



SIZE

128,870 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	13,507	79,153	233,897
<b>Households</b>	4,529	27,291	81,556
<b>Median HH Income (\$)</b>	122,494	114,314	100,431

MAJOR TENANT(S)

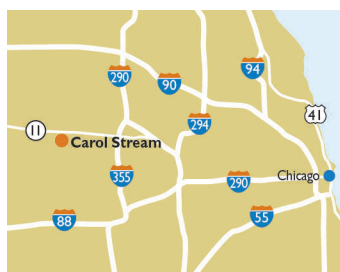
Jewel-Osco  
 Charter Fitness  
 Hand & Stone Massage and Facial Spa

LEASING CONTACT

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 aschrage@phillipsedison.com

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 Subway, State Farm Insurance, The UPS Store, Edward Jones and Great Clips
- Located in Carol Stream with a population exceeding 233,900 in a five-mile radius and an average household income greater than \$121,500
- Situated at the intersection of West Army Trail Road (24,800 VPD) and North County Farm Road (24,500 VPD)



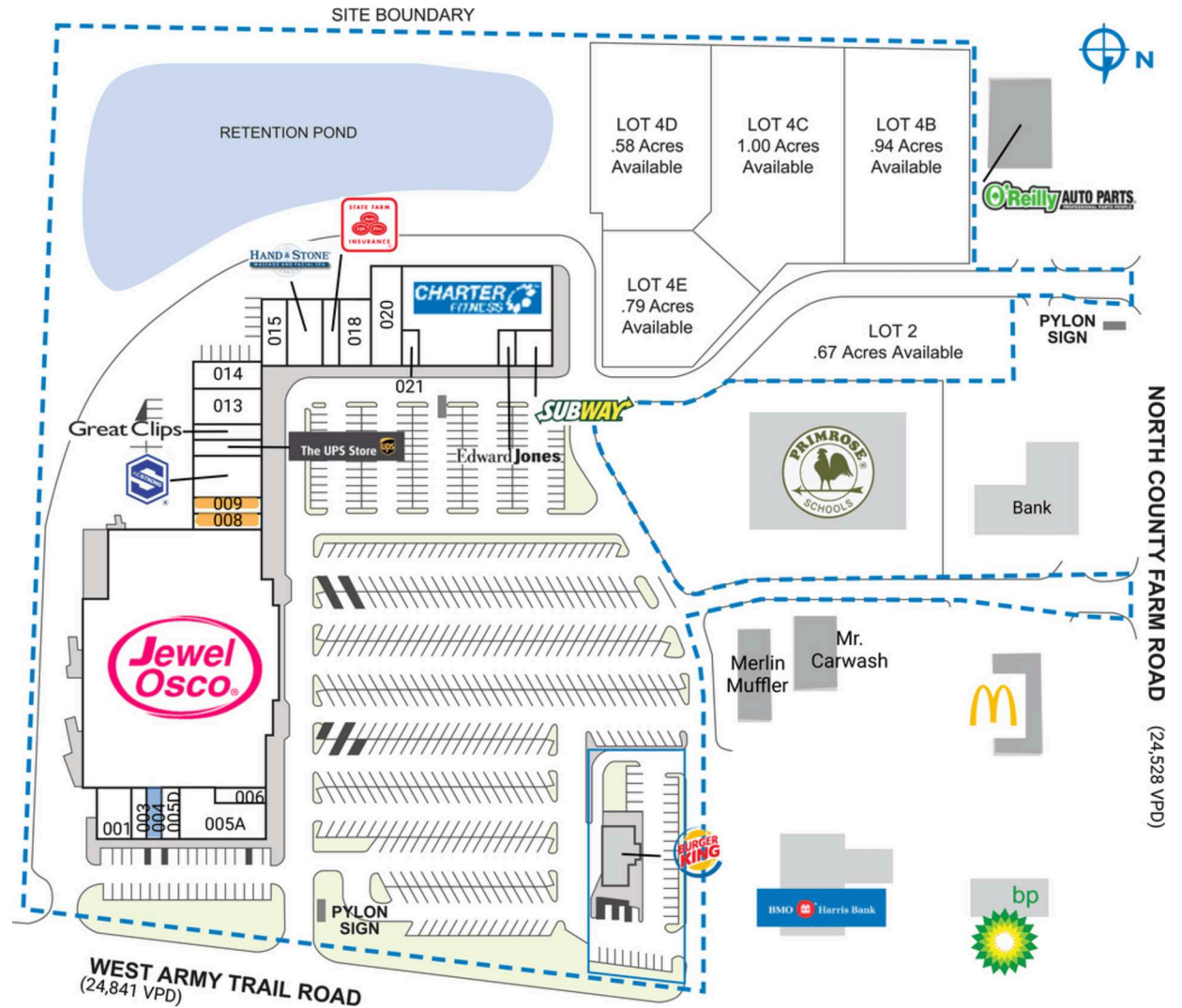
# HERITAGE PLAZA

750 West Army Trail Road | Carol Stream, IL 60188

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	<b>TOTAL SQ. FT.</b>	<b>128,870</b>
008	AVAILABLE	1,600 SF		
009	AVAILABLE	1,600 SF		
010	Kidstrong	4,000 SF		
011	The UPS Store	1,600 SF		

SITE LEGEND	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #808080; 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.



# HERITAGE PLAZA

750 West Army Trail Road | Carol Stream, IL 60188





# HERITAGE PLAZA

750 West Army Trail Road | Carol Stream, IL 60188





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.939346

Longitude: -88.146137

Heritage Plaza Carol Stream, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,507	79,153	233,897
	2028 Projected Population	13,419	78,868	232,917
	2010 Census Population	14,221	80,768	237,534
	2000 Census Population	14,499	81,757	233,822
	1990 Census Population	11,277	59,654	186,013
	Historical Annual Growth 1990 to 2000	2.54%	3.20%	2.31%
	Historical Annual Growth 2000 to 2010	-0.19%	-0.12%	0.16%
	Estimated Annual Growth 2010 to 2023	-0.37%	-0.15%	-0.11%
	Projected Annual Growth 2023 to 2028	-0.13%	-0.07%	-0.08%
	Median Age	42.8	41.8	41.0
Households	Q4 2023 Estimated Households	4,529	27,291	81,556
	2028 Projected Households	4,496	27,191	81,218
	2010 Census Households	4,605	27,358	80,639
	2000 Census Households	4,497	26,691	77,515
	1990 Census Households	3,667	19,453	61,769
	Historical Annual Growth 1990 to 2000	2.06%	3.21%	2.30%
	Historical Annual Growth 2000 to 2010	0.24%	0.25%	0.40%
	Estimated Annual Growth 2010 to 2023	-0.12%	-0.02%	0.08%
	Projected Annual Growth 2023 to 2028	-0.15%	-0.07%	-0.08%
	Population per Household	2.98	2.88	2.83
Population by Race	White	52.1%	56.0%	55.5%
	Black or African American	3.1%	4.4%	4.7%
	Asian & Pacific Islander	27.5%	20.6%	15.2%
	Other Races	3.5%	3.3%	3.1%
	Hispanic Population	13.9%	15.6%	21.5%
Income	Average Household Income	\$134,852	\$131,113	\$121,489
	Median Household Income	\$122,494	\$114,314	\$100,431
	Per Capita Income	\$45,220	\$45,501	\$42,831
Education (Age 25+)	Elementary	2.6%	3.0%	5.3%
	Some High School	5.4%	4.6%	4.8%
	High School Graduate	20.5%	20.5%	22.9%
	Some College	18.0%	19.9%	19.3%
	Associates Degree Only	8.0%	8.9%	8.5%
	Bachelors Degree Only	29.8%	29.3%	26.1%
	Graduate Degree	15.7%	13.8%	13.2%
Business	Number of Businesses	331	1,665	6,187
	Total Number of Employees	4,634	23,406	88,451
	Employees per Business	14.00	14.05	14.30
	Residential Population per Business	40.81	47.53	37.80

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