

HERITAGE PLAZA

CAROL STREAM, IL



SIZE

128,870 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 13,577 | 81,678 | 239,387 |
| Households | | |
| 4,296 | 27,709 | 81,253 |
| Median HH Income (\$) | | |
| 107,323 | 104,416 | 92,908 |

MAJOR TENANT(S)

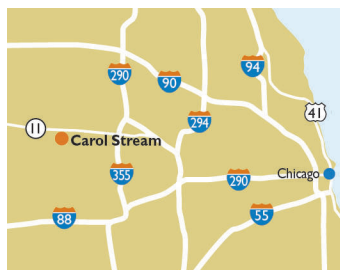
Jewel-Osco
Charter Fitness
Hand & Stone Massage and Facial Spa

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

750 West Army Trail Road | Carol Stream, IL 60188

PROPERTY HIGHLIGHTS

- 128,870-square-foot shopping center anchored by Jewel-Osco
- Other national tenants include Pizza Hut, Subway, State Farm Insurance, The UPS Store, Edward Jones and Great Clips
- Located in Carol Stream with a population exceeding 239,300 in a five-mile radius and an average household income greater than \$112,600
- Situated at the intersection of West Army Trail Road (24,800 VPD) and North County Farm Road (24,500 VPD)



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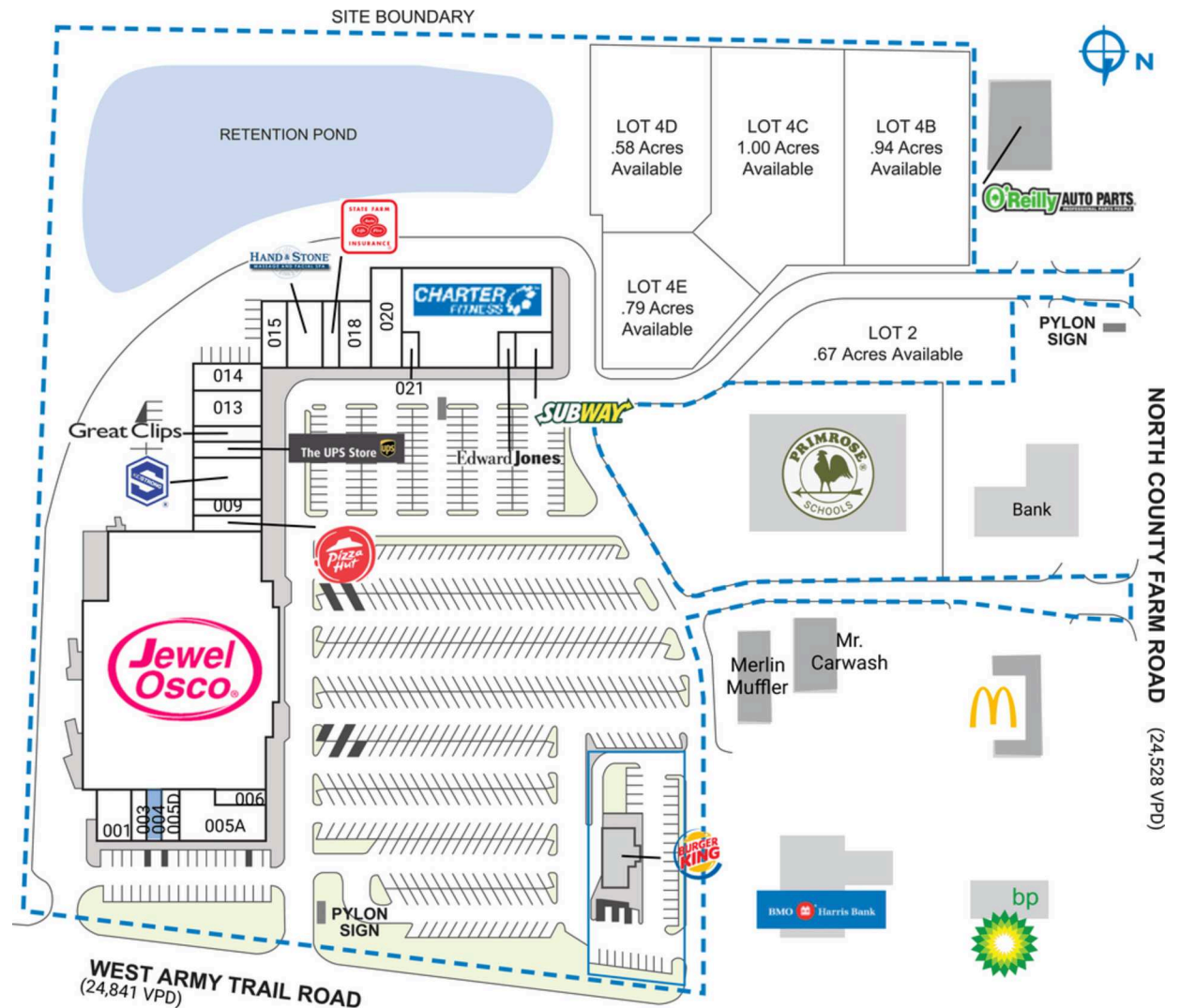
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| SPACE TENANT | SQ. FT. | | |
|----------------------------------|-----------|---|----------------|
| OUT1 Burger King | | 012 Great Clips | 1,600 SF |
| SHAD1 Mr. Carwash | | 013 Carol Stream Dental Associates | 3,200 SF |
| SHAD2 Merlin Muffler | | 014 Sauer's Bakery | 2,320 SF |
| SHAD3 O'Reilly Auto Parts | | 015 Chartreuse | 2,332 SF |
| SHAD4 McDonald's | | 016 Hand & Stone Massage and Facial Spa | 3,200 SF |
| SHAD5 Primrose School | | 017 State Farm Insurance | 1,600 SF |
| 001 Tracy's | 2,360 SF | 018 Central Dupage Physical Medicine | 3,174 SF |
| 003 Gosa Tea | 1,200 SF | 020 Taj Mahal Indian Restaurant | 4,162 SF |
| 004 COMING AVAILABLE | 1,200 SF | 021 Top Line Nails | 1,000 SF |
| 005A Westside Children's Therapy | 4,800 SF | 022 Charter Fitness | 17,600 SF |
| 005D Smokes Galore | 1,200 SF | 023 Edward Jones | 1,000 SF |
| 006 Dini's Ice Cream | 1,200 SF | 024 Subway | 2,000 SF |
| 007 Jewel-Osco | 64,922 SF | TOTAL SQ. FT. | 128,870 |
| 008 Pizza Hut | 1,600 SF | | |
| 009 Empower | 1,600 SF | | |
| 010 Kidstrong | 4,000 SF | | |
| 011 The UPS Store | 1,600 SF | | |

SITE LEGEND

| | |
|---|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| 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.

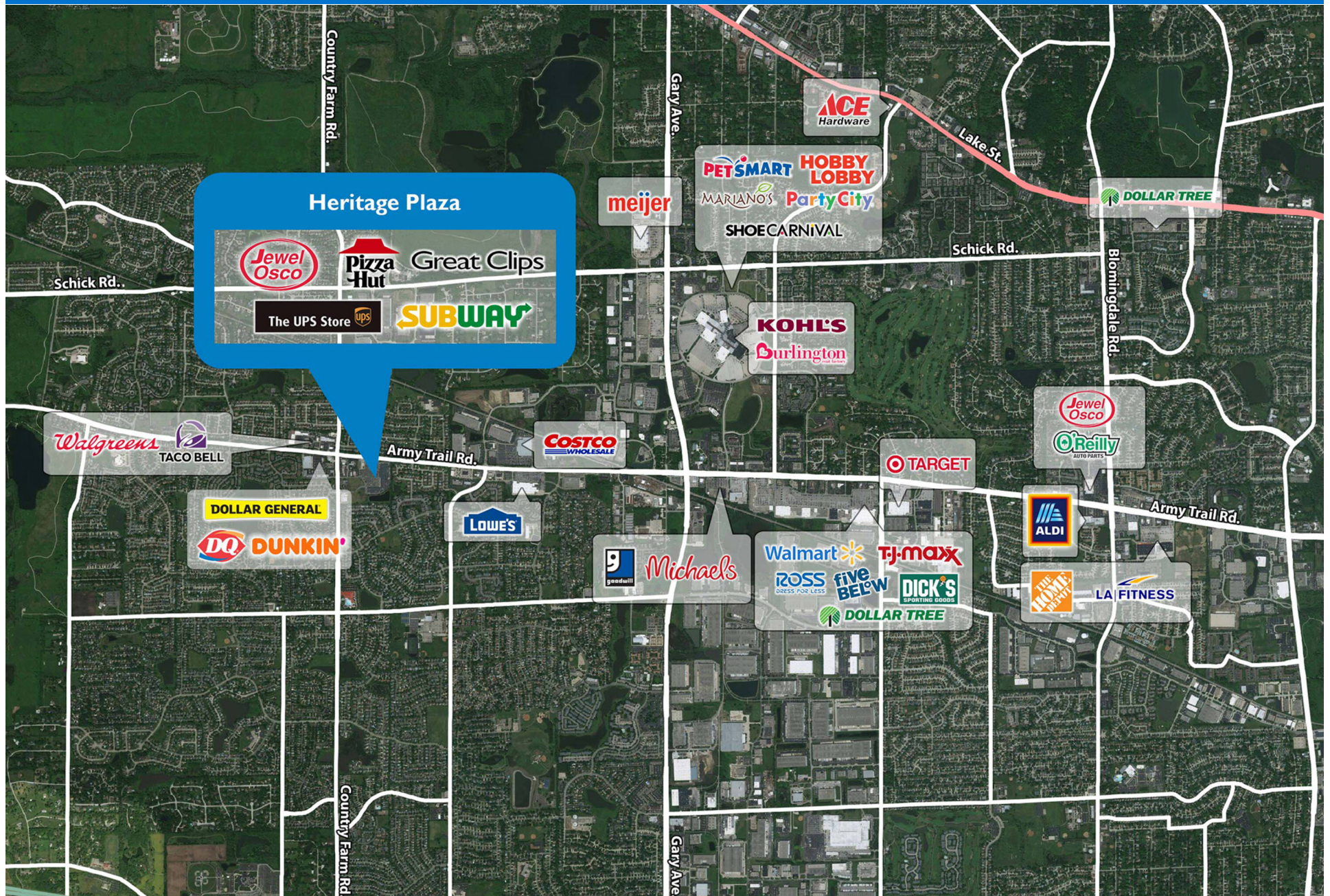
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Heritage Plaza Carol Stream, IL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q2 2022 Estimated Population | 13,577 | 81,678 | 239,387 |
| | 2027 Projected Population | 13,540 | 81,884 | 239,533 |
| | 2010 Census Population | 13,725 | 80,774 | 238,406 |
| | 2000 Census Population | 13,910 | 81,906 | 233,687 |
| | 1990 Census Population | 9,629 | 59,172 | 184,386 |
| | Historical Annual Growth 1990 to 2000 | 3.75% | 3.30% | 2.40% |
| | Historical Annual Growth 2000 to 2010 | -0.13% | -0.14% | 0.20% |
| | Estimated Annual Growth 2010 to 2022 | -0.09% | 0.09% | 0.03% |
| | Projected Annual Growth 2022 to 2027 | -0.05% | 0.05% | 0.01% |
| | Median Age | 39.6 | 39.9 | 39.4 |
| Households | Q2 2022 Estimated Households | 4,296 | 27,709 | 81,253 |
| | 2027 Projected Households | 4,281 | 27,791 | 81,343 |
| | 2010 Census Households | 4,353 | 27,351 | 80,812 |
| | 2000 Census Households | 4,195 | 26,756 | 77,855 |
| | 1990 Census Households | 3,219 | 19,230 | 61,190 |
| | Historical Annual Growth 1990 to 2000 | 2.68% | 3.36% | 2.44% |
| | Historical Annual Growth 2000 to 2010 | 0.37% | 0.22% | 0.37% |
| | Estimated Annual Growth 2010 to 2022 | -0.10% | 0.10% | 0.04% |
| | Projected Annual Growth 2022 to 2027 | -0.07% | 0.06% | 0.02% |
| | Population per Household | 3.15 | 2.94 | 2.92 |
| Population by Race | White | 56.6% | 60.3% | 59.6% |
| | Black or African American | 3.1% | 4.4% | 4.7% |
| | Asian & Pacific Islander | 24.8% | 18.6% | 13.4% |
| | Other Races | 3.0% | 2.3% | 2.3% |
| | Hispanic Population | 12.6% | 14.3% | 19.9% |
| Income | Average Household Income | \$119,620 | \$119,619 | \$112,638 |
| | Median Household Income | \$107,323 | \$104,416 | \$92,908 |
| | Per Capita Income | \$37,932 | \$40,636 | \$38,632 |
| Education (Age 25+) | Elementary | 3.5% | 3.6% | 5.2% |
| | Some High School | 5.3% | 4.9% | 5.1% |
| | High School Graduate | 20.7% | 20.9% | 22.9% |
| | Some College | 18.7% | 20.4% | 19.9% |
| | Associates Degree Only | 9.1% | 8.7% | 8.3% |
| | Bachelors Degree Only | 27.0% | 28.0% | 25.6% |
| | Graduate Degree | 15.7% | 13.5% | 12.9% |
| Business | Number of Businesses | 346 | 1,793 | 6,713 |
| | Total Number of Employees | 6,049 | 31,483 | 112,467 |
| | Employees per Business | 17.49 | 17.56 | 16.75 |
| | Residential Population per Business | 39.25 | 45.55 | 35.66 |

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