

HOFFMAN VILLAGE

HOFFMAN ESTATES, IL



SIZE

159,708 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,097	99,033	216,904
Households		
4,781	34,841	77,320
Median HH Income (\$)		
74,984	83,537	89,523

MAJOR TENANT(S)

Mariano's
Anytime Fitness



LOCATION

2575 Golf Road | Hoffman Estates, IL 60169

PROPERTY HIGHLIGHTS

- Anchored by Mariano's Fresh Market, the #1 ranked grocery store in a 5-mile radius, with over 1.2 million visitors annually
- Other national tenants include Anytime Fitness, Hallmark, Goodwill, 100% Chiropractic and Thrive Affordable Vet Care
- Located in Hoffman Estates with a population greater than 99,000 in a three-mile radius with an average household income over \$100,500
- Situated at the high-traffic intersection of Golf Road (30,500 VPD) and Barrington Road (30,700 VPD)
- Hoffman Village is the #1 grocer in a 15 mile trade area

LEASING CONTACT

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MORE INFO

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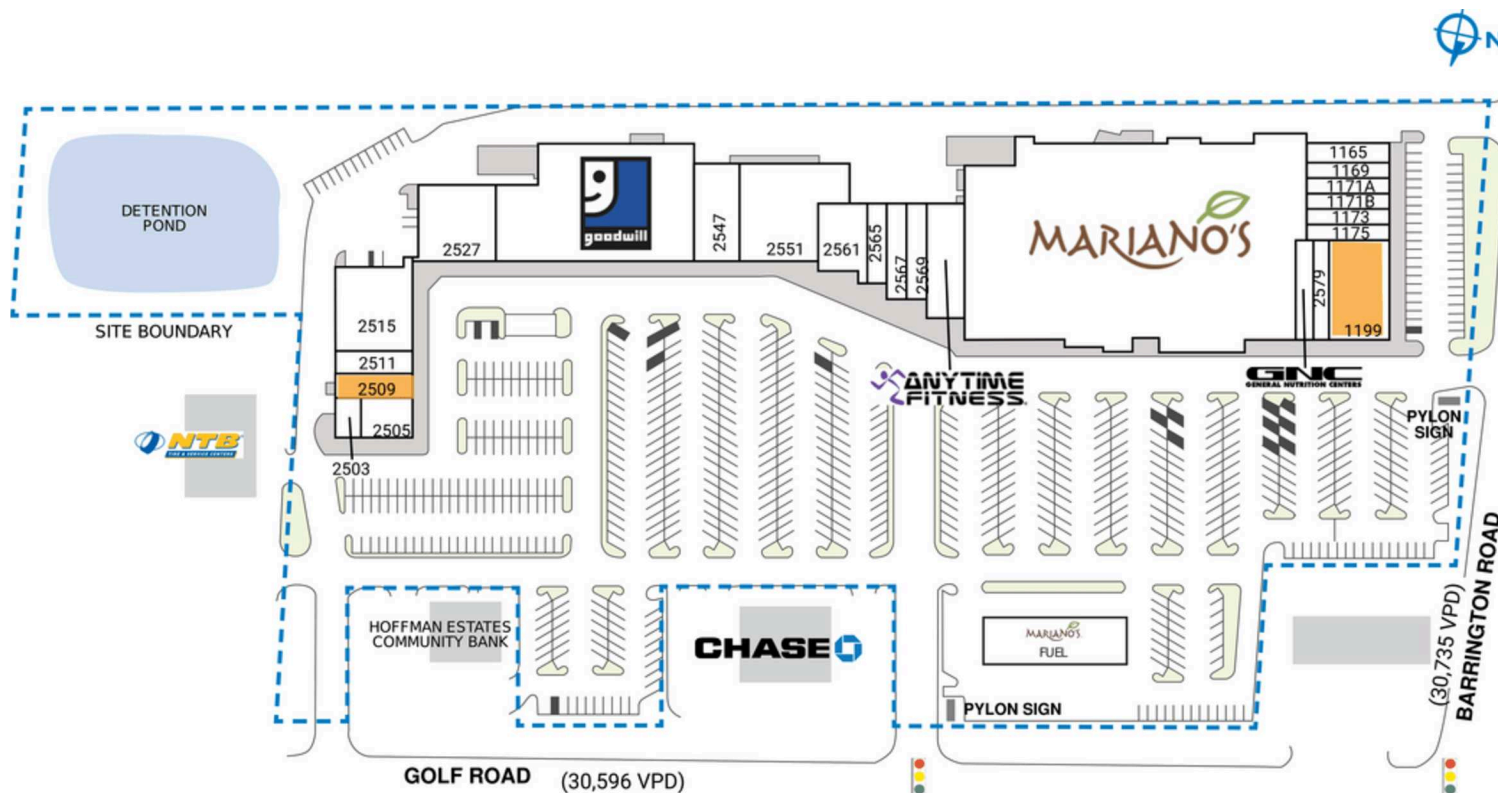
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SPACE	TENANT	SQ. FT.						
			1175 Vibrant Fusion	1,060 SF	2527 Big Blue Swim School	8,453 SF	2567 100% Chiropractic	2,000 SF
SHADI	National Tire & Battery		1199 AVAILABLE	4,350 SF	2535 Goodwill	20,630 SF	2569 101 Exotic of Hoffman	2,000 SF
1165	Jay Bhavani Vadapav	2,050 SF	2503 Marshall Nails and Spa	1,250 SF	2547 Thrive Affordable Vet Care	3,250 SF	2571 Anytime Fitness	4,880 SF
1169	Gia's	1,575 SF	2505 Best Dental Spa	2,211 SF			2575 Mariano's	72,317 SF
1171A	Stella's	1,500 SF	2509 AVAILABLE	2,239 SF	2551 Los Fernandez Taqueria	10,150 SF	2577 GNC	1,366 SF
1171B	Salon Eros	1,500 SF	2511 Russian School of Mathematics	2,069 SF	2561 BVM Healthcare	3,990 SF	2579 Fannie May Candies	1,243 SF
1173	Global Optical	1,500 SF	2515 Laundry World	6,425 SF	2565 Hoffman Gaming	1,700 SF	TOTAL SQ. FT.	159,708

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.

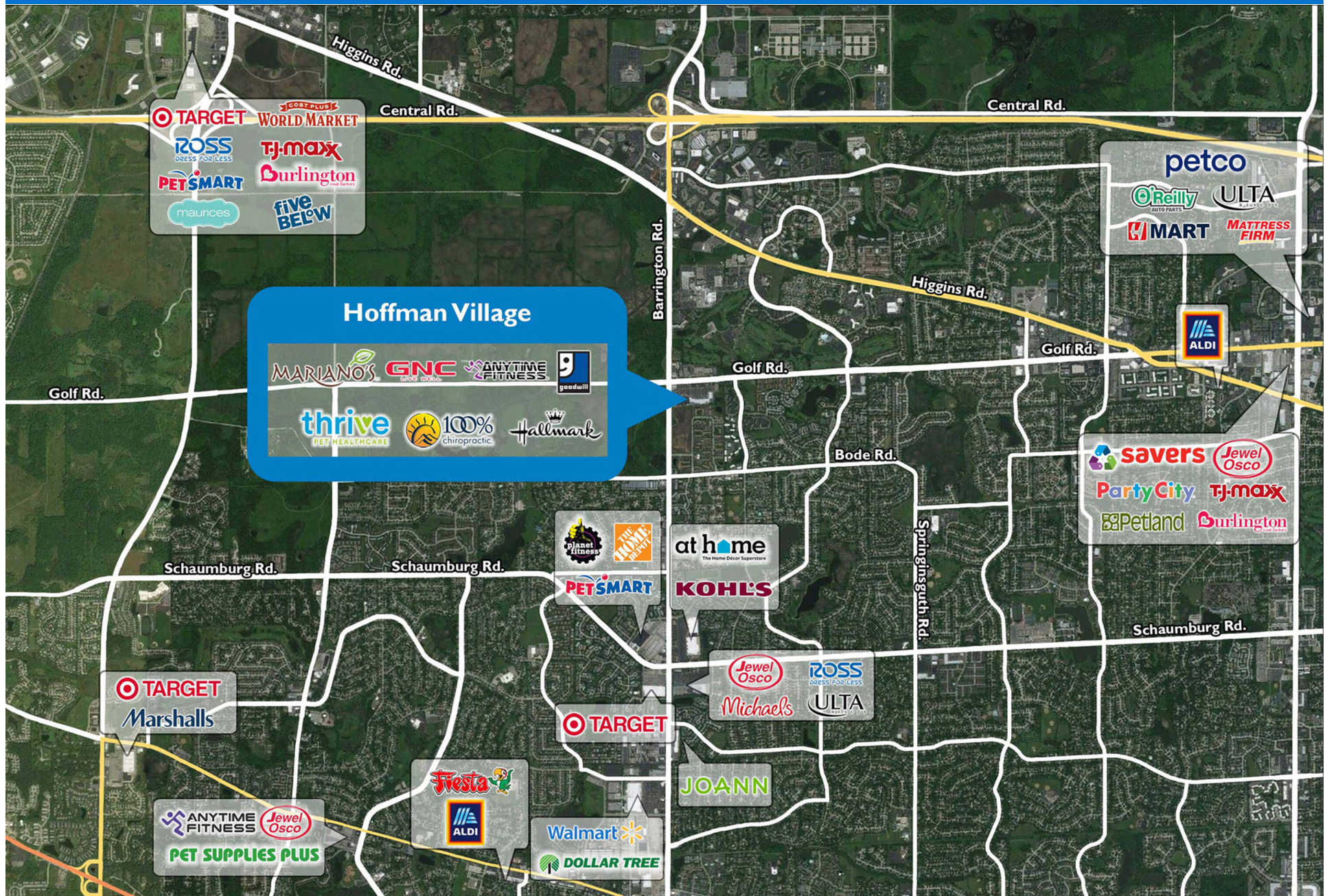
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hoffman Village Hoffman Estates, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,097	99,033	216,904
	2027 Projected Population	12,924	97,031	213,087
	2010 Census Population	13,246	101,781	220,879
	2000 Census Population	13,507	103,586	215,248
	1990 Census Population	12,076	95,516	188,953
	Historical Annual Growth 1990 to 2000	1.13%	0.81%	1.31%
	Historical Annual Growth 2000 to 2010	-0.19%	-0.18%	0.26%
	Estimated Annual Growth 2010 to 2022	-0.09%	-0.21%	-0.14%
	Projected Annual Growth 2022 to 2027	-0.26%	-0.41%	-0.35%
	Median Age	39.1	39.8	40.4
Households	Q2 2022 Estimated Households	4,781	34,841	77,320
	2027 Projected Households	4,718	34,142	75,956
	2010 Census Households	4,831	35,800	78,757
	2000 Census Households	5,086	36,466	76,192
	1990 Census Households	4,474	32,381	65,396
	Historical Annual Growth 1990 to 2000	1.29%	1.19%	1.54%
	Historical Annual Growth 2000 to 2010	-0.51%	-0.18%	0.33%
	Estimated Annual Growth 2010 to 2022	-0.08%	-0.21%	-0.14%
	Projected Annual Growth 2022 to 2027	-0.26%	-0.40%	-0.36%
	Population per Household	2.69	2.82	2.79
Population by Race	White	42.1%	50.7%	54.6%
	Black or African American	11.7%	5.4%	4.7%
	Asian & Pacific Islander	20.7%	17.4%	17.7%
	Other Races	4.2%	2.5%	2.4%
	Hispanic Population	21.3%	24.0%	20.4%
Income	Average Household Income	\$89,948	\$100,569	\$110,915
	Median Household Income	\$74,984	\$83,537	\$89,523
	Per Capita Income	\$33,440	\$35,618	\$39,768
Education (Age 25+)	Elementary	2.4%	5.1%	4.6%
	Some High School	3.3%	4.9%	4.3%
	High School Graduate	26.1%	24.4%	22.3%
	Some College	20.8%	19.0%	18.7%
	Associates Degree Only	10.7%	9.7%	8.7%
	Bachelors Degree Only	23.8%	24.7%	26.1%
	Graduate Degree	12.8%	12.3%	15.3%
Business	Number of Businesses	308	2,330	6,546
	Total Number of Employees	3,648	33,004	114,720
	Employees per Business	11.85	14.17	17.53
	Residential Population per Business	42.56	42.51	33.14

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