



SIZE

240,847 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
10,839	79,936	124,434
<b>Households</b>		
4,925	31,321	48,632
<b>Median HH Income (\$)</b>		
55,273	57,583	58,963

MAJOR TENANT(S)

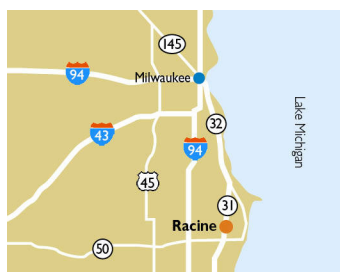
Kohl's  
 Festival Foods  
 Ulta  
 Five Below

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5540 Washington Avenue | Racine, WI 53406

PROPERTY HIGHLIGHTS

- Anchored by Festival Foods, the number two grocer in the Racine area
- Additional tenants include Kohl's, Ulta, Five Below, and Bath & Body Works
- Located in Racine, a suburb 30 miles south of Milwaukee and 60 miles north of Chicago, with a population exceeding 79,900 in a three-mile radius
- The center is located at the intersection of Washington Avenue and Green Bay Road, which benefits from more than 60,200 vehicles per day



# VILLAGE CENTER

5540 Washington Avenue | Racine, WI 53406

SPACE	TENANT	SQ. FT.
OUT1	Chipotle Mexican Grill	2,585 SF
OUT2	Noodles & Company	2,585 SF
OUT3	FedEx Office	2,413 SF
OUT4	AVAILABLE	1,501 SF
OUT5	Starbucks	1,700 SF
01	Festival Foods	70,712 SF
02	Cost Cutters	1,511 SF
03	Sally Beauty Supply	1,660 SF
04	COMING AVAILABLE	1,660 SF
05	The Cash Store	2,168 SF
06	Hallmark	4,700 SF
08	Bath & Body Works	4,000 SF
09	Five Below	8,942 SF
11	Hibbett Sports	4,830 SF
12	Racine Nail	5,350 SF
12B	Verlo Mattress	3,000 SF
13	Ulta	11,981 SF
14	Kohl's	106,424 SF
15	AVAILABLE	3,125 SF
<b>TOTAL SQ. FT.</b>		<b>240,847</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; border-bottom: 2px dashed blue;"></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.

# VILLAGE CENTER

5540 Washington Avenue | Racine, WI 53406



# VILLAGE CENTER

5540 Washington Avenue | Racine, WI 53406



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Village Center Racine, WI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,839	79,936	124,434
	2027 Projected Population	11,066	80,865	126,034
	2010 Census Population	10,572	80,359	125,608
	2000 Census Population	10,484	78,493	123,075
	1990 Census Population	10,213	77,097	119,142
	Historical Annual Growth 1990 to 2000	0.26%	0.18%	0.33%
	Historical Annual Growth 2000 to 2010	0.08%	0.24%	0.20%
	Estimated Annual Growth 2010 to 2022	0.20%	-0.04%	-0.07%
	Projected Annual Growth 2022 to 2027	0.42%	0.23%	0.26%
	Median Age	43.1	39.5	39.6
Households	Q2 2022 Estimated Households	4,925	31,321	48,632
	2027 Projected Households	5,032	31,717	49,297
	2010 Census Households	4,793	31,390	49,024
	2000 Census Households	4,642	30,113	47,128
	1990 Census Households	4,154	28,699	44,817
	Historical Annual Growth 1990 to 2000	1.12%	0.48%	0.50%
	Historical Annual Growth 2000 to 2010	0.32%	0.42%	0.40%
	Estimated Annual Growth 2010 to 2022	0.21%	-0.02%	-0.06%
	Projected Annual Growth 2022 to 2027	0.43%	0.25%	0.27%
	Population per Household	2.17	2.48	2.47
Population by Race	White	68.5%	59.5%	62.1%
	Black or African American	14.1%	17.5%	16.5%
	Asian & Pacific Islander	2.2%	1.2%	1.2%
	Other Races	3.0%	3.1%	3.2%
	Hispanic Population	12.3%	18.7%	17.0%
Income	Average Household Income	\$70,870	\$72,932	\$76,200
	Median Household Income	\$55,273	\$57,583	\$58,963
	Per Capita Income	\$32,582	\$29,036	\$30,407
Education (Age 25+)	Elementary	5.0%	4.2%	3.6%
	Some High School	5.1%	6.6%	6.2%
	High School Graduate	34.7%	32.0%	30.9%
	Some College	22.1%	24.1%	24.4%
	Associates Degree Only	8.8%	10.4%	10.4%
	Bachelors Degree Only	17.3%	15.8%	16.7%
	Graduate Degree	6.9%	6.9%	7.8%
Business	Number of Businesses	296	1,827	2,874
	Total Number of Employees	4,685	30,109	45,173
	Employees per Business	15.80	16.48	15.72
	Residential Population per Business	36.56	43.75	43.30

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