SIZE

128,870 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,507	79,153	233,897
Households	4,529	27,291	81,556
Median HH Income ($)	122,494	114,314	100,431

MAJOR TENANT(S)

Jewel-Osco
Charter Fitness
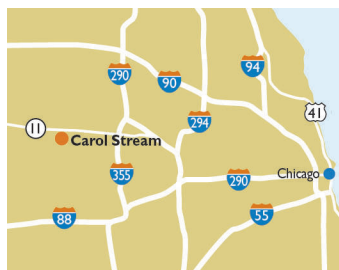Hand & Stone Massage and Facial Spa

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

750 West Army Trail Road | Carol Stream, IL 60188

PROPERTY HIGHLIGHTS

- 128,870-square-foot shopping center anchored by Jewel-Osco
- Other national tenants include Kidstrong, Subway, State Farm Insurance, The UPS Store, Edward Jones and Great Clips
- Located in Carol Stream with a population exceeding 233,900 in a five-mile radius and an average household income greater than $121,500
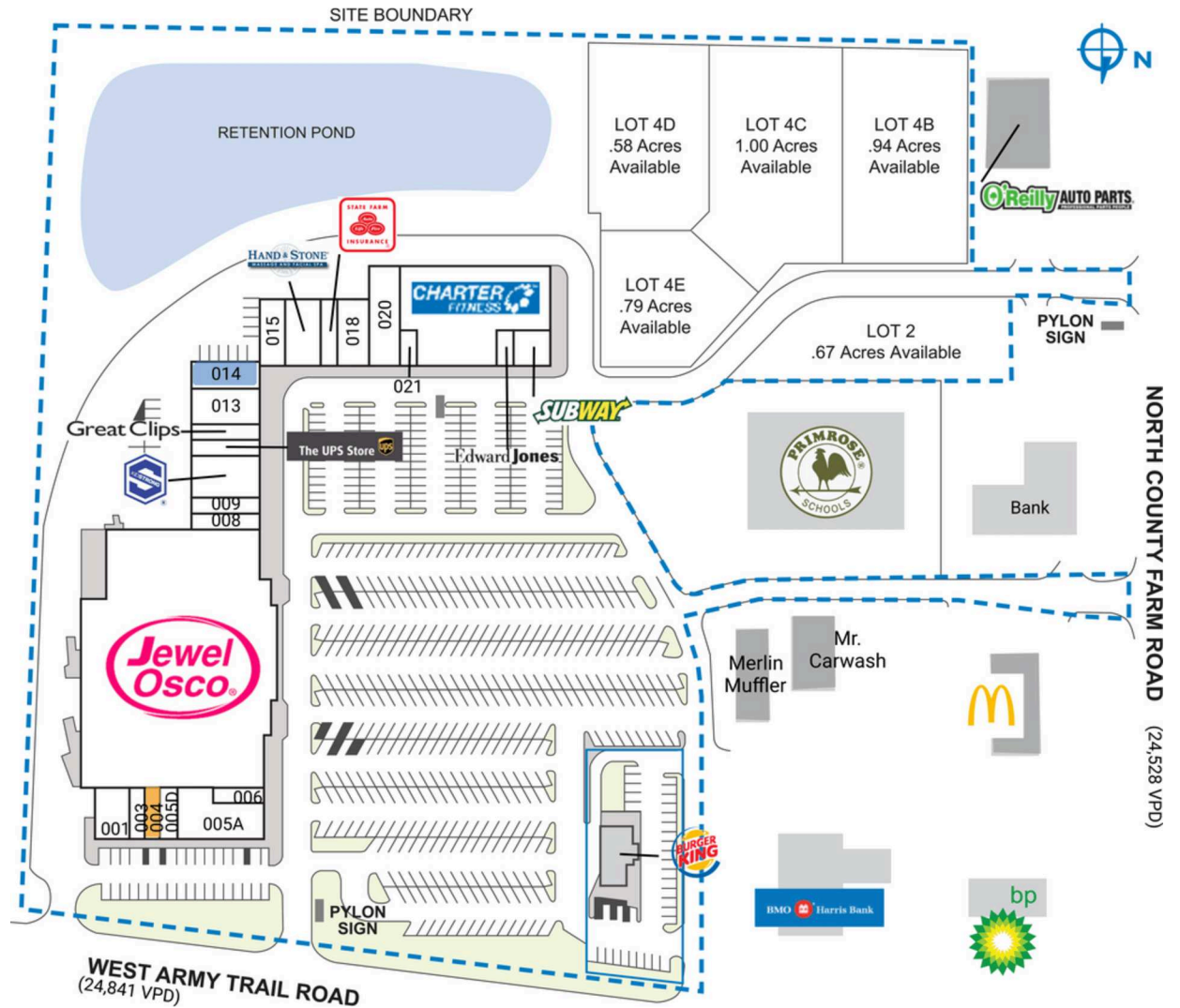- Situated at the intersection of West Army Trail Road (24,800 VPD) and North County Farm Road (24,500 VPD)

PHILLIPS EDISON & COMPANY®

SPACE	TENANT	SQ. FT.
OUT1	Burger King	
SHAD1	Mr. Carwash	
SHAD2	Merlin Muffler	
SHAD3	O'Reilly Auto Parts	
SHAD4	McDonald's	
SHAD5	Primrose School	
001	Tracy's	2,360 SF
003	Gosa Tea	1,200 SF
004	AVAILABLE	1,200 SF
005A	Westside Children's Therapy	4,800 SF
005D	Smokes Galore	1,200 SF
006	Dini's Ice Cream	1,200 SF
007	Jewel-Osco	64,922 SF
008	Taco Pros	1,600 SF
009	Woof Gang Bakery	1,600 SF
010	Kidstrong	4,000 SF
011	The UPS Store	1,600 SF
012	Great Clips	1,600 SF

SPACE	TENANT	SQ. FT.
013	Carol Stream Dental Associates	3,200 SF
014	COMING AVAILABLE	2,320 SF
015	Standard Home Care	2,332 SF
016	Hand & Stone Massage and Facial Spa	3,200 SF
017	State Farm Insurance	1,600 SF
018	Central Dupage Physical Medicine	3,174 SF
020	Taj Mahal Indian Restaurant	4,162 SF
021	Top Line Nails	1,000 SF
022	Charter Fitness	17,600 SF
023	Edward Jones	1,000 SF
024	Subway	2,000 SF
	TOTAL SQ. FT.	128,870

SITE LEGEND

- ■ Available (orange)
- ■ Leased (not occupied) (blue)
- ⬚ Site Boundary
- □ Occupied
- ■ Owned by Others (gray)

PHILLIPS EDISON & COMPANY®

PHILLIPS EDISON & COMPANY®

Country Farm Rd.

Gary Ave.

Lake St.

ACE Hardware

DOLLAR TREE

Blomingdale Rd.

Heritage Plaza

Jewel Osco

Great Clips

The UPS Store UPS

SUBWAY

meijer

PET SMART

HOBBY LOBBY

MARiANO'S

SHOE CARNiVAL

Schick Rd.

Schick Rd.

KOHL'S

Burlington coat factory

Jewel Osco

O'Reilly AUTO PARTS

Walgreens

TACO BELL

Army Trail Rd.

COSTCO WHOLESALE

TARGET

Army Trail Rd.

DOLLAR GENERAL

DQ DUNKIN'

Lowe's

goodwill

Michael's

Walmart

ROSS DRESS FOR LESS

five BELOW

T·J·maxx

DICK'S SPORTING GOODS

DOLLAR TREE

ALDI

THE HOME DEPOT

LA FITNESS

Country Farm Rd.

Gary Ave.

PHILLIPS EDISON & COMPANY

Latitude: 41.939346   Longitude: -88.146137

Heritage Plaza Carol Stream, IL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Q4 2023 Estimated Population	13,507	79,153	233,897
2028 Projected Population	13,419	78,868	232,917
2010 Census Population	14,221	80,768	237,534
2000 Census Population	14,499	81,757	233,822
1990 Census Population	11,277	59,654	186,013
Historical Annual Growth 1990 to 2000	2.54%	3.20%	2.31%
Historical Annual Growth 2000 to 2010	-0.19%	-0.12%	0.16%
Estimated Annual Growth 2010 to2023	-0.37%	-0.15%	-0.11%
Projected Annual Growth 2023 to 2028	-0.13%	-0.07%	-0.08%
Median Age	42.8	41.8	41.0
Households			
Q4 2023 Estimated Households	4,529	27,291	81,556
2028 Projected Households	4,496	27,191	81,218
2010 Census Households	4,605	27,358	80,639
2000 Census Households	4,497	26,691	77,515
1990 Census Households	3,667	19,453	61,769
Historical Annual Growth 1990 to 2000	2.06%	3.21%	2.30%
Historical Annual Growth 2000 to 2010	0.24%	0.25%	0.40%
Estimated Annual Growth 2010 to 2023	-0.12%	-0.02%	0.08%
Projected Annual Growth 2023 to 2028	-0.15%	-0.07%	-0.08%
Population per Household	2.98	2.88	2.83
Population by Race			
White	52.1%	56.0%	55.5%
Black or African American	3.1%	4.4%	4.7%
Asian & Pacific Islander	27.5%	20.6%	15.2%
Other Races	3.5%	3.3%	3.1%
Hispanic Population	13.9%	15.6%	21.5%
Income			
Average Household Income	$134,852	$131,113	$121,489
Median Household Income	$122,494	$114,314	$100,431
Per Capita Income	$45,220	$45,501	$42,831
Education (Age 25+)			
Elementary	2.6%	3.0%	5.3%
Some High School	5.4%	4.6%	4.8%
High School Graduate	20.5%	20.5%	22.9%
Some College	18.0%	19.9%	19.3%
Associates Degree Only	8.0%	8.9%	8.5%
Bachelors Degree Only	29.8%	29.3%	26.1%
Graduate Degree	15.7%	13.8%	13.2%
Business			
Number of Businesses	331	1,665	6,187
Total Number of Employees	4,634	23,406	88,451
Employees per Business	14.00	14.05	14.30
Residential Population per Business	40.81	47.53	37.80