



SIZE

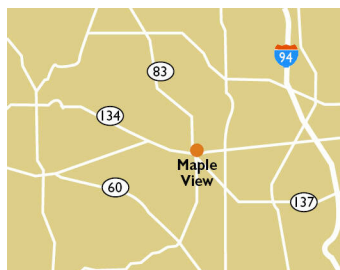
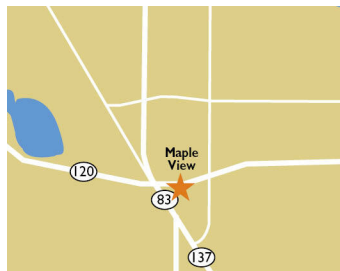
98,246 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,670	44,957	140,192
Households		
2,590	16,890	49,920
Median HH Income (\$)		
101,133	103,675	103,609

MAJOR TENANT(S)

Massage Envy
Dunkin'
H&R Block



LOCATION

885 East Belvidere Road | Grayslake, IL 60030

PROPERTY HIGHLIGHTS

- 114,773-square-foot shopping center anchored by Jewel-Osco
- Other national tenants include Dunkin', Massage Envy, Wingstop and Circle K
- Population exceeds 45,000 in a three-mile radius with an average household income over \$133,800
- Located at the high-traffic intersection of East Belvidere Road (19,000 VPD) and South Atkinson Road (11,000 VPD)

LEASING CONTACT

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MORE INFO

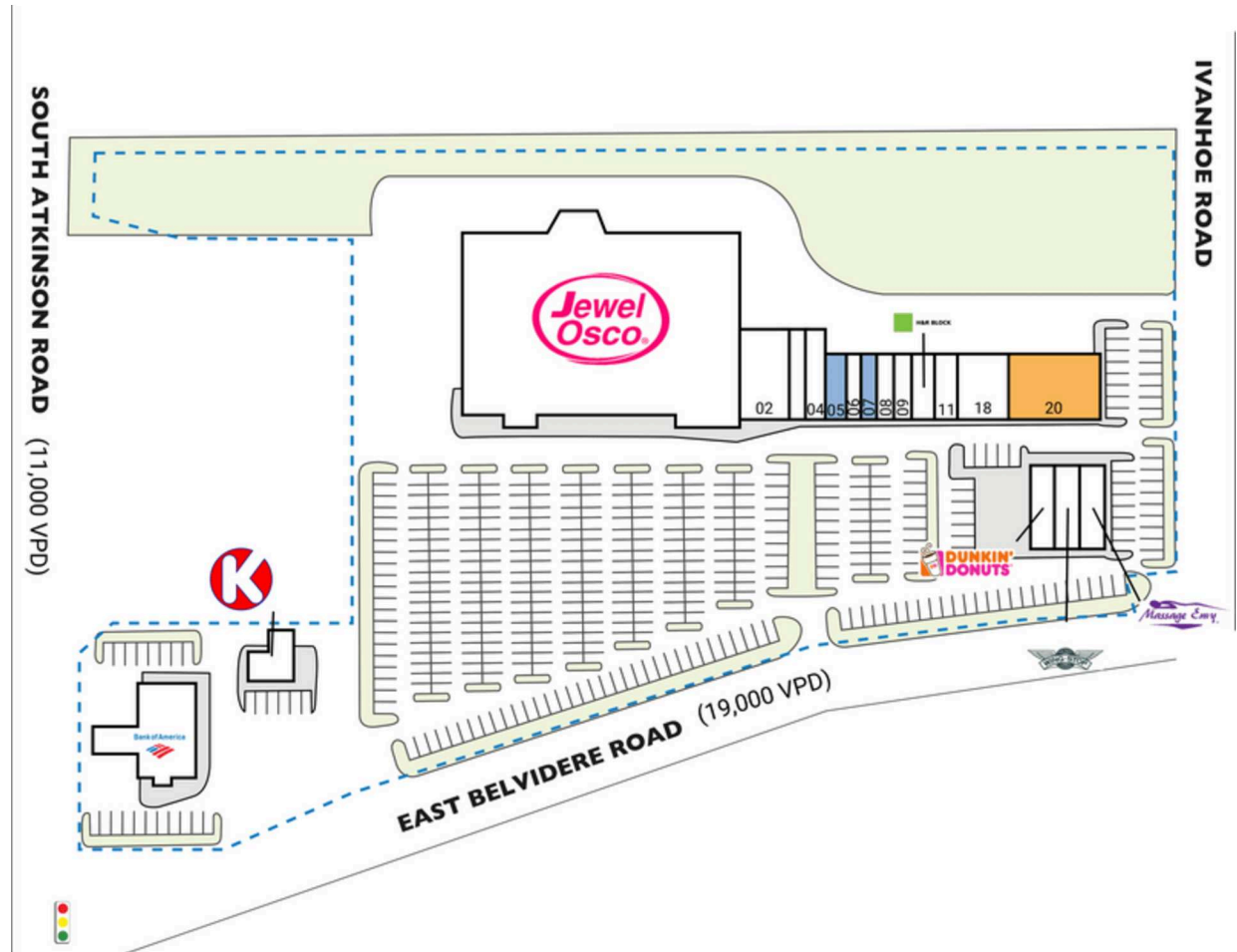
www.phillipsedison.com



SPACE	TENANT	SQ. FT.
SHAD I	Ace Hardware	
01	Jewel-Osco	67,855 SF
02	My Family Furniture	7,467 SF
04	Amir Seifi, DDS	2,500 SF
05	COMING AVAILABLE	1,962 SF
06	Suite Caroline Salon	1,200 SF
07	COMING AVAILABLE	1,579 SF
08	Taqueria Los Hermanos	1,744 SF
09	Today Nail Spa	1,400 SF
10	H&R Block	1,400 SF
11	Panda Restaurant	1,400 SF
12	Massage Envy	2,546 SF
13	Dunkin'	2,146 SF
14	Circle K	2,965 SF
18	Carpet One	4,090 SF
20	AVAILABLE	6,908 SF
22	WingStop	1,506 SF
TOTAL SQ. FT.		98,246

SITE LEGEND

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



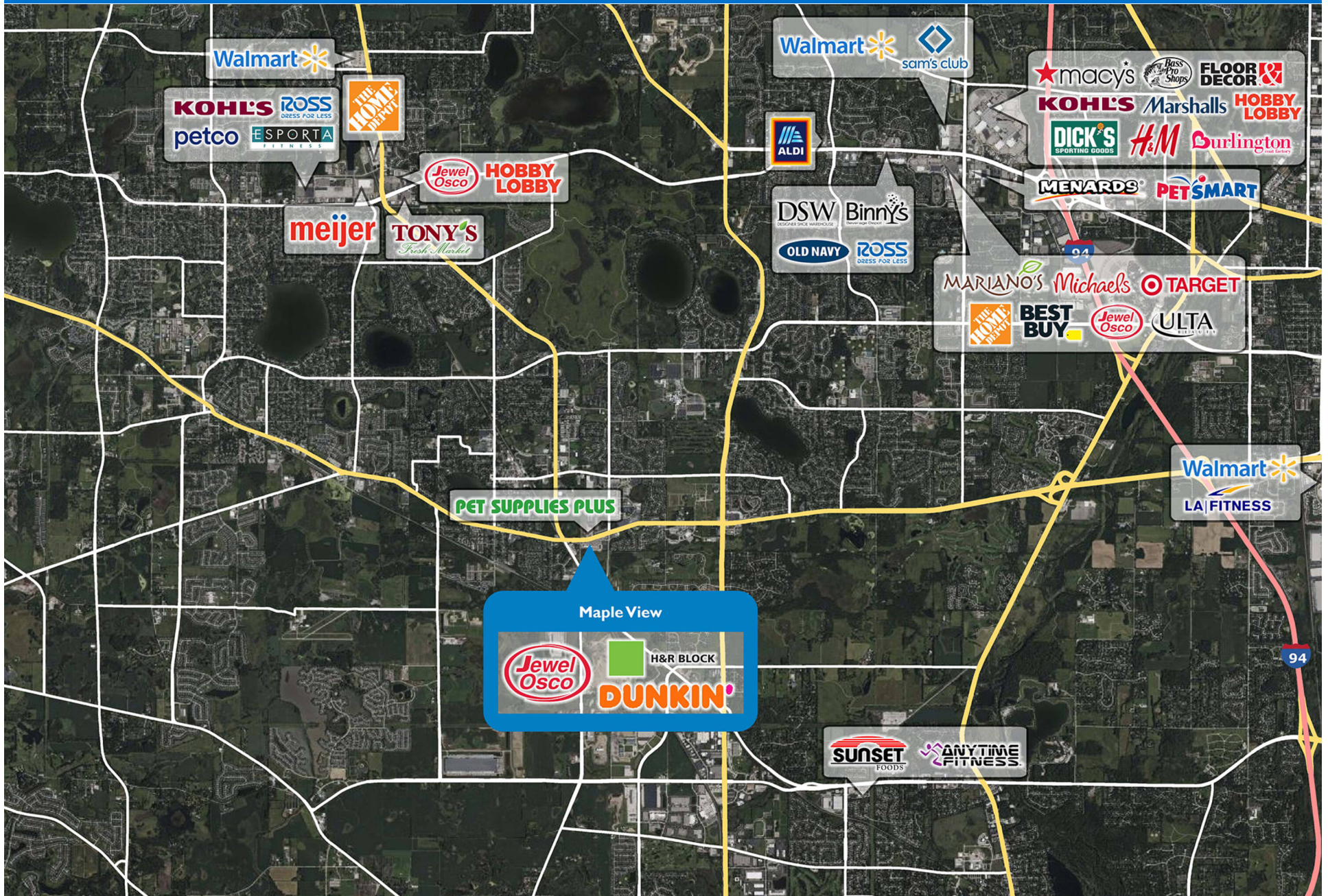
MAPLE VIEW

885 East Belvidere Road | Grayslake, IL 60030



MAPLE VIEW

885 East Belvidere Road | Grayslake, IL 60030



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.336304

Longitude: -88.026903

Maple View Grayslake, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,670	44,957	140,192
	2028 Projected Population	6,859	46,182	143,816
	2010 Census Population	6,577	44,686	139,902
	2000 Census Population	5,813	39,816	121,219
	1990 Census Population	3,403	22,460	72,425
	Historical Annual Growth 1990 to 2000	5.50%	5.89%	5.29%
	Historical Annual Growth 2000 to 2010	1.24%	1.16%	1.44%
	Estimated Annual Growth 2010 to 2023	0.10%	0.04%	0.02%
	Projected Annual Growth 2023 to 2028	0.56%	0.54%	0.51%
	Median Age	41.2	41.9	40.9
Households	Q4 2023 Estimated Households	2,590	16,890	49,920
	2028 Projected Households	2,664	17,362	51,240
	2010 Census Households	2,451	16,050	47,501
	2000 Census Households	2,080	13,776	40,229
	1990 Census Households	1,314	7,935	24,329
	Historical Annual Growth 1990 to 2000	4.70%	5.67%	5.16%
	Historical Annual Growth 2000 to 2010	1.65%	1.54%	1.68%
	Estimated Annual Growth 2010 to 2023	0.40%	0.37%	0.36%
	Projected Annual Growth 2023 to 2028	0.57%	0.55%	0.52%
	Population per Household	2.58	2.65	2.79
Population by Race	White	70.6%	67.0%	59.1%
	Black or African American	7.4%	5.2%	4.4%
	Asian & Pacific Islander	6.0%	6.0%	7.1%
	Other Races	5.5%	4.6%	3.7%
	Hispanic Population	10.5%	17.2%	25.6%
Income	Average Household Income	\$126,346	\$131,672	\$133,157
	Median Household Income	\$101,133	\$103,675	\$103,609
	Per Capita Income	\$49,059	\$49,623	\$47,682
Education (Age 25+)	Elementary	0.8%	3.2%	5.3%
	Some High School	2.3%	3.1%	4.3%
	High School Graduate	12.7%	18.2%	21.1%
	Some College	21.7%	19.6%	18.7%
	Associates Degree Only	8.1%	8.0%	7.3%
	Bachelors Degree Only	34.8%	29.3%	27.4%
	Graduate Degree	19.6%	18.6%	15.9%
Business	Number of Businesses	437	1,197	3,280
	Total Number of Employees	4,057	12,404	38,657
	Employees per Business	9.29	10.37	11.79
	Residential Population per Business	15.27	37.57	42.74

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