OCONOMOWOC, WI



SIZE

109,439 square feet

DEMOGRAPHICS

| l mile | 3 mile | 5 mile | | |
|---|----------------------|---------|--|--|
| Populatio 1,617 | n 16,508 | 45,03 I | | |
| Househo 589 | l ds 6,812 | 18,151 | | |
| Median HH Income (\$) 128,396 105,858 110,584 | | | | |

MAJOR TENANT(S)

Metro Market Mattress Firm CycleBar

LEASING CONTACT

Andrew Schrage Mobile (317) 508-8119 aschrage@phillipsedison.com



67 Valley Road Market Place at Pabst Farms 30 16 Market Place at Pabst Farms

(67)

LOCATION

1300 Pabst Farms Circle | Oconomowoc, WI 53066

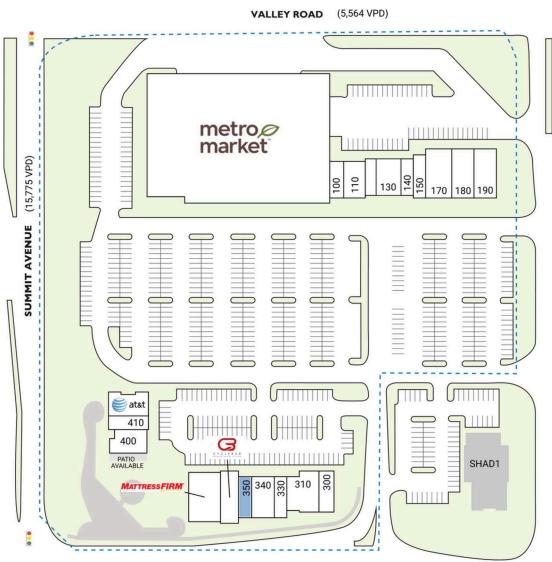
PROPERTY HIGHLIGHTS

- Anchored by Metro Market
- Other national tenants include CycleBar, Mattress Firm and AT&T
- Population exceeds 16,500 within a three-mile radius with an average household income over \$135,700
- 1.8 million visits to the shopping center in the past 12 months per Placer.ai



PHILLIPS EDISON & COMPANY®

| SPACE | TENANT | SQ. FT. | |
|---|----------------------------------|-----------|--|
| 000 | Metro Market | 66,292 SF | |
| SHADI | Mid-America Real Estate | | |
| 100 | Silver Nails | 1,740 SF | |
| 110 | Travel Leaders | 1,825 SF | |
| 130 | El Jimador | 3,624 SF | |
| 140 | Imperial Garden | 1,338 SF | |
| 150 | Martinizing Dry Cleaners | 1,416 SF | |
| 170 | Badger Burger | 3,534 SF | |
| 180 | Forefront Dermatology | 2,816 SF | |
| 190 | Forward Dental | 3,200 SF | |
| 300 | Clean Juice | 1,600 SF | |
| 310 | Barnes Jewelers | 3,421 SF | |
| 330 | Elite Hearing Centers of America | 1,219 SF | |
| 340 | Solstice Health | 2,604 SF | |
| 350 | COMING AVAILABLE | I,498 SF | |
| 360 | CycleBar | 2,620 SF | |
| 370 | Mattress Firm | 4,267 SF | |
| 400 | Lake Country Cards | 1,986 SF | |
| 410 | Cousins Subs | 1,838 SF | |
| 420 | AT&T | 2,600 SF | |
| TOTAL | SQ. FT. | 109,439 | |
| SITE LEC | GEND | | |
| Available Occupied Leased (not occupied) Owned by Others | | | |



PABST FARMS CIRCLE

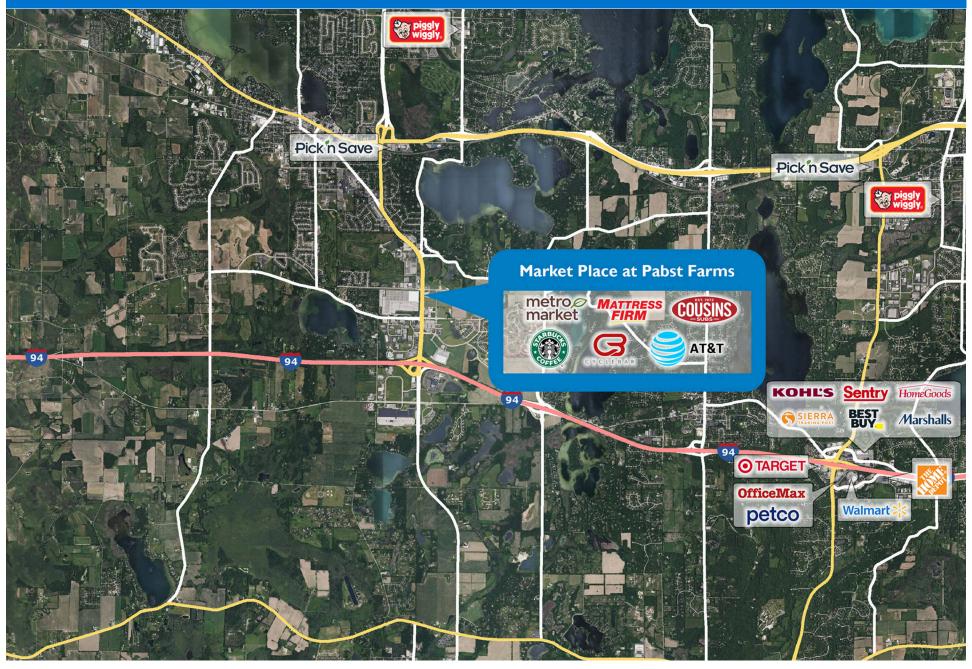


1300 Pabst Farms Circle | Oconomowoc, WI 53066





1300 Pabst Farms Circle | Oconomowoc, WI 53066





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 43.075329

Longitude: -88.469063

| Oconomicwice, Wi Q4 2023 Estimated Population 1,617 16,508 2028 Projected Population 1,846 18,259 2010 Census Population 1,229 14,788 2000 Census Population 991 13,092 1990 Census Population 764 11,770 Historical Annual Growth 1990 to 2000 2.64% 1.07% 1,23% Estimated Annual Growth 2000 to 2010 2.17% 1.23% Estimated Annual Growth 2010 to 2023 2.02% 0.80% Projected Annual Growth 2010 to 2023 2.02% 0.80% Projected Annual Growth 2023 to 2028 2.70% 2.04% Median Age 50.0 46.3 Q4 2023 Estimated Households 589 6.812 2028 Projected Households 589 6.812 2010 Census Households 589 6.812 2010 Census Households 356 5.136 1990 Census Households 262 4.427 Historical Annual Growth 2010 to 2010 1.93% 1.15% Estimated Annual Growth 2023 to 2028 2.88% 2.08% Projected Annual Growth 2023 to 2028 2.88% 2.08% Projected Annual Growth 2023 to 2 | | _0.19.10.00 | | | | .p, <u>-</u> |
|---|-----------|-------------|------------------|----------------|---------------------------------------|--------------|
| Of 2 2023 Estimated Population 1.617 16.508 2028 Projected Population 1.846 18,259 2010 Census Population 1.229 14,788 2000 Census Population 991 13,092 1990 Census Population 764 11,770 Historical Annual Growth 1990 to 2000 2.64% 1.07% Historical Annual Growth 2010 to 2023 2.02% 0.80% Projected Annual Growth 2023 to 2028 2.70% 2.04% Median Age 50.0 46.3 04 2023 Estimated Households 589 6.812 2030 Census Households 589 6.812 2030 Census Households 356 5.136 1990 Census Households 262 4.427 Historical Annual Growth 1990 to 2000 3.10% 1.50% Historical Annual Growth 1990 to 2000 3.00% 1.23% 1990 Census Households 263 2.38 1990 Census Household 2.58 2.38 Projected Annual Growth 2023 to 2028 2.88% 2.08% Projected Annual Growth 2020 to 2010 1 | e Radius | 5.00 Mile R | 3.00 Mile Radius | 00 Mile Radius | | |
| Upper Part Projected Population 1.846 18,259 2028 Projected Population 1,229 14,788 2010 Census Population 991 13,092 1990 Census Population 764 11,770 Historical Annual Growth 1990 to 2000 2.64% 1.07% Historical Annual Growth 2000 to 2010 2.17% 1.23% Projected Annual Growth 2023 to 2028 2.70% 2.04% Median Age 50.0 46.3 O4 2023 Estimated Households 589 6.812 2028 Projected Households 589 6.812 2020 Census Households 356 5.136 1990 Census Households 262 4.427 Historical Annual Growth 2000 to 2010 1.15% 1.50% 1990 Census Households 262 4.427 Historical Annual Growth 2000 to 2010 1.15% 2.38% 1990 Census Households 268 2.38% Projected Annual Growth 2023 to 2028 2.88% 2.08% Projected Annual Growth 2023 to 2028 2.88% 2.08% Projected Annual Growth 2023 to 2028 | 45.024 | | 40,500 | 4 047 | | |
| Upped Property 2010 Census Population 1,229 14,788 2000 Census Population 991 13,092 1990 Census Population 764 11,770 Historical Annual Growth 1990 to 2000 2,64% 10,7% Historical Annual Growth 2010 to 2023 2,02% 0,80% Projected Annual Growth 2023 to 2028 2,70% 2,04% Median Age 50.0 46.3 Q4 2023 Estimated Households 589 6,812 2028 Projected Households 569 7,552 2010 Census Households 356 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3,10% 1,50% Historical Annual Growth 2023 to 2028 2,86% 2,08% Projected Annual Growth 2023 to 2028 2,86% 2,08% Projected Annual Growth 2023 to 2028 2,86% 91,2% Black or African American 0,6% 1,0% Average Household 2.58 2,38 Vhite 89,6% 91,2% Black or African American | 45,031 | | | | - | |
| Upper Degreg of the second s | 48,562 | | | | | |
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| Unite 89.6% (1900) 91.2% (1900) Upgroup Ungroup U | 30,131 | • | 11,770 | 764 | 1990 Census Population | atic |
| Unite 89.6% (1900) 91.2% (1900) Upgroup Ungroup U | 1.58% | | 1.07% | 2.64% | Historical Annual Growth 1990 to 2000 | Ind |
| Projected Annual Growth 2023 to 2028 2.70% 2.04% Median Age 50.0 46.3 Q4 2023 Estimated Households 589 6,812 2028 Projected Households 679 7,552 2010 Census Households 356 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3.10% 1.55% Historical Annual Growth 2010 to 2010 1.93% 1.15% Estimated Annual Growth 2010 to 2023 2.30% 1.23% Projected Annual Growth 2010 to 2028 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% 4.1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 | 1.25% | | 1.23% | 2.17% | Historical Annual Growth 2000 to 2010 | 8 |
| Median Age 50.0 46.3 Median Age 50.0 46.3 Q4 2023 Estimated Households 589 6,812 2028 Projected Households 679 7,552 2010 Census Households 431 5,760 2000 Census Households 366 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3.10% 1.50% Historical Annual Growth 2000 to 2010 1.93% 1.15% Estimated Annual Growth 2010 to 2023 2.30% 1.23% Projected Annual Growth 2023 to 2028 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% \$105,858 \$ Per Capita Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ | 0.88% | | 0.80% | 2.02% | Estimated Annual Growth 2010 to2023 | |
| Operation Operation <t< td=""><td>1.52%</td><td></td><td>2.04%</td><td>2.70%</td><td>Projected Annual Growth 2023 to 2028</td><td></td></t<> | 1.52% | | 2.04% | 2.70% | Projected Annual Growth 2023 to 2028 | |
| Bits 2028 Projected Households 679 7,552 2010 Census Households 431 5,760 2000 Census Households 356 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3,10% 1.50% Historical Annual Growth 2010 to 2010 1,93% 1,15% Estimated Annual Growth 2010 to 2023 2,30% 1,23% Projected Annual Growth 2023 to 2028 2,88% 2,08% Population per Household 2,58 2,38 White 89,6% 91,2% Black or African American 0,6% 1,0% Asian & Pacific Islander 1,2% 0,7% Other Races 3,7% 3,0% Hispanic Population 4,9% 4,1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Some High School 0,4% 2,0% \$ Hispacic De | 46.6 | | 46.3 | 50.0 | Median Age | |
| Bits 2028 Projected Households 679 7,552 2010 Census Households 431 5,760 2000 Census Households 356 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3,10% 1.50% Historical Annual Growth 2010 to 2010 1,93% 1,15% Estimated Annual Growth 2010 to 2023 2,30% 1,23% Projected Annual Growth 2023 to 2028 2,88% 2,08% Population per Household 2,58 2,38 White 89,6% 91,2% Black or African American 0,6% 1,0% Asian & Pacific Islander 1,2% 0,7% Other Races 3,7% 3,0% Hispanic Population 4,9% 4,1% Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Median Household Income \$127,% 20.7% \$ Some High School 0,4% 20.7% \$ Some High Schoo | 18,151 | | 6,812 | 589 | Q4 2023 Estimated Households | |
| good Census Households 356 5,136 1990 Census Households 262 4,427 Historical Annual Growth 1990 to 2000 3.10% 1.50% Historical Annual Growth 2000 to 2010 1.93% 1.15% Estimated Annual Growth 2010 to 2023 2.30% 1.23% Projected Annual Growth 2010 to 2023 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% 4.1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Some High School 0.4% 2.0% \$ Hispasciates Degree Only 11.4% 9.2% \$ Some College 19.8% 19.0% \$ \$ < | 19,598 | | | 679 | 2028 Projected Households | |
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| Image: Property of the second seco | 13,378 | | | | | |
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| Estimated Annual Growth 2010 to 2023 2.30% 1.23% Projected Annual Growth 2023 to 2028 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% 4.1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 11.4% 9.2% \$ Bachelors Degree Only 34.4% 32.0% \$ | 2.06% | | 1.50% | 3.10% | Historical Annual Growth 1990 to 2000 | Iseh |
| Estimated Annual Growth 2010 to 2023 2.30% 1.23% Projected Annual Growth 2023 to 2028 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% 4.1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 11.4% 9.2% \$ Bachelors Degree Only 34.4% 32.0% \$ | 1.41% | | | | Historical Annual Growth 2000 to 2010 | Hou |
| Projected Annual Growth 2023 to 2028 2.88% 2.08% Population per Household 2.58 2.38 White 89.6% 91.2% Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.1% 4.1% Median Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Elementary 1.0% 0.8% \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 11.4% 9.2% \$ Bachelors Degree Only 34.4% 32.0% \$ | 1.21% | | | | Estimated Annual Growth 2010 to 2023 | <u> </u> |
| upper provided in the second | 1.55% | | | | | |
| Black or African American 0.6% 1.0% Asian & Pacific Islander 1.2% 0.7% Other Races 3.7% 3.0% Hispanic Population 4.9% 4.1% Average Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Lementary 1.0% 0.8% \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 34.4% 32.0% \$ | 2.44 | | 2.38 | 2.58 | Population per Household | |
| Hispanic Population 4.9% 4.1% Average Household Income \$178,594 \$135,712 \$ Median Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Elementary 1.0% 0.8% \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 11.4% 9.2% \$ Bachelors Degree Only 34.4% 32.0% \$ | 91.9% | | 91.2% | 89.6% | White | _ |
| Hispanic Population4.9%4.1%Average Household Income\$178,594\$135,712\$Median Household Income\$128,396\$105,858\$Per Capita Income\$68,804\$57,017Elementary1.0%0.8%Some High School0.4%2.0%High School Graduate12.7%20.7%Some College19.8%19.0%Associates Degree Only11.4%9.2%Bachelors Degree Only34.4%32.0% | 0.7% | | 1.0% | 0.6% | Black or African American | |
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| Hispanic Population4.9%4.1%Average Household Income\$178,594\$135,712\$Median Household Income\$128,396\$105,858\$Per Capita Income\$68,804\$57,017Elementary1.0%0.8%Some High School0.4%2.0%High School Graduate12.7%20.7%Some College19.8%19.0%Associates Degree Only11.4%9.2%Bachelors Degree Only34.4%32.0% | 3.1% | | 3.0% | 3.7% | Other Races | by bl |
| Vedian Household Income\$128,396\$105,858\$Per Capita Income\$68,804\$57,017Elementary1.0%0.8%Some High School0.4%2.0%High School Graduate12.7%20.7%Some College19.8%19.0%Associates Degree Only11.4%9.2%Bachelors Degree Only34.4%32.0% | 3.4% | | 4.1% | 4.9% | Hispanic Population | • |
| Vedian Household Income \$128,396 \$105,858 \$ Per Capita Income \$68,804 \$57,017 \$ Elementary 1.0% 0.8% \$ Some High School 0.4% 2.0% \$ High School Graduate 12.7% 20.7% \$ Some College 19.8% 19.0% \$ Associates Degree Only 11.4% 9.2% \$ Bachelors Degree Only 34.4% 32.0% \$ | \$143,741 | ¢1. | \$135,712 | \$178 504 | Average Household Income | c) |
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| Bachelors Degree Only 34.4% 32.0% | 1.7% | | 2.0% | 0.4% | Some High School | |
| Bachelors Degree Only34.4%32.0% | 20.5% | | 20.7% | 12.7% | High School Graduate | 5+) |
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| Bachelors Degree Only34.4%32.0% | 9.4% | | 9.2% | 11.4% | Associates Degree Only | [Ag |
| Graduate Degree 20.3% 16.3% | 33.5% | | 32.0% | 34.4% | Bachelors Degree Only | |
| | 15.9% | | 16.3% | 20.3% | | |
| Number of Businesses 149 791 | 1,424 | | 701 | 140 | Number of Businesses | o |
| Total Number of Employees 1,984 10,679 | 18,083 | | | | | les |
| Number of Businesses149791Total Number of Employees1,98410,679Employees per Business13.3613.50Devidential Development Province10.0200.02 | 12.70 | | | | | Isin |
| Residential Population per Business 10.88 20.86 | 31.63 | | | | | Bu |