

# GLENBROOK MARKETPLACE

GLENVIEW, IL



## SIZE

47,832 square feet

## DEMOGRAPHICS

|                              | 1 mile  | 3 mile  | 5 mile  |
|------------------------------|---------|---------|---------|
| <b>Population</b>            | 11,251  | 83,822  | 254,522 |
| <b>Households</b>            | 4,186   | 31,592  | 96,592  |
| <b>Median HH Income (\$)</b> | 167,931 | 119,305 | 108,632 |

## MAJOR TENANT(S)

Athletico Physical Therapy  
Fifth Third Bank  
Club Pilates  
Starbucks

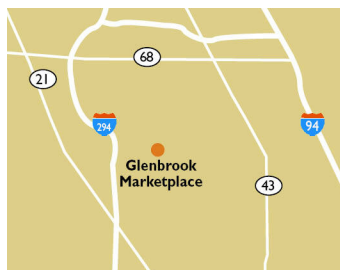
## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



## LOCATION

2823-2863 Pfingsten Road | Glenview, IL 60026

## PROPERTY HIGHLIGHTS

- 47,832-square-foot community shopping center shadow-anchored by Walgreens
- National tenants include Club Pilates, Jimmy John's, Athletico Physical Therapy, Kumon Learning Center and Fifth Third Bank
- Population exceeds 83,800 within a three-mile radius with an average household income over \$173,100
- Located at the high-traffic intersection of Pfingsten Road (14,439 VPD) and Willow Road (32,562 VPD)



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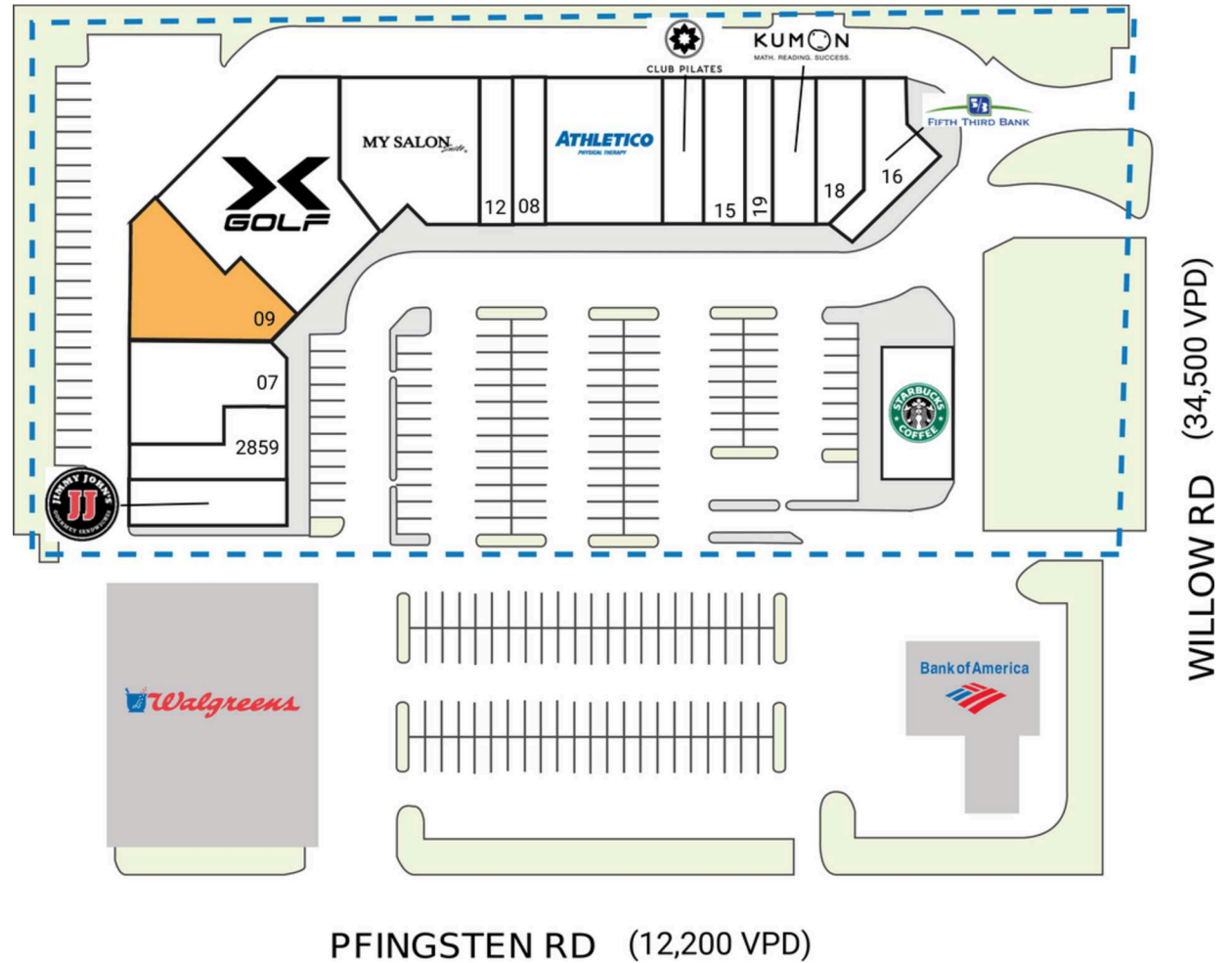
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| SPACE                | TENANT                     | SQ. FT.       |
|----------------------|----------------------------|---------------|
| SHAD                 | Walgreens                  |               |
| 04                   | Jimmy John's               | 1,700 SF      |
| 07                   | Szechwan North             | 3,826 SF      |
| 08                   | Glenbrook Cleaners         | 1,600 SF      |
| 09                   | AVAILABLE                  | 3,984 SF      |
| 10                   | X Golf                     | 8,700 SF      |
| 11                   | My Salon Suites            | 5,443 SF      |
| 12                   | La Taquiza Y Mas           | 1,889 SF      |
| 14A                  | Athletico Physical Therapy | 3,928 SF      |
| 14B                  | Club Pilates               | 2,487 SF      |
| 15                   | Lemon Nails                | 1,600 SF      |
| 16                   | Fifth Third Bank           | 2,700 SF      |
| 17                   | Kumon Learning Center      | 1,600 SF      |
| 18                   | Glenbrook Dentist          | 1,600 SF      |
| 19                   | Alloy                      | 1,575 SF      |
| 20                   | Starbucks                  | 2,400 SF      |
| 2859                 | Studio SPIN                | 2,800 SF      |
| <b>TOTAL SQ. FT.</b> |                            | <b>47,832</b> |

**SITE LEGEND**

|   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others |
| <span style="display: inline-block; border: 2px dashed blue; width: 20px; height: 10px;"></span> 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.

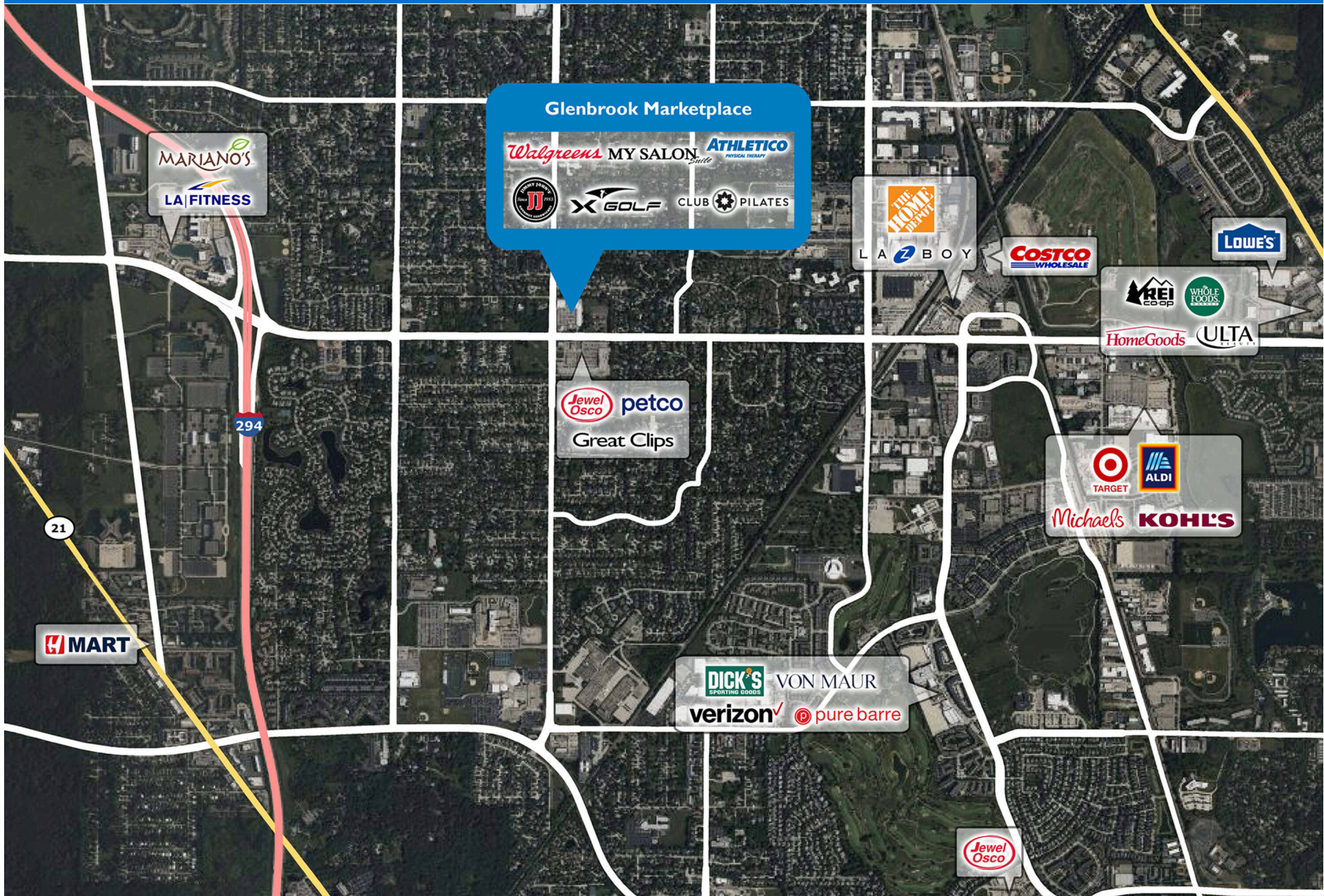
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.106857

Longitude: -87.847857

| Glenbrook Marketplace<br>Glenview, IL |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                            | Q4 2023 Estimated Population          | 11,251           | 83,822           | 254,522          |
|                                       | 2028 Projected Population             | 11,296           | 83,700           | 254,497          |
|                                       | 2010 Census Population                | 10,718           | 79,868           | 243,814          |
|                                       | 2000 Census Population                | 10,943           | 78,095           | 242,048          |
|                                       | 1990 Census Population                | 10,161           | 72,722           | 224,781          |
|                                       | Historical Annual Growth 1990 to 2000 | 0.74%            | 0.72%            | 0.74%            |
|                                       | Historical Annual Growth 2000 to 2010 | -0.21%           | 0.22%            | 0.07%            |
|                                       | Estimated Annual Growth 2010 to 2023  | 0.35%            | 0.35%            | 0.31%            |
|                                       | Projected Annual Growth 2023 to 2028  | 0.08%            | -0.03%           | 0.00%            |
|                                       | Median Age                            | 50.0             | 46.8             | 45.5             |
| Households                            | Q4 2023 Estimated Households          | 4,186            | 31,592           | 96,592           |
|                                       | 2028 Projected Households             | 4,205            | 31,534           | 96,526           |
|                                       | 2010 Census Households                | 4,071            | 30,388           | 92,445           |
|                                       | 2000 Census Households                | 3,786            | 28,610           | 90,304           |
|                                       | 1990 Census Households                | 3,286            | 26,660           | 84,371           |
|                                       | Historical Annual Growth 1990 to 2000 | 1.43%            | 0.71%            | 0.68%            |
|                                       | Historical Annual Growth 2000 to 2010 | 0.73%            | 0.60%            | 0.23%            |
|                                       | Estimated Annual Growth 2010 to 2023  | 0.20%            | 0.28%            | 0.32%            |
|                                       | Projected Annual Growth 2023 to 2028  | 0.09%            | -0.04%           | -0.01%           |
|                                       | Population per Household              | 2.66             | 2.61             | 2.60             |
| Population by Race                    | White                                 | 68.2%            | 65.8%            | 65.0%            |
|                                       | Black or African American             | 0.8%             | 1.7%             | 2.1%             |
|                                       | Asian & Pacific Islander              | 23.8%            | 19.2%            | 18.5%            |
|                                       | Other Races                           | 4.0%             | 3.1%             | 3.0%             |
|                                       | Hispanic Population                   | 3.2%             | 10.2%            | 11.5%            |
| Income                                | Average Household Income              | \$214,071        | \$173,109        | \$161,369        |
|                                       | Median Household Income               | \$167,931        | \$119,305        | \$108,632        |
|                                       | Per Capita Income                     | \$80,491         | \$66,150         | \$61,933         |
| Education (Age 25+)                   | Elementary                            | 2.1%             | 3.7%             | 3.9%             |
|                                       | Some High School                      | 1.2%             | 2.6%             | 3.5%             |
|                                       | High School Graduate                  | 10.4%            | 12.5%            | 14.6%            |
|                                       | Some College                          | 10.9%            | 12.7%            | 13.9%            |
|                                       | Associates Degree Only                | 4.8%             | 5.3%             | 6.1%             |
|                                       | Bachelors Degree Only                 | 31.9%            | 32.1%            | 31.3%            |
|                                       | Graduate Degree                       | 38.6%            | 31.1%            | 26.7%            |
| Business                              | Number of Businesses                  | 369              | 3,197            | 9,787            |
|                                       | Total Number of Employees             | 5,678            | 41,788           | 128,024          |
|                                       | Employees per Business                | 15.39            | 13.07            | 13.08            |
|                                       | Residential Population per Business   | 30.49            | 26.22            | 26.00            |

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