DYER TOWN CENTER

DYER, IN

SIZE

102,415 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,100	48,142	141,013
Households	3,132	19,038	54,819
Median HH Income ($)	98,680	86,597	87,030

MAJOR TENANT(S)

Jewel-Osco
Sherwin Williams
The UPS Store
McDonald's

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

801-907 Joliet Street | Dyer, IN 46311

PROPERTY HIGHLIGHTS

- Anchored by Jewel-Osco, Chicago's leading grocer, with Chili's, Jimmy John's, Cold Stone Creamery and The UPS Store
- Great visibility at the intersection of Highway 30 and Calumet Avenue in Dyer, just south of Chicago, with direct access from I-80 via the Calumet Avenue interchange
- More than 48,100 residents in the three-mile trade area with an average household income over $118,900

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SPACE	TENANT	SQ. FT.
SHAD1	McDonald's	
SHAD2	Shiner Management Group	
SHAD3	Goodwill	
801	Harris Bank	1,416 SF
805	Jewel-Osco	64,283 SF
811	Deon's BBQ	1,350 SF
815	Hair Cuttery	1,350 SF
819	Crumbl Cookies	1,350 SF
823	Jimmy John's	1,350 SF
827	Cotton and Coils Vape Shop	1,350 SF
831	Crave	1,350 SF
835	Orangetheory Fitness	2,925 SF
843	Ken King Asian Fusion	1,125 SF
847	Rosati's Pizza	1,125 SF
851	Elite Nails Spa	1,725 SF
871	Starbucks	1,500 SF
875	Midwest Express Clinic	2,424 SF
879	COMING AVAILABLE	1,380 SF
883	Cold Stone Creamery	1,896 SF
893	Chili's	5,916 SF
901	Safari Beach Tan IV	1,200 SF
903	The UPS Store	2,400 SF
907	Sherwin Williams	5,000 SF
TOTAL SQ. FT.		102,415

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

Dyer Town Center Dyer, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,601	50,384	142,578
	2027 Projected Population	8,804	51,178	144,363
	2010 Census Population	8,053	47,815	136,128
	2000 Census Population	6,573	40,630	121,849
	1990 Census Population	5,525	32,703	109,241
	Historical Annual Growth 1990 to 2000	1.75%	2.19%	1.10%
	Historical Annual Growth 2000 to 2010	2.05%	1.64%	1.11%
	Estimated Annual Growth 2010 to2022	0.52%	0.41%	0.36%
	Projected Annual Growth 2022 to 2027	0.47%	0.31%	0.25%
	Median Age	44.5	43.1	42.2
Households	Q2 2022 Estimated Households	3,210	19,199	53,468
	2027 Projected Households	3,285	19,484	54,082
	2010 Census Households	3,005	18,244	51,183
	2000 Census Households	2,267	14,965	44,693
	1990 Census Households	1,747	11,217	37,335
	Historical Annual Growth 1990 to 2000	2.64%	2.92%	1.82%
	Historical Annual Growth 2000 to 2010	2.86%	2.00%	1.37%
	Estimated Annual Growth 2010 to 2022	0.52%	0.40%	0.34%
	Projected Annual Growth 2022 to 2027	0.47%	0.30%	0.23%
	Population per Household	2.63	2.60	2.65
Population by Race	White	81.3%	73.6%	67.5%
	Black or African American	2.0%	10.7%	16.4%
	Asian & Pacific Islander	3.4%	3.2%	2.4%
	Other Races	1.6%	2.4%	2.2%
	Hispanic Population	11.6%	10.1%	11.4%
Income	Average Household Income	$103,895	$107,471	$104,744
	Median Household Income	$89,313	$82,214	$82,314
	Per Capita Income	$39,416	$41,282	$39,587
Education (Age 25+)	Elementary	0.8%	1.9%	1.9%
	Some High School	2.5%	3.8%	3.6%
	High School Graduate	26.8%	28.0%	28.3%
	Some College	25.8%	22.6%	23.0%
	Associates Degree Only	6.7%	8.4%	8.9%
	Bachelors Degree Only	21.8%	21.9%	22.2%
	Graduate Degree	15.5%	13.3%	12.1%
Business	Number of Businesses	226	1,460	3,651
	Total Number of Employees	2,923	19,659	50,817
	Employees per Business	12.93	13.47	13.92
	Residential Population per Business	38.04	34.51	39.05

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