Other Races	2.8%	3.9%	3.7%
<u>~</u> _	Hispanic Population	7.9%	9.2%	15.5%
me	Average Household Income	\$137,237	\$153,253	\$139,353
Incom	Median Household Income	\$100,977	\$124,842	\$110,261
<u> </u>	Per Capita Income	\$54,493	\$56,625	\$52,504
	Elementary	0.2%	0.9%	2.4%
	Some High School	2.7%	2.2%	3.5%
tion (5+)	High School Graduate	12.2%	15.5%	18.2%
Education (Age 25+)	Some College	16.3%	17.7%	18.8%
Ag	Associates Degree Only	10.7%	8.1%	7.8%
	Bachelors Degree Only	32.1%	32.7%	29.8%
	Graduate Degree	25.8%	23.0%	19.6%
S	Number of Businesses	139	1,602	4,283
nes	Total Number of Employees	2,233	22,051	58,263
Business	Employees per Business	16.02	13.76	13.60
В	Residential Population per Business	39.13	32.67	27.85

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