

# GLENWOOD CROSSINGS

KENOSHA, WI



## SIZE

87,115 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,995	50,192	105,561
<b>Households</b>		
5,220	18,853	40,316
<b>Median HH Income (\$)</b>		
60,688	56,865	62,804

## MAJOR TENANT(S)

Pick 'n Save  
Dollar Tree  
Great Clips



## LOCATION

2811 18th Street | Kenosha, WI 53140

## PROPERTY HIGHLIGHTS

- Anchored by Pick 'n Save, the leading grocer in Southeast Wisconsin
- Pick 'n Save expanded in 2011 and has more than 18 years of lease term remaining
- Featuring national tenants Dollar Tree, Great Clips and Domino's Pizza
- Population exceeds 50,100 residents in the three-mile trade area with an average household income exceeding \$75,100

## LEASING CONTACT

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

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)








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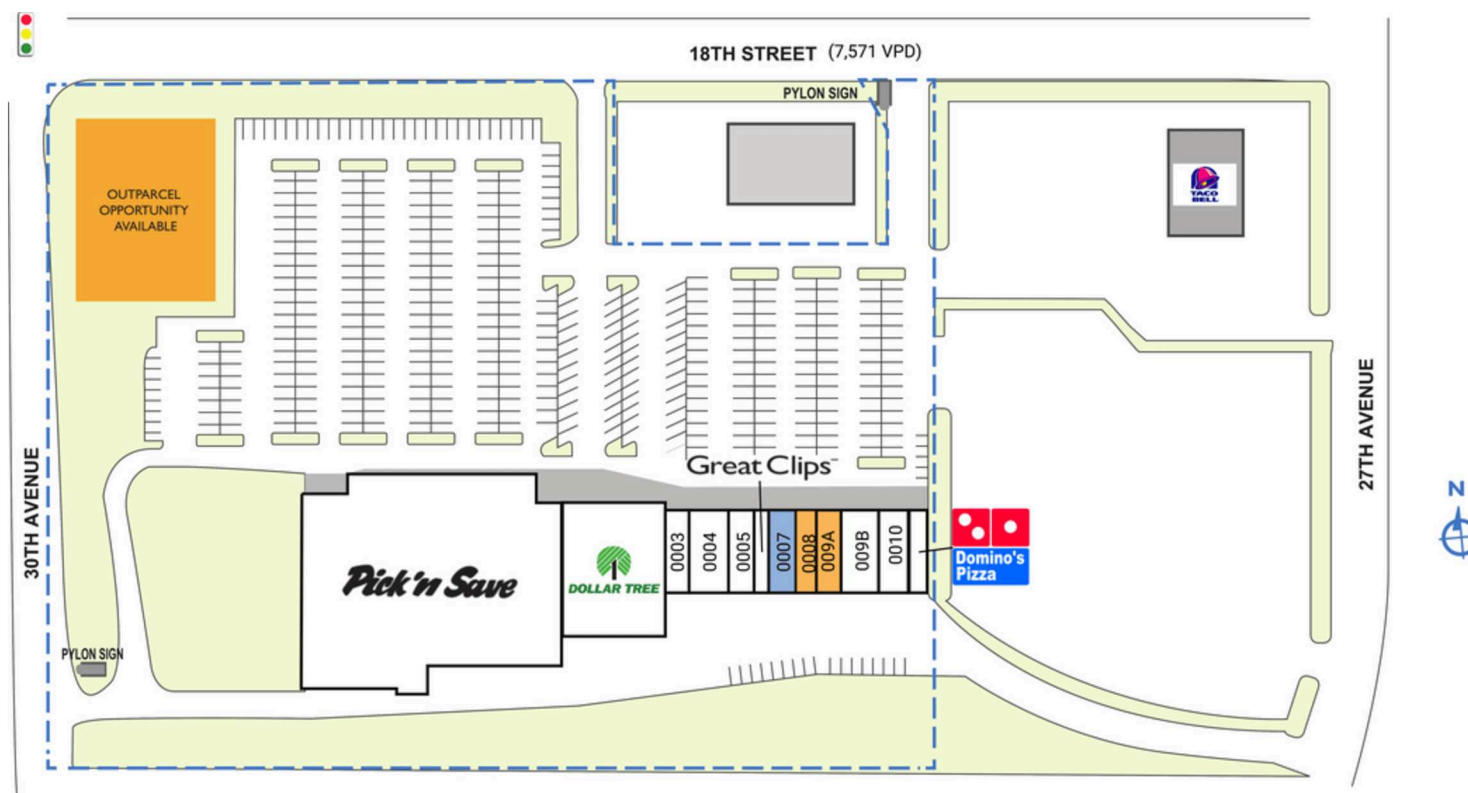
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SPACE TENANT		SQ. FT.				
OUT1	Pizza Hut		0002	Dollar Tree	12,544 SF	0008 AVAILABLE 1,600 SF
OUT2	Kenosha North Development Co.		0003	Star Nails	1,760 SF	009A AVAILABLE 1,800 SF
OUT3	Taco Bell		0004	Eli's Cafe	2,600 SF	009B Laundromax 3,000 SF
0001	Pick 'n Save	55,000 SF	0005	Hong Kong Restaurant	2,000 SF	0010 Smoke This 2,000 SF
			0006	Great Clips	1,200 SF	0011 Domino's Pizza 1,611 SF
			0007	COMING AVAILABLE	2,000 SF	TOTAL SQ. FT. 87,115

## 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.



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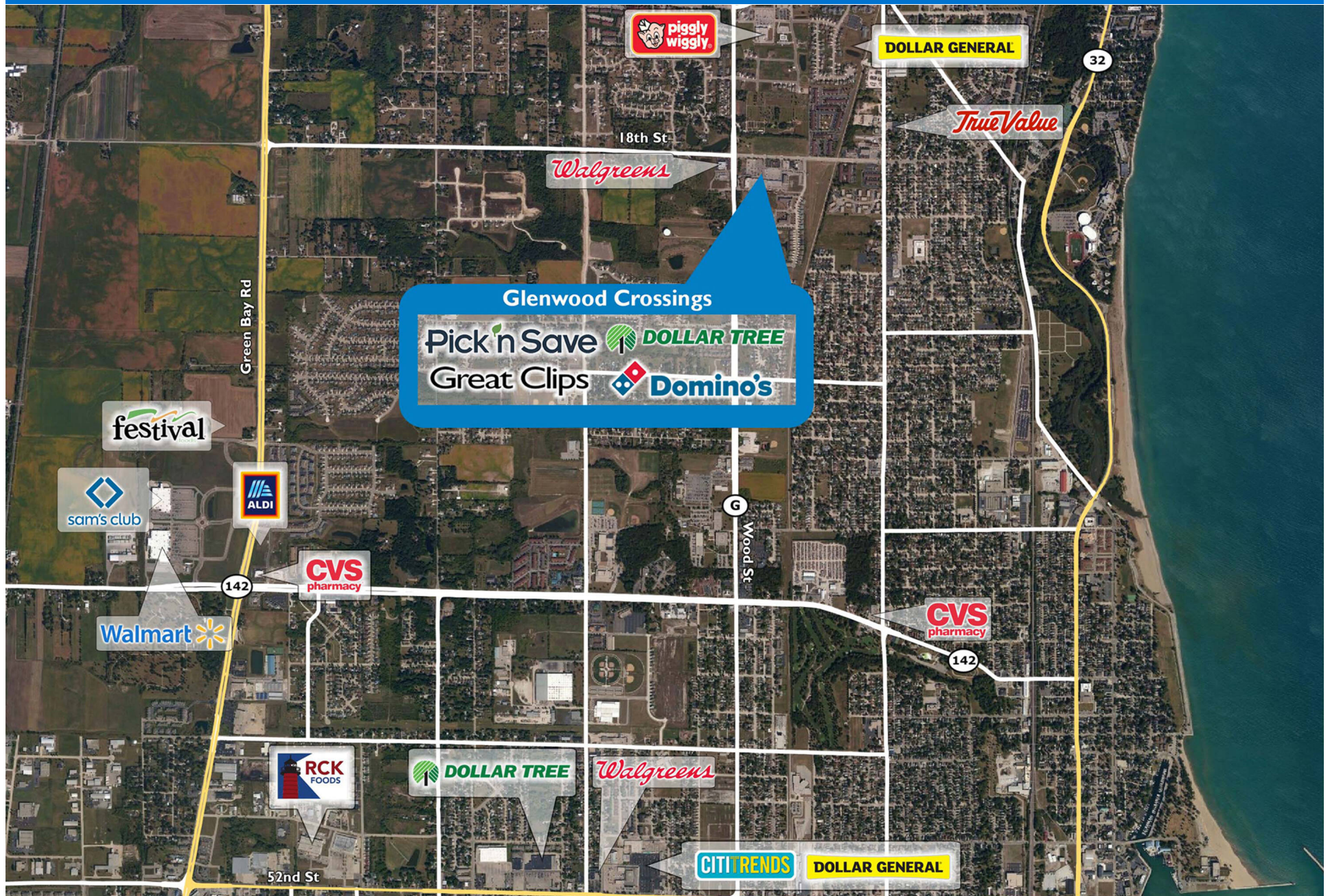
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Glenwood Crossings Kenosha, WI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,995	50,192	105,561
	2027 Projected Population	12,440	51,930	108,466
	2010 Census Population	12,194	50,772	106,974
	2000 Census Population	10,885	46,216	101,585
	1990 Census Population	9,038	41,278	93,009
	Historical Annual Growth 1990 to 2000	1.88%	1.14%	0.89%
	Historical Annual Growth 2000 to 2010	1.14%	0.94%	0.52%
	Estimated Annual Growth 2010 to 2022	-0.13%	-0.09%	-0.10%
	Projected Annual Growth 2022 to 2027	0.73%	0.68%	0.54%
	Median Age	40.8	36.1	38.1
Households	Q2 2022 Estimated Households	5,220	18,853	40,316
	2027 Projected Households	5,420	19,550	41,477
	2010 Census Households	5,351	19,060	40,802
	2000 Census Households	4,799	17,811	38,911
	1990 Census Households	3,747	15,496	34,698
	Historical Annual Growth 1990 to 2000	2.51%	1.40%	1.15%
	Historical Annual Growth 2000 to 2010	1.09%	0.68%	0.48%
	Estimated Annual Growth 2010 to 2022	-0.19%	-0.09%	-0.09%
	Projected Annual Growth 2022 to 2027	0.75%	0.73%	0.57%
	Population per Household	2.25	2.50	2.51
Population by Race	White	79.5%	66.4%	69.0%
	Black or African American	6.1%	10.9%	9.7%
	Asian & Pacific Islander	1.8%	1.9%	1.6%
	Other Races	2.8%	3.5%	3.6%
	Hispanic Population	9.9%	17.4%	16.1%
Income	Average Household Income	\$76,585	\$75,199	\$79,887
	Median Household Income	\$60,688	\$56,865	\$62,804
	Per Capita Income	\$33,871	\$29,984	\$31,659
Education (Age 25+)	Elementary	3.7%	5.4%	4.6%
	Some High School	5.0%	5.8%	5.3%
	High School Graduate	25.1%	28.7%	28.4%
	Some College	24.8%	23.8%	23.9%
	Associates Degree Only	9.0%	8.9%	10.1%
	Bachelors Degree Only	19.0%	16.3%	17.1%
	Graduate Degree	13.5%	11.1%	10.6%
Business	Number of Businesses	111	914	2,308
	Total Number of Employees	1,974	16,144	39,252
	Employees per Business	17.80	17.66	17.00
	Residential Population per Business	108.12	54.92	45.73

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