BRENTWOOD COMMONS

BENSENVILLE, IL

SIZE

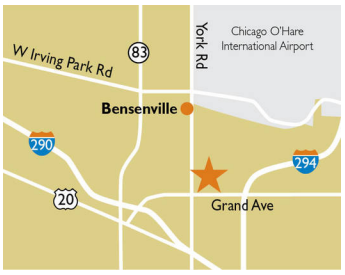
125,497 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,346	89,418	256,509
Households	3,797	29,953	87,509
Median HH Income ($)	69,478	78,601	78,740

MAJOR TENANT(S)

Jewel-Osco
Dollar Tree
Advance Auto Parts



LOCATION

1047-1147 S York Road | Bensenville, IL 60106

PROPERTY HIGHLIGHTS

- Strong tenant mix including Jewel-Osco, Dollar Tree, Advance Auto, T-Mobile and Benjamin Moore
- The best retail center in Bensenville, located 15 miles northwest of Downtown Chicago
- Over 256,500 residents within a five-mile radius with an average household income over $106,700 within a three-mile radius
- More than 45,700 VPD at the intersection of E. Grand Avenue and S. York Road

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
OUT1	US Bank	5,280 SF
SHDW	PNC Bank	
0001	Subway	1,432 SF
0002	Stella's Place	1,132 SF
0003	COMING AVAILABLE	1,132 SF
0004	Benjamin Moore	3,030 SF
0005	Sweetz 4 U	878 SF
0006	Advance Auto Parts	7,905 SF
0007	ATI Physical Therapy	2,827 SF
0008	Alpha Mattress	8,269 SF
0008A	Anytime Fitness	5,000 SF
0009	La Poblanita Mexican Cuisine	2,800 SF
0010	Dollar Tree	14,066 SF
0011	Jewel-Osco	64,762 SF
0012	T-Mobile	1,650 SF
0013	Discount Tobacco	1,200 SF
0014	COMING AVAILABLE	1,200 SF
0015	COMING AVAILABLE	1,200 SF
0016	Brentwood Family Dental	900 SF
0017	#1 Nails Spa	834 SF
TOTAL SQ. FT.		125,497

SITE LEGEND

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

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.

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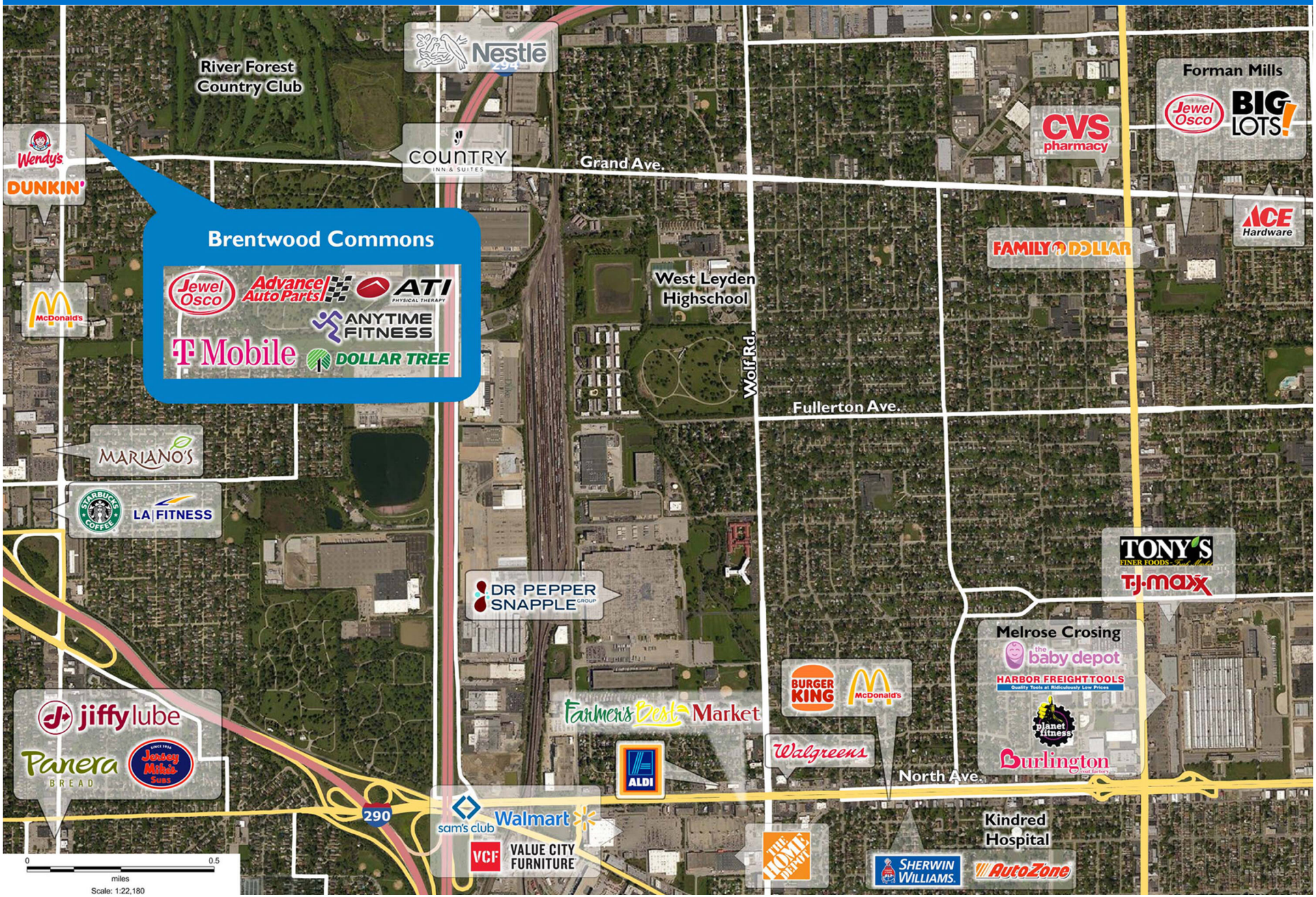

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval Retrieval
Mar 20, 2023

PHILLIPS EDISON & COMPANY

Brentwood Commons Bensenville, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,346	89,418	256,509
	2027 Projected Population	10,343	89,332	255,300
	2010 Census Population	10,406	89,401	259,382
	2000 Census Population	9,935	90,507	259,891
	1990 Census Population	9,363	85,444	248,148
	Historical Annual Growth 1990 to 2000	0.59%	0.58%	0.46%
	Historical Annual Growth 2000 to 2010	0.46%	-0.12%	-0.02%
	Estimated Annual Growth 2010 to2022	-0.04%	0.00%	-0.09%
	Projected Annual Growth 2022 to 2027	-0.01%	-0.02%	-0.09%
	Median Age	39.5	38.4	38.9
Households	Q2 2022 Estimated Households	3,797	29,953	87,509
	2027 Projected Households	3,791	29,942	87,202
	2010 Census Households	3,819	29,896	88,206
	2000 Census Households	3,868	30,825	89,173
	1990 Census Households	3,818	30,247	87,441
	Historical Annual Growth 1990 to 2000	0.13%	0.19%	0.20%
	Historical Annual Growth 2000 to 2010	-0.13%	-0.31%	-0.11%
	Estimated Annual Growth 2010 to 2022	-0.04%	0.02%	-0.06%
	Projected Annual Growth 2022 to 2027	-0.03%	-0.01%	-0.07%
	Population per Household	2.71	2.93	2.91
Population by Race	White	51.4%	53.1%	52.5%
	Black or African American	5.3%	2.7%	7.5%
	Asian & Pacific Islander	8.7%	5.0%	4.1%
	Other Races	1.4%	1.7%	1.5%
	Hispanic Population	33.2%	37.6%	34.3%
Income	Average Household Income	$96,004	$106,756	$104,305
	Median Household Income	$69,478	$78,601	$78,740
	Per Capita Income	$35,439	$36,335	$35,855
Education (Age 25+)	Elementary	12.1%	9.0%	8.4%
	Some High School	4.0%	7.0%	6.7%
	High School Graduate	24.1%	27.6%	28.1%
	Some College	21.2%	17.8%	19.5%
	Associates Degree Only	9.7%	8.4%	8.0%
	Bachelors Degree Only	21.4%	18.6%	19.1%
	Graduate Degree	7.4%	11.5%	10.2%
Business	Number of Businesses	469	4,106	11,283
	Total Number of Employees	8,439	105,321	286,760
	Employees per Business	18.00	25.65	25.42
	Residential Population per Business	22.06	21.78	22.73

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

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Data Source: Synergos Technologies Inc Austin, TX