

BAKER HILL

GLEN ELLYN, IL



SIZE

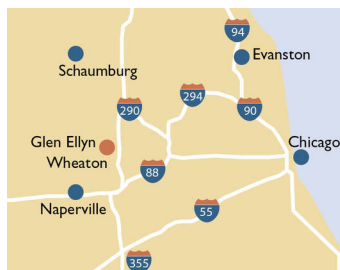
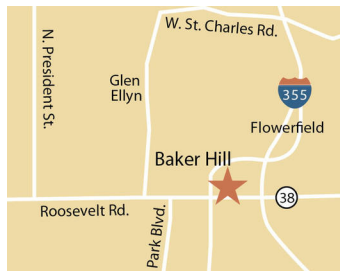
135,355 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 14,489 | 109,616 | 259,540 |
| Households | 5,230 | 41,631 | 98,412 |
| Median HH Income (\$) | 116,294 | 105,940 | 103,171 |

MAJOR TENANT(S)

Pete's Fresh Market
My Salon Suites
The Joint



LOCATION

880 Roosevelt Road | Glen Ellyn, IL 60137

PROPERTY HIGHLIGHTS

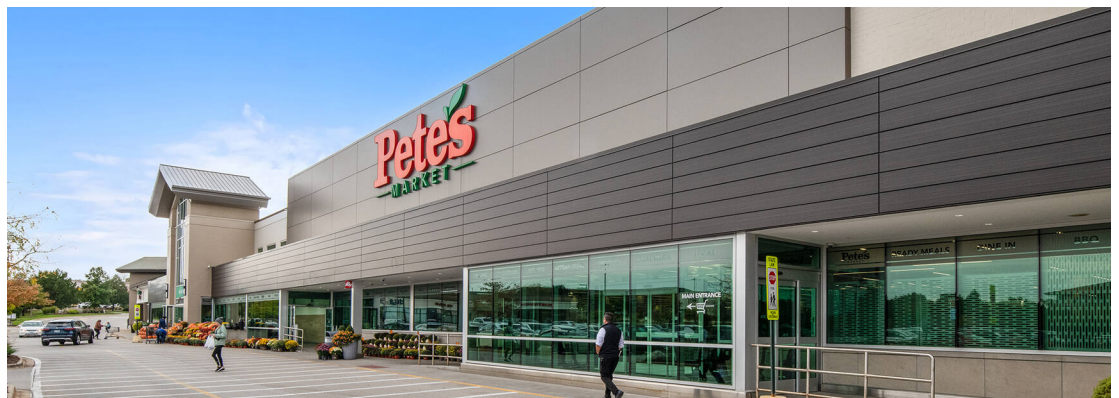
- Featuring Message Envy, Learning Express and other leading national retailers
- Located in one of Chicago's most desirable upper-middle-class suburban markets
- 56,000 vehicles per day at the intersection of Roosevelt Rd. and State Route 53
- More than 109,600 residents in a three-mile radius with an average household income over \$142,700 per year
- More than 56,400 daytime employees in the three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137

| SPACE | TENANT | SQ. FT. | | |
|-----------------------|-------------------------------|----------|----------------------|--|
| A1 | Pharaoh's Smoke Shop | 900 SF | C1 | Pete's Fresh Market 72,397 SF |
| A12 | My Salon Suites | 6,500 SF | D10 | Baker Hill Cleaners & Tailors 1,800 SF |
| A18 | Two Bostons | 3,250 SF | D12 | Dragon One 1,200 SF |
| A2 | Ellyn's | 4,500 SF | D14 | Beaudee Spa 1,200 SF |
| A22 | Sarpino's Pizzeria Glen Ellyn | 1,200 SF | D2 | The Joint 1,300 SF |
| A24 | Spray of Sunshine | 1,200 SF | D20 AVAILABLE | 3,272 SF |
| A6 | European Sports | 3,250 SF | D6 | OMG Grill 4,100 SF |
| B10 | Westside Children's Therapy | 6,000 SF | E10 | Dupage Medical Group 3,200 SF |
| B12 | Baker Hill Dental | 2,400 SF | E2 | Strive Martial Arts 4,331 SF |
| B2-4 AVAILABLE | 2,388 SF | | E3 | Massage Envy 3,232 SF |
| B20 | Learning Express Toys | 3,200 SF | E4 | OMG! BOBA 1,435 SF |
| B6 AVAILABLE | 1,600 SF | | E6 | V&V Nails 1,500 SF |
| | | | F1 | First American Bank |
| | | | TOTAL SQ. FT. | 135,355 |

| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |

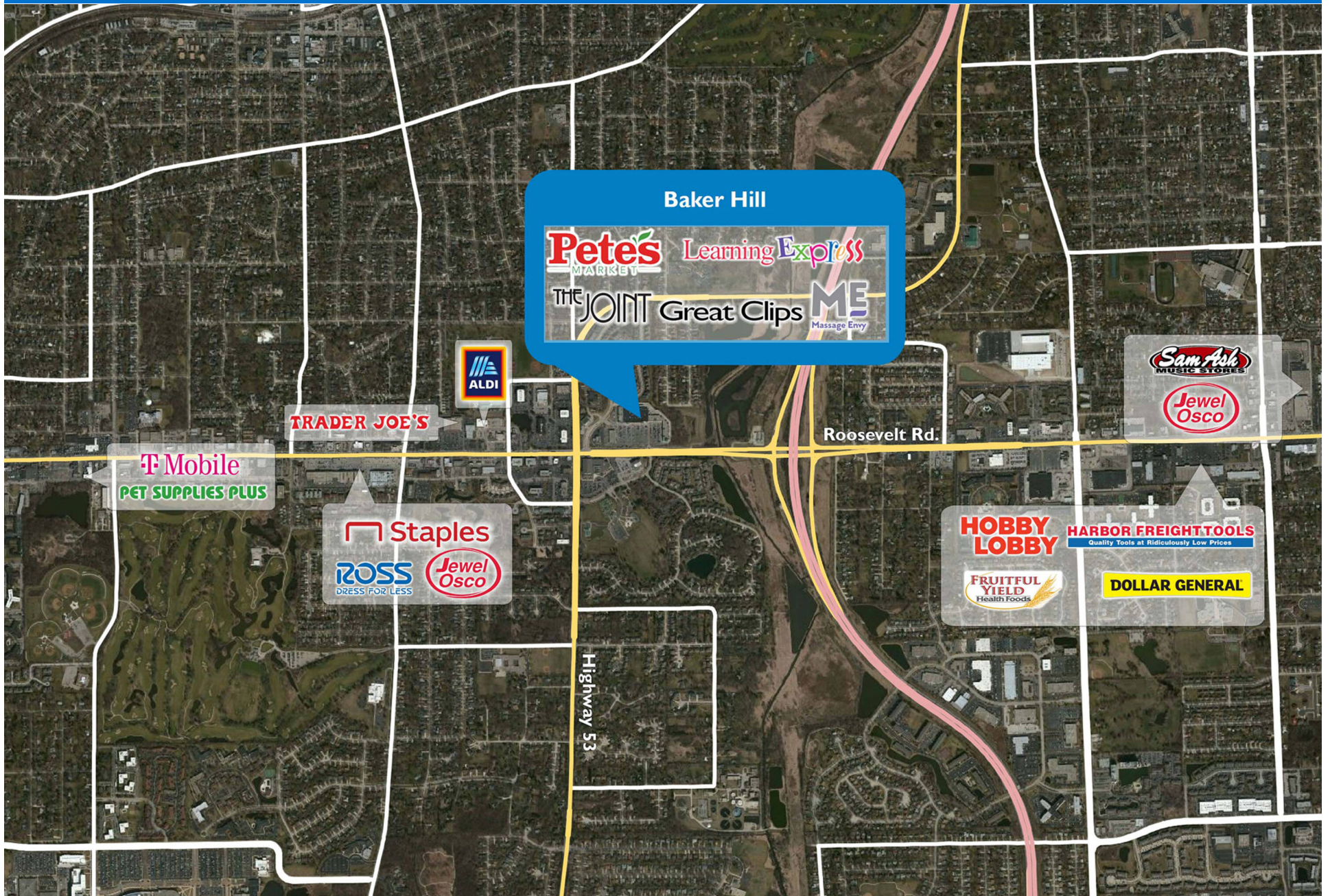


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.8609

Longitude: -88.049804

| Baker Hill Glen Ellyn, IL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|-------------------------|-------------------------|-------------------------|
| Population | Q4 2023 Estimated Population | 14,489 | 109,616 | 259,540 |
| | 2028 Projected Population | 14,639 | 110,784 | 260,346 |
| | 2010 Census Population | 14,471 | 106,491 | 256,188 |
| | 2000 Census Population | 14,438 | 105,865 | 258,651 |
| | 1990 Census Population | 13,425 | 100,869 | 242,452 |
| | Historical Annual Growth 1990 to 2000 | 0.73% | 0.48% | 0.65% |
| | Historical Annual Growth 2000 to 2010 | 0.02% | 0.06% | -0.10% |
| | Estimated Annual Growth 2010 to 2023 | 0.01% | 0.21% | 0.09% |
| | Projected Annual Growth 2023 to 2028 | 0.21% | 0.21% | 0.06% |
| | Median Age | 39.6 | 40.6 | 40.9 |
| Households | Q4 2023 Estimated Households | 5,230 | 41,631 | 98,412 |
| | 2028 Projected Households | 5,286 | 42,118 | 98,796 |
| | 2010 Census Households | 5,229 | 40,812 | 96,145 |
| | 2000 Census Households | 5,176 | 39,360 | 94,842 |
| | 1990 Census Households | 4,934 | 37,037 | 88,064 |
| | Historical Annual Growth 1990 to 2000 | 0.48% | 0.61% | 0.74% |
| | Historical Annual Growth 2000 to 2010 | 0.10% | 0.36% | 0.14% |
| | Estimated Annual Growth 2010 to 2023 | 0.00% | 0.14% | 0.17% |
| | Projected Annual Growth 2023 to 2028 | 0.21% | 0.23% | 0.08% |
| | Population per Household | 2.76 | 2.54 | 2.58 |
| Population by Race | White | 67.9% | 72.4% | 67.1% |
| | Black or African American | 5.7% | 4.2% | 4.8% |
| | Asian & Pacific Islander | 12.8% | 10.9% | 10.9% |
| | Other Races | 4.0% | 4.2% | 3.9% |
| | Hispanic Population | 9.6% | 8.4% | 13.3% |
| Income | Average Household Income | \$160,079 | \$142,787 | \$137,768 |
| | Median Household Income | \$116,294 | \$105,940 | \$103,171 |
| | Per Capita Income | \$58,077 | \$55,404 | \$52,990 |
| Education (Age 25+) | Elementary | 2.5% | 2.5% | 3.1% |
| | Some High School | 2.5% | 1.7% | 2.9% |
| | High School Graduate | 15.0% | 14.7% | 17.9% |
| | Some College | 15.4% | 15.1% | 16.7% |
| | Associates Degree Only | 5.8% | 7.2% | 7.3% |
| | Bachelors Degree Only | 34.3% | 35.5% | 31.9% |
| | Graduate Degree | 24.4% | 23.2% | 20.3% |
| Business | Number of Businesses | 541 | 4,111 | 11,897 |
| | Total Number of Employees | 5,003 | 56,414 | 192,416 |
| | Employees per Business | 9.25 | 13.72 | 16.17 |
| | Residential Population per Business | 26.80 | 26.66 | 21.82 |

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