



SIZE

120,694 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,071	25,845	55,111
Households	1,151	9,315	20,198
Median HH Income (\$)	76,103	89,592	79,194

MAJOR TENANT(S)

Schnucks
Hallmark
Subway
Starbucks
Wild Birds Unlimited

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4860 Hononegah Road | Roscoe, IL 61073

PROPERTY HIGHLIGHTS

- Anchored by Schnucks, the number one grocer by market share in the Rockford area
- Additional national and regional tenants include Starbucks, Subway, H&R Block, Century 21, Hallmark, Great Clips and Wild Birds Unlimited
- Located in Roscoe, which is 11 miles north of Rockford, with a population exceeding 25,800 in a three-mile radius with an average household income greater than \$104,200
- The center is located at the intersection of Baneberry Drive and Hononegah Road, which benefits from more than 10,700 vehicles per day
- Hilander Village had over 731,000 customer visits during the last 12 months according to Placer.ai



HILANDER VILLAGE

4860 Hononegah Road | Roscoe, IL 61073

SPACE	TENANT	SQ. FT.
OPI	Starbucks	2,003 SF
1	Schnucks	78,388 SF
2	COMING AVAILABLE	4,000 SF
3	Second Hand Horology	1,200 SF
4	Wild Birds Unlimited	1,200 SF
5	Great Clips	1,500 SF
6	Title Underwriters	2,500 SF
7	AVAILABLE	4,826 SF
8	Today's Dental	1,645 SF
9	Hallmark	7,420 SF
11	Century 21	4,759 SF
13	H&R Block	1,200 SF
15A	Empire Slots	1,655 SF
15B	AVAILABLE	1,670 SF
15C	AVAILABLE	1,788 SF
16	Remix Tobacco	1,589 SF
17	Fashion Nails	1,326 SF
18	Subway	2,025 SF
TOTAL SQ. FT.		120,694

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.

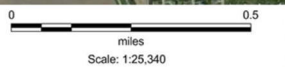
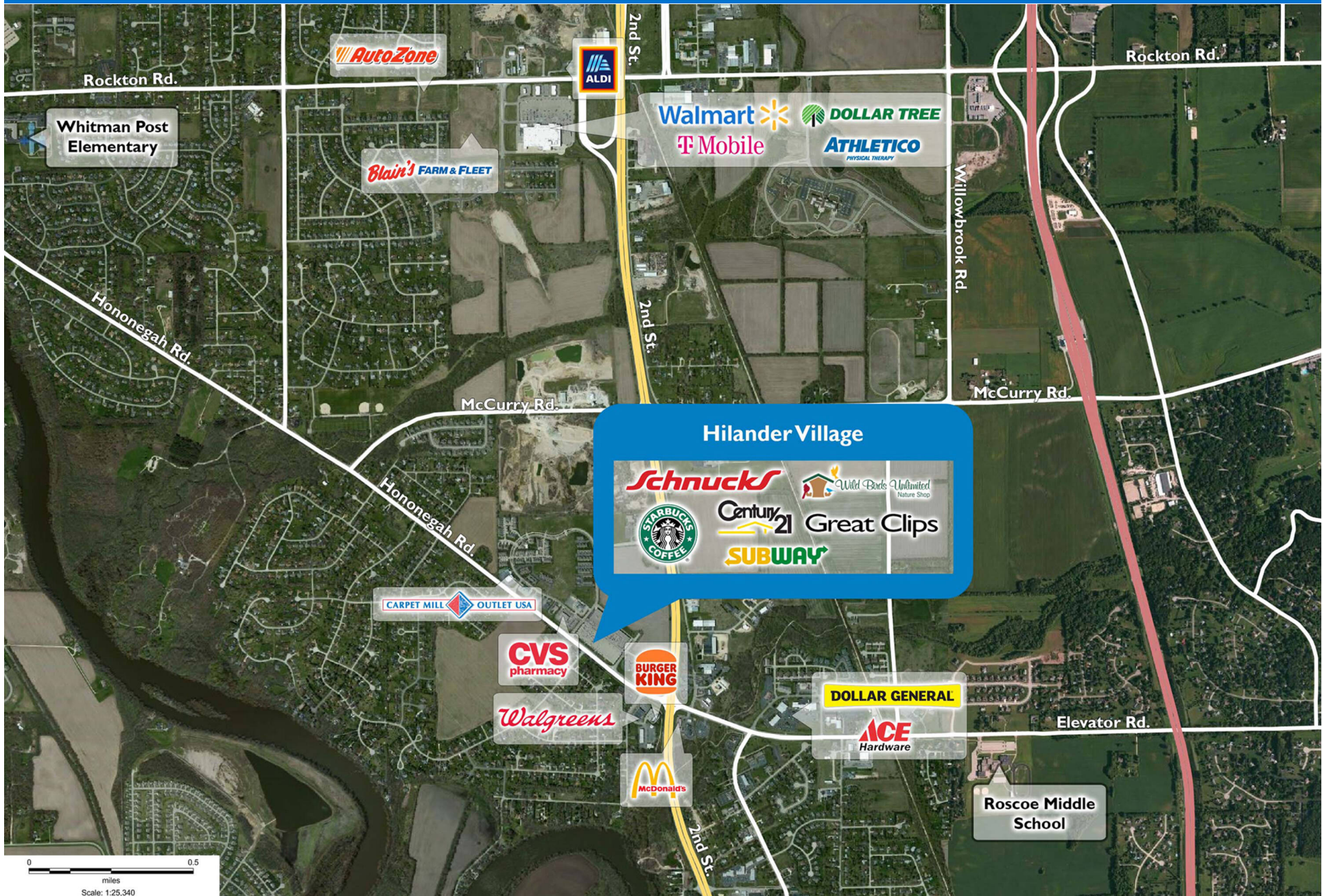
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hilander Village Roscoe, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,071	25,845	55,111
	2027 Projected Population	3,152	26,411	56,188
	2010 Census Population	3,436	25,783	54,660
	2000 Census Population	2,839	18,470	43,477
	1990 Census Population	2,542	11,969	32,577
	Historical Annual Growth 1990 to 2000	1.11%	4.43%	2.93%
	Historical Annual Growth 2000 to 2010	1.93%	3.39%	2.32%
	Estimated Annual Growth 2010 to 2022	-0.88%	0.02%	0.06%
	Projected Annual Growth 2022 to 2027	0.52%	0.43%	0.39%
	Median Age	41.9	40.6	40.4
Households	Q2 2022 Estimated Households	1,151	9,315	20,198
	2027 Projected Households	1,182	9,519	20,597
	2010 Census Households	1,290	9,316	20,056
	2000 Census Households	976	6,365	15,773
	1990 Census Households	853	4,085	11,687
	Historical Annual Growth 1990 to 2000	1.35%	4.54%	3.04%
	Historical Annual Growth 2000 to 2010	2.83%	3.88%	2.43%
	Estimated Annual Growth 2010 to 2022	-0.89%	0.00%	0.06%
	Projected Annual Growth 2022 to 2027	0.53%	0.43%	0.39%
	Population per Household	2.67	2.76	2.68
Population by Race	White	90.0%	88.5%	85.0%
	Black or African American	1.1%	2.5%	3.8%
	Asian & Pacific Islander	1.6%	1.8%	1.7%
	Other Races	1.6%	1.8%	2.3%
	Hispanic Population	5.7%	5.5%	7.2%
Income	Average Household Income	\$90,096	\$104,284	\$96,197
	Median Household Income	\$76,103	\$89,592	\$79,194
	Per Capita Income	\$33,774	\$37,705	\$35,518
Education (Age 25+)	Elementary	1.7%	1.1%	1.4%
	Some High School	4.9%	3.4%	5.2%
	High School Graduate	20.6%	26.6%	28.6%
	Some College	28.4%	25.8%	24.7%
	Associates Degree Only	12.6%	11.7%	11.5%
	Bachelors Degree Only	22.4%	19.9%	18.1%
	Graduate Degree	9.4%	11.6%	10.6%
Business	Number of Businesses	107	416	1,159
	Total Number of Employees	1,094	5,497	17,632
	Employees per Business	10.20	13.22	15.22
	Residential Population per Business	28.64	62.18	47.57

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