



SIZE

119,013 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,975	25,809	101,808
Households	3,789	9,541	35,874
Median HH Income (\$)	124,414	123,073	100,563

MAJOR TENANT(S)

Pete's Fresh Market
 Goodwill
 Ace Hardware
 Dollar Tree

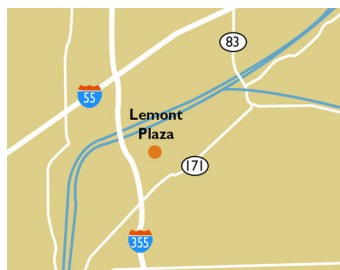
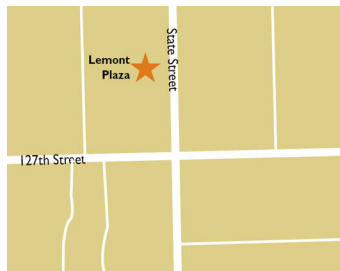
LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1100 State Street | Lemont, IL 60439

PROPERTY HIGHLIGHTS

- Anchored by Pete's Fresh Market with Ace Hardware, Dollar Tree, NAPA Auto Parts, and more
- Average household income is greater than \$147,600 in a three-mile radius
- Located near the intersection of State Street (14,900 VPD) and 127th St. in Lemont



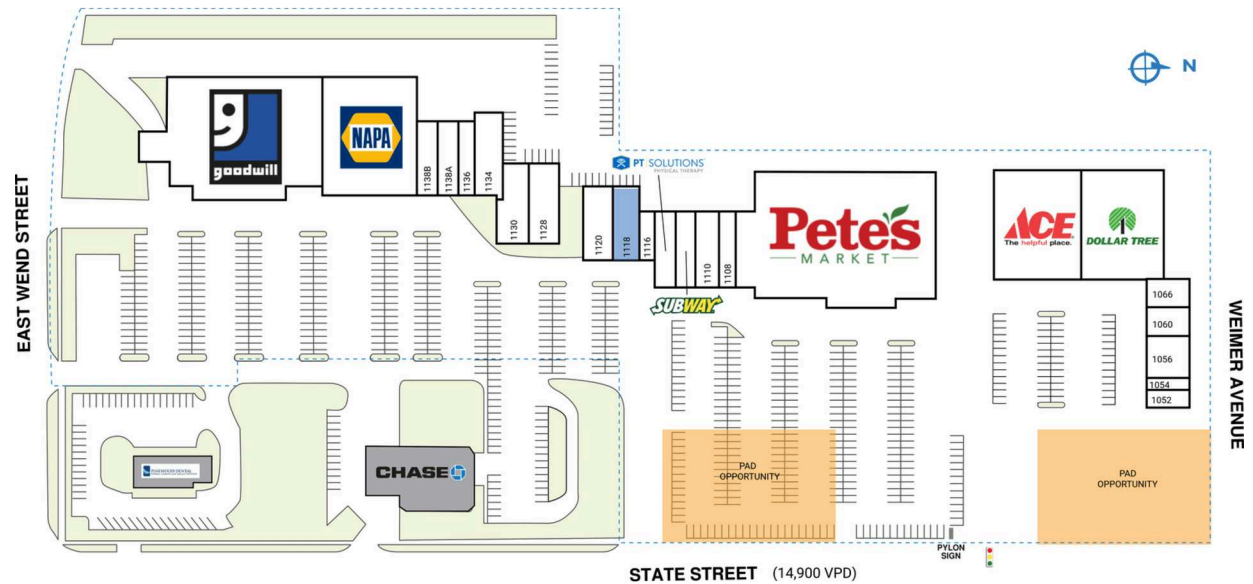
LEMONT PLAZA

1100 State Street | Lemont, IL 60439

SPACE	TENANT	SQ. FT.
1052	Lemont Nutrition	787 SF
1054	Lemont Currency Exchange	827 SF
1056	Treadfit	1,648 SF
1060	Eyes on Lemont	1,598 SF
1066	Dotty's	1,625 SF
1096A	Ace Hardware	10,963 SF
1096B	Dollar Tree	10,464 SF
1100	Pete's Fresh Market	31,222 SF
1108	Master Cuts	1,604 SF
1110	Gorditas Mi Ranchito	1,604 SF
1112	Subway	1,604 SF
1114	PT Solutions Physical Therapy	2,080 SF
1116	Lia P Gluten Free Bakery & Production	1,200 SF
1118	COMING AVAILABLE	2,400 SF
1120	Magic Nails	2,480 SF
1128	Lemont Liquor	2,202 SF
1130	Rustic Knead	2,881 SF
1134	Lina Embroidery	2,724 SF
1136	T-U.S.A. Martial Arts	2,400 SF
1138A	Q Restaurant	1,247 SF
1138B	Sai Eyebrow Threading Salon	1,153 SF
1140	NAPA Auto Parts	13,000 SF
1146	Goodwill	21,300 SF
TOTAL SQ. FT.		119,013

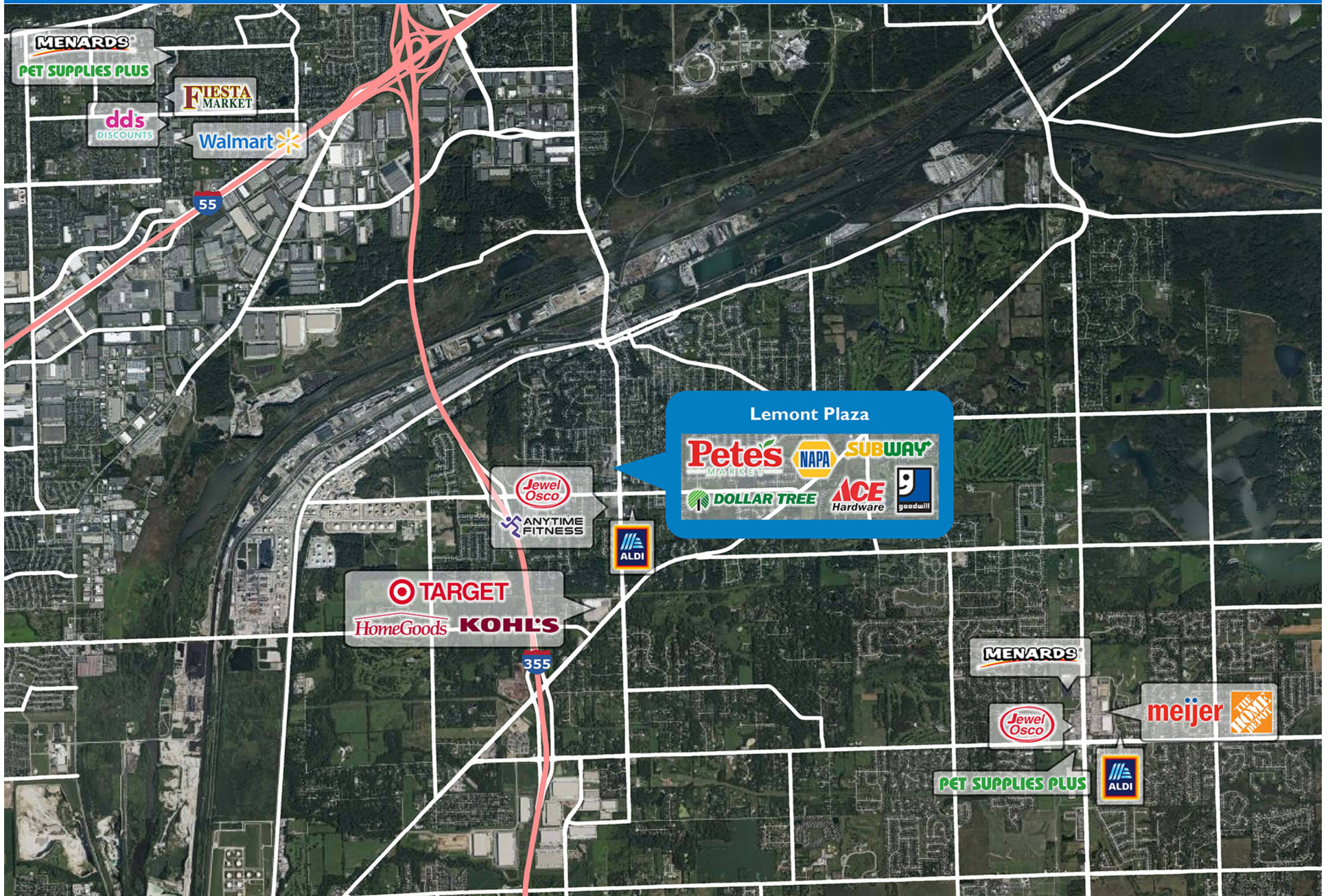
SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



LEMONT PLAZA

1100 State Street | Lemont, IL 60439



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 1, 2024



Latitude: 41.66084

Longitude: -88.001139

Lemont Plaza Lemont, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,975	25,809	101,808
	2028 Projected Population	10,065	26,331	105,288
	2010 Census Population	9,683	24,309	98,964
	2000 Census Population	8,779	21,590	90,409
	1990 Census Population	5,766	15,280	72,937
	Historical Annual Growth 1990 to 2000	4.29%	3.52%	2.17%
	Historical Annual Growth 2000 to 2010	0.98%	1.19%	0.91%
	Estimated Annual Growth 2010 to 2023	0.22%	0.44%	0.21%
	Projected Annual Growth 2023 to 2028	0.18%	0.40%	0.67%
	Median Age	45.2	46.0	41.8
Households	Q4 2023 Estimated Households	3,789	9,541	35,874
	2028 Projected Households	3,822	9,731	37,087
	2010 Census Households	3,473	8,610	33,175
	2000 Census Households	2,986	7,205	29,208
	1990 Census Households	2,058	5,057	22,866
	Historical Annual Growth 1990 to 2000	3.79%	3.60%	2.48%
	Historical Annual Growth 2000 to 2010	1.52%	1.80%	1.28%
	Estimated Annual Growth 2010 to 2023	0.64%	0.75%	0.57%
	Projected Annual Growth 2023 to 2028	0.17%	0.39%	0.67%
	Population per Household	2.63	2.67	2.82
Population by Race	White	88.6%	87.2%	65.6%
	Black or African American	0.5%	0.9%	8.2%
	Asian & Pacific Islander	1.8%	2.2%	4.9%
	Other Races	2.0%	2.1%	3.0%
	Hispanic Population	7.0%	7.7%	18.2%
Income	Average Household Income	\$144,907	\$147,677	\$122,650
	Median Household Income	\$124,414	\$123,073	\$100,563
	Per Capita Income	\$55,157	\$55,201	\$43,498
Education (Age 25+)	Elementary	3.0%	3.1%	4.1%
	Some High School	1.4%	1.9%	4.4%
	High School Graduate	22.0%	22.1%	25.4%
	Some College	20.9%	20.7%	21.1%
	Associates Degree Only	10.9%	10.1%	9.4%
	Bachelors Degree Only	27.0%	26.1%	22.7%
	Graduate Degree	14.8%	15.9%	12.8%
Business	Number of Businesses	254	729	2,738
	Total Number of Employees	3,359	9,845	44,138
	Employees per Business	13.24	13.50	16.12
	Residential Population per Business	39.32	35.40	37.18

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