



SIZE

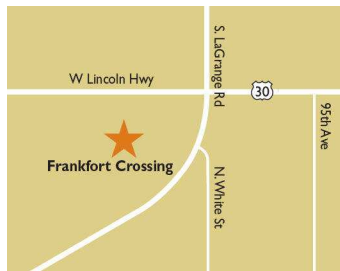
114,534 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,334	45,588	101,789
Households	2,357	15,144	34,711
Median HH Income (\$)	99,876	103,408	97,200

MAJOR TENANT(S)

Jewel-Osco
Anytime Fitness
The UPS Store



LOCATION

21164 S. LaGrange Road | Frankfort, IL 60423

PROPERTY HIGHLIGHTS

- Anchored by Jewel-Osco
- Additional national tenants include Anytime Fitness, The UPS Store and US Bank
- Located at the intersection of Lincoln Highway (15,710 VPD) and LaGrange Road (32,456 VPD)
- Population exceeds 45,500 in a three-mile radius with an average household income greater than \$121,900

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



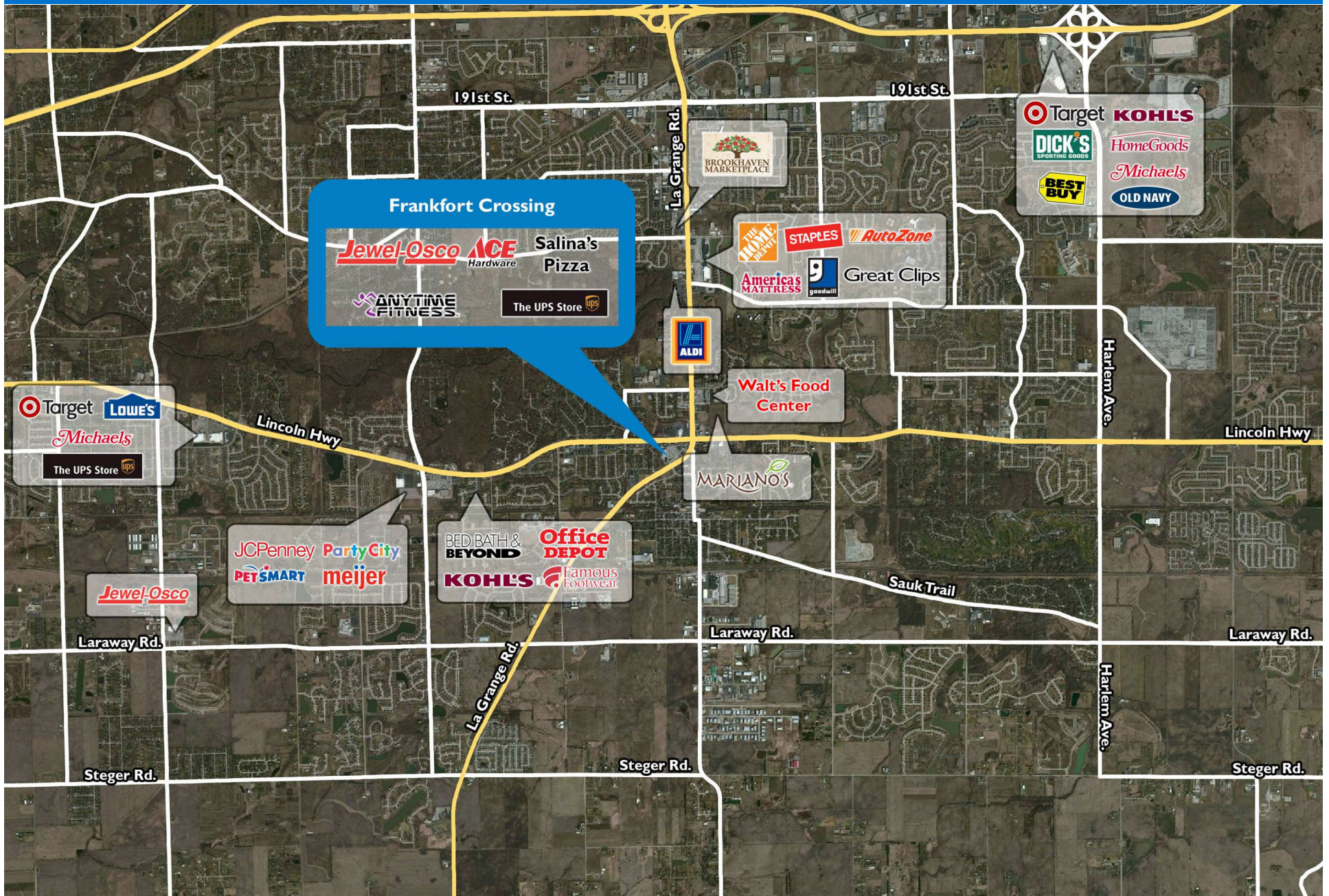
FRANKFORT CROSSING SHOPPING CENTER

21164 S. Lagrange Road | Frankfort, IL 60423



FRANKFORT CROSSING SHOPPING CENTER

21164 S. Lorange Road | Frankfort, IL 60423



Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
Calculated using TAS Retrieval



Sep 10, 2019

Latitude: 41.504869 Longitude: -87.853283

Frankfort Crossing Frankfort, IL		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	6,334	45,588	101,789	418,533
	2023 Projected Population	6,815	49,522	107,993	426,949
	2000 Census Population	5,045	31,208	70,625	355,732
	1990 Census Population	4,182	18,746	43,066	290,466
	Historical Annual Growth 1990 to 2000	1.89%	5.23%	5.07%	2.05%
	Estimated Annual Growth 2000 to 2018	1.22%	2.04%	1.97%	0.87%
	Projected Annual Growth 2018 to 2023	1.47%	1.67%	1.19%	0.40%
	Median Age	49.45	41.35	41.96	40.47
Households	Current Estimated Households	2,357	15,144	34,711	149,844
	2023 Projected Households	2,537	16,440	36,739	152,434
	2000 Census Households	1,726	9,971	23,097	123,642
	1990 Census Households	1,249	5,788	13,527	96,505
	Historical Annual Growth 1990 to 2000	3.28%	5.59%	5.50%	2.51%
	Estimated Annual Growth 2000 to 2018	1.68%	2.25%	2.20%	1.03%
	Projected Annual Growth 2018 to 2023	1.49%	1.65%	1.14%	0.34%
Population per Household	2.64	3.00	2.93	2.78	
Population by Race	White	89.75%	88.23%	82.27%	67.32%
	Black or African American	3.63%	2.79%	8.39%	21.65%
	Asian & Pacific Islander	1.72%	2.58%	2.80%	2.36%
	Hispanic or Latino Population	3.71%	5.12%	5.29%	7.20%
	Other Races	1.19%	1.28%	1.26%	1.47%
Income	Average Household Income	\$120,668	\$121,931	\$115,524	\$96,917
	Median Household Income	\$99,876	\$103,408	\$97,200	\$78,876
	Per Capita Income	\$45,703	\$40,660	\$39,467	\$34,859
Education (Age 25+)	Elementary	1.08%	1.46%	1.44%	2.41%
	Some High School	5.05%	2.88%	2.88%	3.65%
	High School Graduate	20.19%	23.28%	23.83%	25.29%
	Some College	18.97%	20.48%	20.53%	23.64%
	Associates Degree Only	9.18%	8.79%	9.25%	9.14%
	Bachelors Degree Only	26.59%	27.15%	26.07%	22.25%
Graduate Degree	18.94%	15.96%	16.00%	13.61%	
Business	Number of Businesses	444	1,739	3,236	10,661
	Total Number of Employees	6,204	24,064	46,725	171,432
	Employees per Business	13.97	13.83	14.44	16.08
	Residential Population per Business	14.27	26.21	31.46	39.26