



## 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)

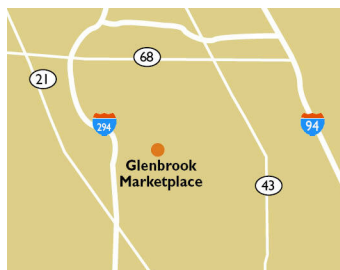
Athletico Physical Therapy  
Fifth Third Bank  
Club Pilates  
Starbucks

## LEASING CONTACT

Andrew Schrage  
Mobile (317) 508-8119  
aschrage@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

2823-2863 Pfungsten 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 Pfungsten Road (12,200 VPD) and Willow Road (34,500 VPD)



# GLENBROOK MARKETPLACE

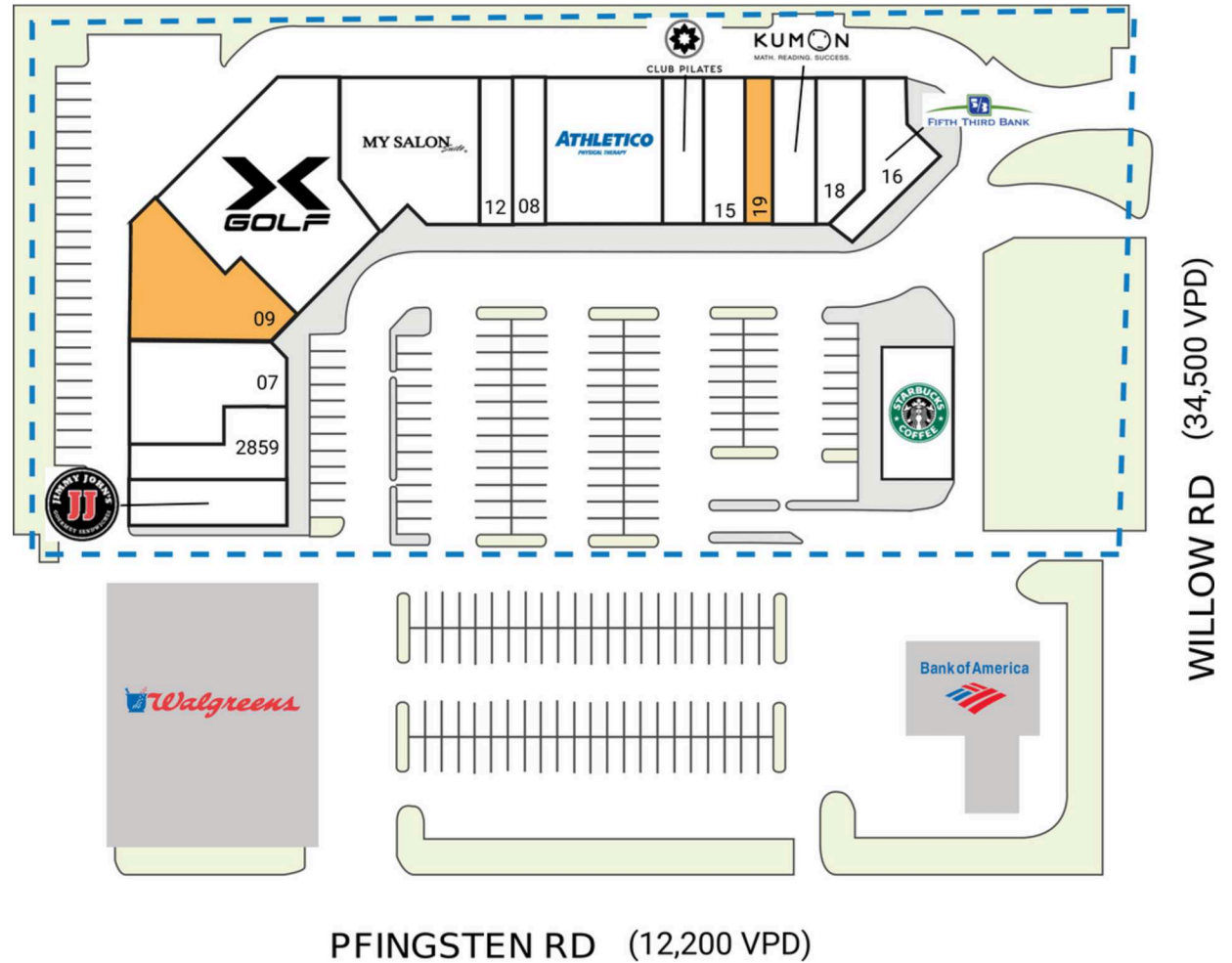
2823-2863 Pfingsten Road | Glenview, IL 60026

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	AVAILABLE	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="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #d9e1f2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; 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.

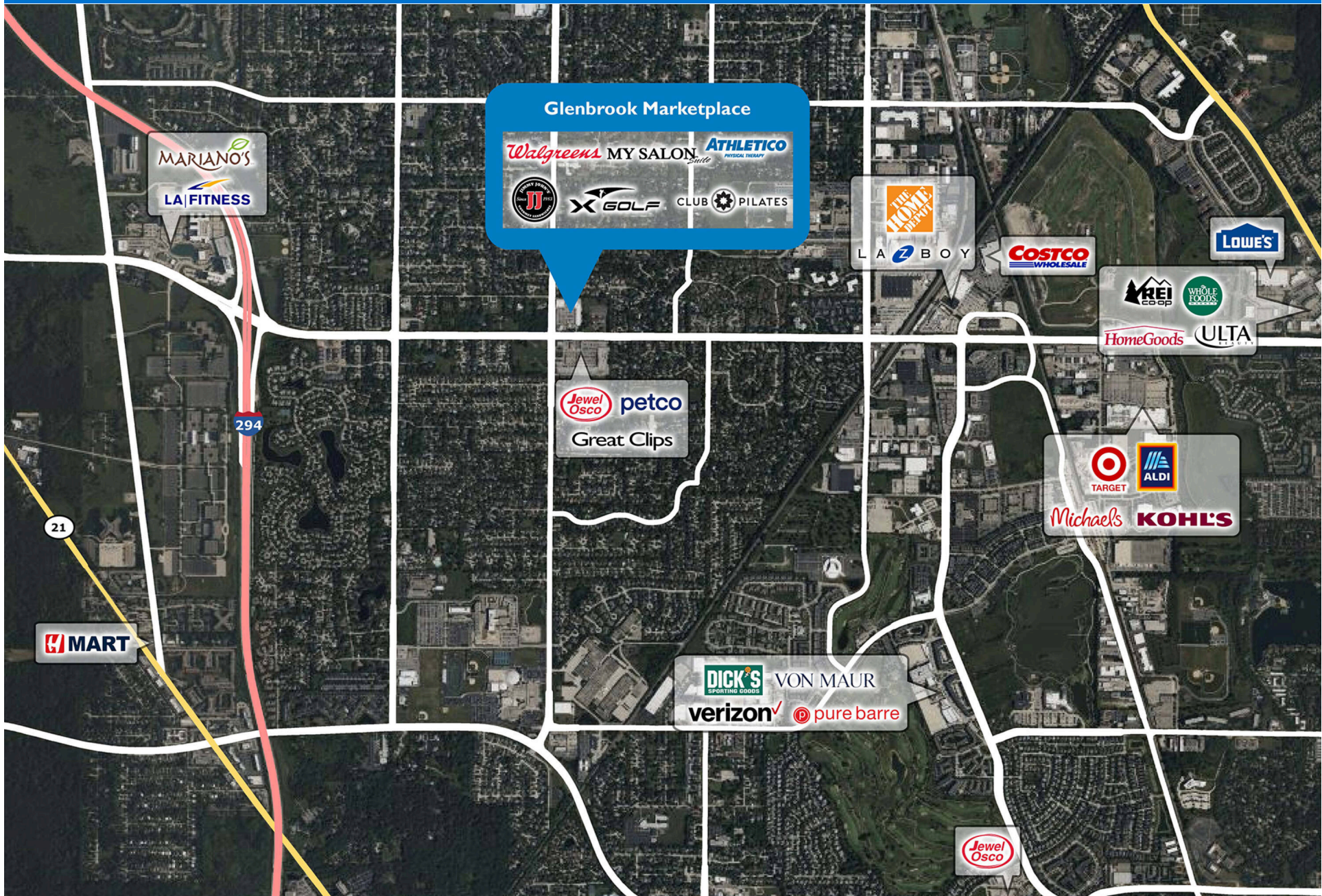
# GLENBROOK MARKETPLACE

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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 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

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