FRANKFORT, IL



SIZE

114,534 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile			
Population 6,334	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

LEASING CONTACT

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MORE INFO www.phillipsedison.com

W Lincoln Hwy Frankfort Crossing



LOCATION

21164 S. Lagrange Road | Frankfort, IL 60423

PROPERTY HIGHLIGHTS

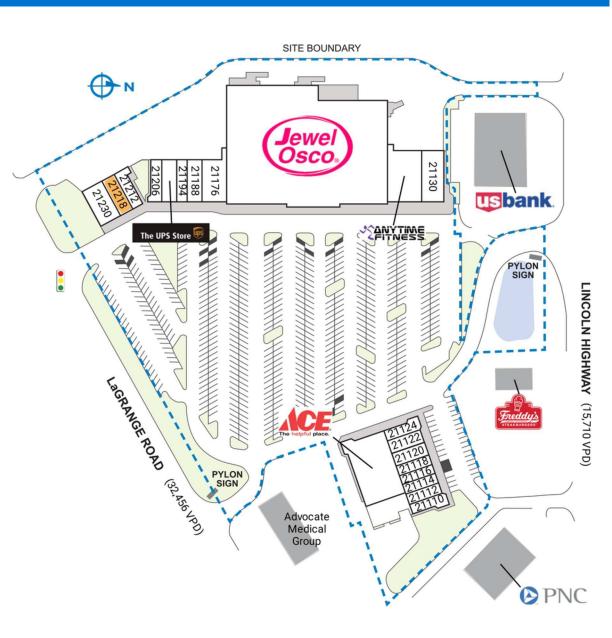
- Anchored by Jewel-Osco
- Additional national tenants include Anytime Fitness, The UPS Store and US Bank
- Located at the intersection of Lincoln Highway (15,710 VPD) and LaGrange Road (32,456 VPD)
- Population exceeds 45,500 in a three-mile radius with an average household income greater than \$121,900

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SPACE	TENANT	SQ. FT.			
SHADI	US Bank				
SHAD2	Freddy's Frozen Custard & Steakburgers				
SHAD3	PNC				
SHAD4	Advocate Medical Group				
21110	Men's Cut Plus	1,195 SF			
21112	Buford's Barbecue and Bourbon	1,168 SF			
21114	Salina's Pizza	1,255 SF			
21116	Corona Realty Group	1,255 SF			
21118	Campus Cleaners	1,200 SF			
21120	Harold's Chicken	I,500 SF			
21122	The Flower Cottage	1,500 SF			
21124	Fannie May Candies	1,316 SF			
21130	Baird & Warner	3,646 SF			
21134	Anytime Fitness	6,956 SF			
21150	Ace Hardware	10,251 SF			
21164	Jewel-Osco	64,937 SF			
21176	Vein Clinics of America	3,522 SF			
21188	Chicagoland Smile	2,362 SF			
21194	Anthony Daniel Salon	1,600 SF			
21200	The UPS Store	2,400 SF			
21206	Taqueria Mammy Chayo	1,671 SF			
21212	Bar Nails	1,700 SF			
21218	AVAILABLE	1,700 SF			
21230	The Dance Company	3,400 SF			
TOTAL	TOTAL SQ. FT. 4,534				
SITE LEGEND					
Available					
Leased (not occupied) Owned by Others					

Site Boundary





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Demographic Summary - PopStats

Sep 10, 2019

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



Latitude: 41.504869 Longitude: -87.853283

Fran	kfort Crossing Frankfort, IL	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius		
	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		
opu	1990 Census Population	4,182	18,746	43,066	290,466		
Population	Historical Annual Growth 1990 to 2000	1.89%	5.23%	5.07%	2.05%		
9	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		
	Current Estimated Households	2,357	15,144	34,711	149,844		
	2023 Projected Households	2,537	16,440	36,739	152,434		
т	2000 Census Households	1,726	9,971	23,097	123,642		
Households	1990 Census Households	1,249	5,788	13,527	96,505		
eho	Historical Annual Growth 1990 to 2000	3.28%	5.59%	5.50%	2.51%		
old	Estimated Annual Growth 2000 to 2018	1.68%	2.25%	2.20%	1.03%		
S	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		
_	White	89.75%	88.23%	82.27%	67.32%		
Population by Race	Black or African American	3.63%	2.79%	8.39%	21.65%		
20	Asian & Pacific Islander	1.72%	2.58%	2.80%	2.36%		
l të të l	Hispanic or Latino Population	3.71%	5.12%	5.29%	7.20%		
_	Other Races	1.19%	1.28%	1.26%	1.47%		
_	Average Household Income	\$120,668	¢101 001	¢115 504	\$96,917		
lco	Median Household Income	\$99,876	\$121,931 \$103,408	\$115,524 \$97,200	\$96,917 \$78,876		
Income	Per Capita Income	\$45,703	\$40,660	\$39,467	\$34,859		
	Elementary	1.08%	1.46%	1.44%	2.41%		
ይ ጦ	Some High School	5.05%	2.88%	2.88%	3.65%		
l ge d	High School Graduate	20.19%	23.28%	23.83%	25.29%		
25 ati	Some College	18.97%	20.48%	20.53%	23.64%		
Education (Age 25+)	Associates Degree Only	9.18%	8.79%	9.25%	9.14%		
	Bachelors Degree Only Graduate Degree	26.59% 18.94%	27.15% 15.96%	26.07% 16.00%	22.25% 13.61%		
		10.34%	10.00%	10.00 /0	10.01 /0		
B	Number of Businesses	444	1,739	3,236	10,661		
ISIT	Total Number of Employees	6,204	24,064	46,725	171,432		
Business	Employees per Business	13.97	13.83	14.44	16.08		
ŝ	Residential Population per Business	14.27	26.21	31.46	39.26		