

SHOREWOOD CROSSING

SHOREWOOD, IL



SIZE

173,981 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,078	73,023	156,018
Households		
2,742	24,594	54,118
Median HH Income (\$)		
94,152	97,893	86,984

MAJOR TENANT(S)

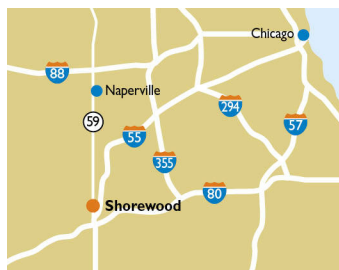
Mariano's
Marshalls
Petco
Party City

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

994 Brook Forest Avenue | Shorewood, IL 60404

PROPERTY HIGHLIGHTS

- Anchored by Mariano's
- National tenants include Marshalls, Staples, PetCo, Great Clips, OrangeTheory, uBreakiFix and AT&T
- Located at the intersection of Brook Forest Avenue (20,900 VPD) and Jefferson Street (18,700 VPD)
- Population of 73,000 in a three-mile radius with an average household income exceeding \$111,000



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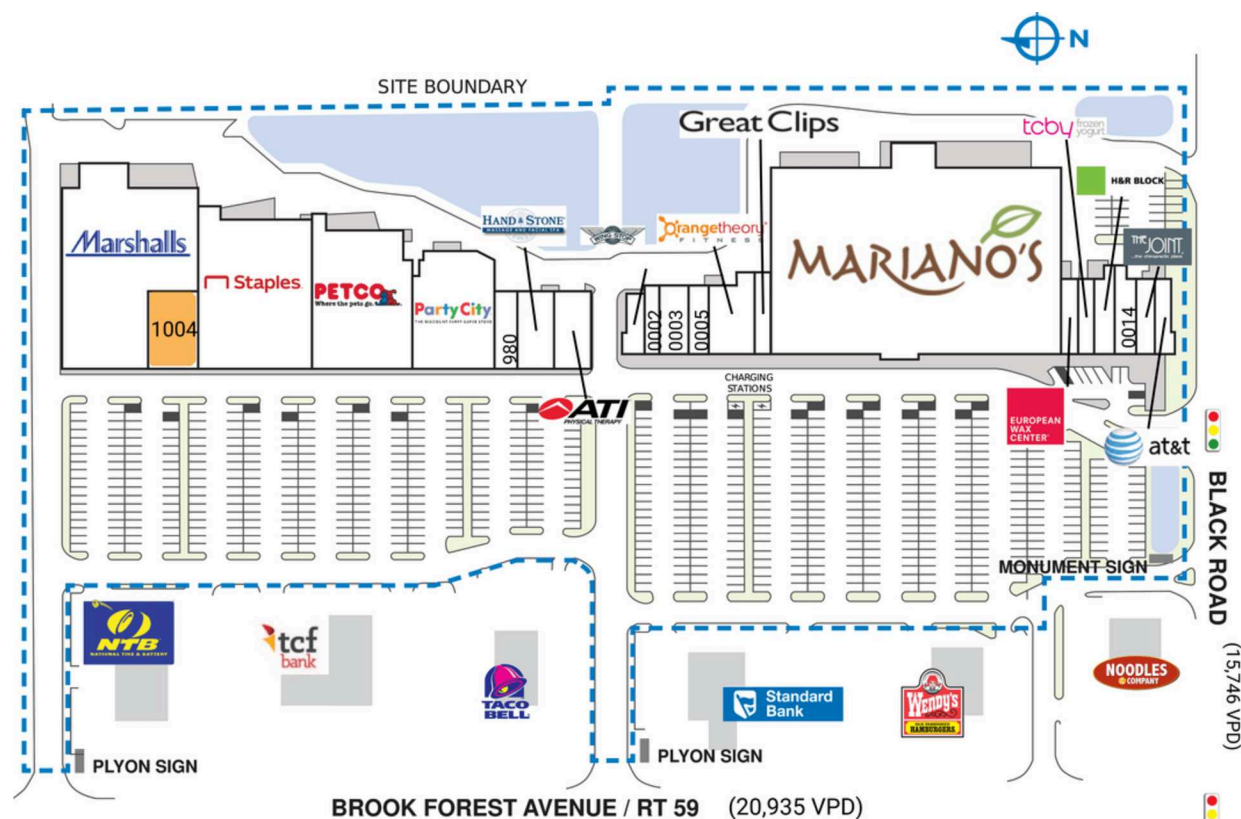
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SPACE	TENANT	SQ. FT.
0001	WingStop	1,432 SF
0002	En Lai	1,500 SF
0003	Troy Dental	3,000 SF
0005	Undisputed Nutrition	1,500 SF
0006	Orangetheory Fitness	3,426 SF
0009	Great Clips	1,125 SF
0010	Mariano's	65,977 SF
0011	European Wax Center	1,600 SF
0012	TCBY	1,600 SF
0013	H&R Block	1,600 SF
0014	Asurion	1,600 SF
0015	The Joint	1,600 SF
0016	AT&T	1,745 SF
972	ATI Physical Therapy	3,200 SF
976	Hand & Stone Massage and Facial Spa	3,200 SF
980	Le Petit Nail Salon	1,600 SF
988	Party City	12,013 SF
990	Petco	15,250 SF
992	Staples	20,388 SF
1004	AVAILABLE	6,625 SF
1008	Marshalls	24,000 SF
TOTAL SQ. FT.		173,981

SITE LEGEND

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



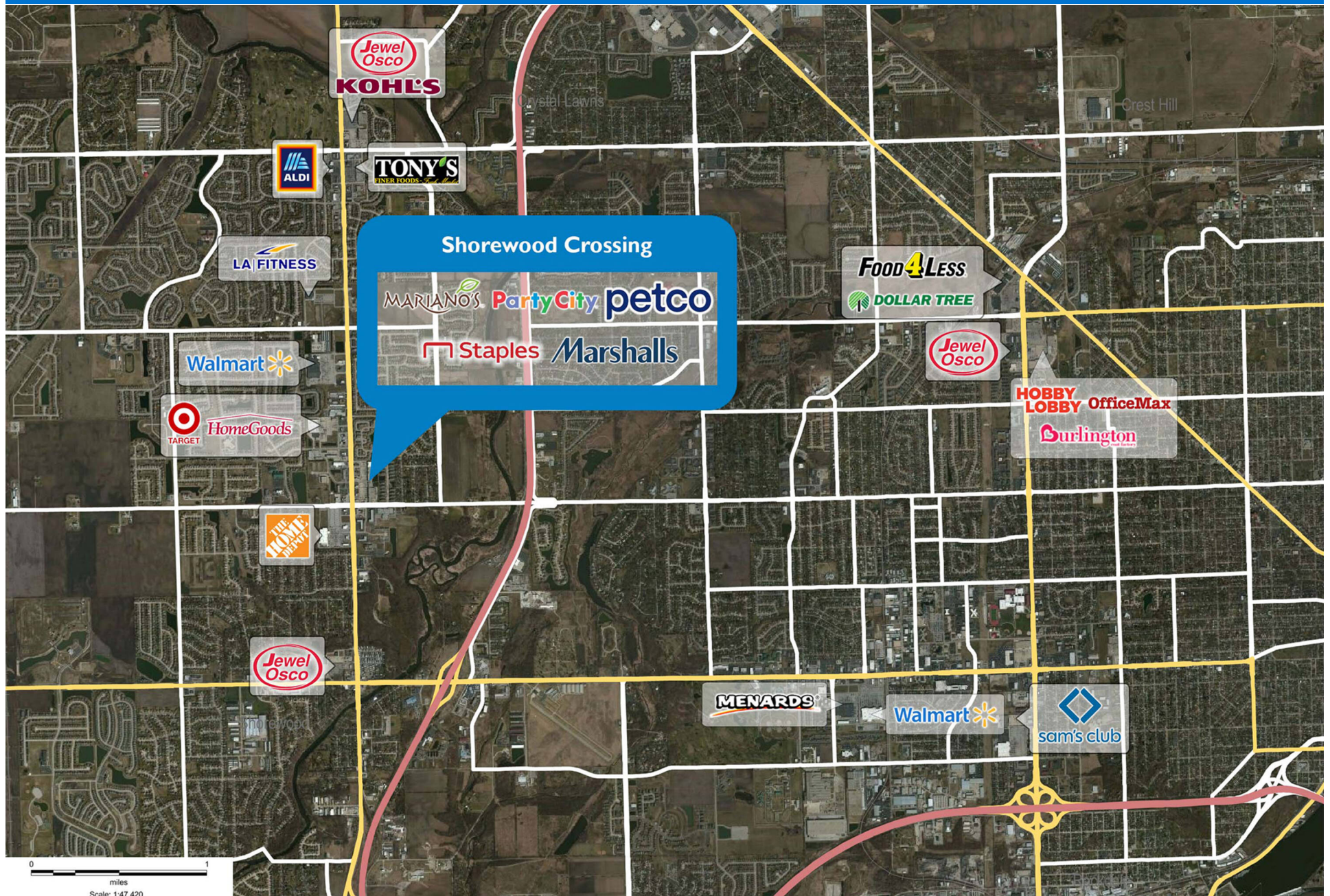
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Shorewood Crossing Shorewood, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,078	73,023	156,018
	2027 Projected Population	8,834	78,192	165,113
	2010 Census Population	7,291	68,465	148,317
	2000 Census Population	3,472	43,835	94,729
	1990 Census Population	2,543	23,255	64,299
	Historical Annual Growth 1990 to 2000	3.16%	6.54%	3.95%
	Historical Annual Growth 2000 to 2010	7.70%	4.56%	4.59%
	Estimated Annual Growth 2010 to 2022	0.81%	0.51%	0.40%
	Projected Annual Growth 2022 to 2027	1.81%	1.38%	1.14%
	Median Age	38.2	37.6	37.7
Households	Q2 2022 Estimated Households	2,742	24,594	54,118
	2027 Projected Households	2,999	26,345	57,235
	2010 Census Households	2,489	23,098	51,683
	2000 Census Households	1,221	14,938	34,658
	1990 Census Households	830	7,971	23,495
	Historical Annual Growth 1990 to 2000	3.93%	6.48%	3.96%
	Historical Annual Growth 2000 to 2010	7.39%	4.45%	4.08%
	Estimated Annual Growth 2010 to 2022	0.76%	0.49%	0.36%
	Projected Annual Growth 2022 to 2027	1.81%	1.39%	1.13%
	Population per Household	2.94	2.96	2.86
Population by Race	White	67.4%	69.0%	65.5%
	Black or African American	10.0%	8.6%	10.1%
	Asian & Pacific Islander	2.8%	2.3%	2.4%
	Other Races	1.7%	2.2%	2.3%
	Hispanic Population	18.0%	17.9%	19.7%
Income	Average Household Income	\$105,283	\$111,096	\$102,786
	Median Household Income	\$94,152	\$97,893	\$86,984
	Per Capita Income	\$35,764	\$37,480	\$35,868
Education (Age 25+)	Elementary	3.9%	2.3%	3.1%
	Some High School	4.5%	4.5%	5.3%
	High School Graduate	31.8%	28.6%	27.9%
	Some College	26.3%	23.7%	23.8%
	Associates Degree Only	7.6%	9.3%	9.3%
	Bachelors Degree Only	17.9%	21.0%	20.2%
	Graduate Degree	8.0%	10.7%	10.3%
Business	Number of Businesses	172	1,371	3,424
	Total Number of Employees	2,329	22,865	61,044
	Employees per Business	13.55	16.68	17.83
	Residential Population per Business	46.98	53.28	45.57

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