

# BRENTWOOD COMMONS

BENSENVILLE, ILLINOIS



## SIZE

125,550 square feet

## MAJOR TENANTS

Dollar Tree  
Fabrics Etc.



## LOCATION

1047-1147 South York Road | Bensenville, Illinois 60106

## PROPERTY HIGHLIGHTS

- Strong tenant mix including Fabrics Etc., Dollar Tree, Advance Auto, Payless Shoe Source
- Located 15 miles northwest of Downtown Chicago
- More than 88,900 residents within a three-mile radius
- Average household income over \$79,600
- More than 43,000 VPD at the intersection of E. Grand Avenue and S. York Road
- Proximity to Interstates 290, 294 and 90

## LEASING CONTACT

### Andrew Schrage

Phillips Edison & Company  
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## MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

# BRENTWOOD COMMONS

1047-1147 S YORK ROAD | BENSENVILLE, IL 60106

SPACE	TENANT	SQ. FT.
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1	Subway	1,432
2	<b>AVAILABLE</b>	1,132
3	Wingzone	1,132
4	Radio Shack	3,030
5	Check 'n Go	878
6	Advance Auto Parts	7,905
7	Payless ShoeSource	2,880
8	Dollar Tree	13,269
9	Jade Dragon	2,800
10	Fabrics Etc. 2	14,066
11	Leased <b>AVAILABLE</b>	64,762
12	T-Mobile	1,650
13	Discount Tobacco	1,200
14	GameStop	1,200
15	Miracle Ear	1,200
17	#1 Nails Spa	834
18	Brentwood Family Dental	900
O-1	Charter One	5,280

**TOTAL SQ. FT.** 125,550

### SITE LEGEND

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



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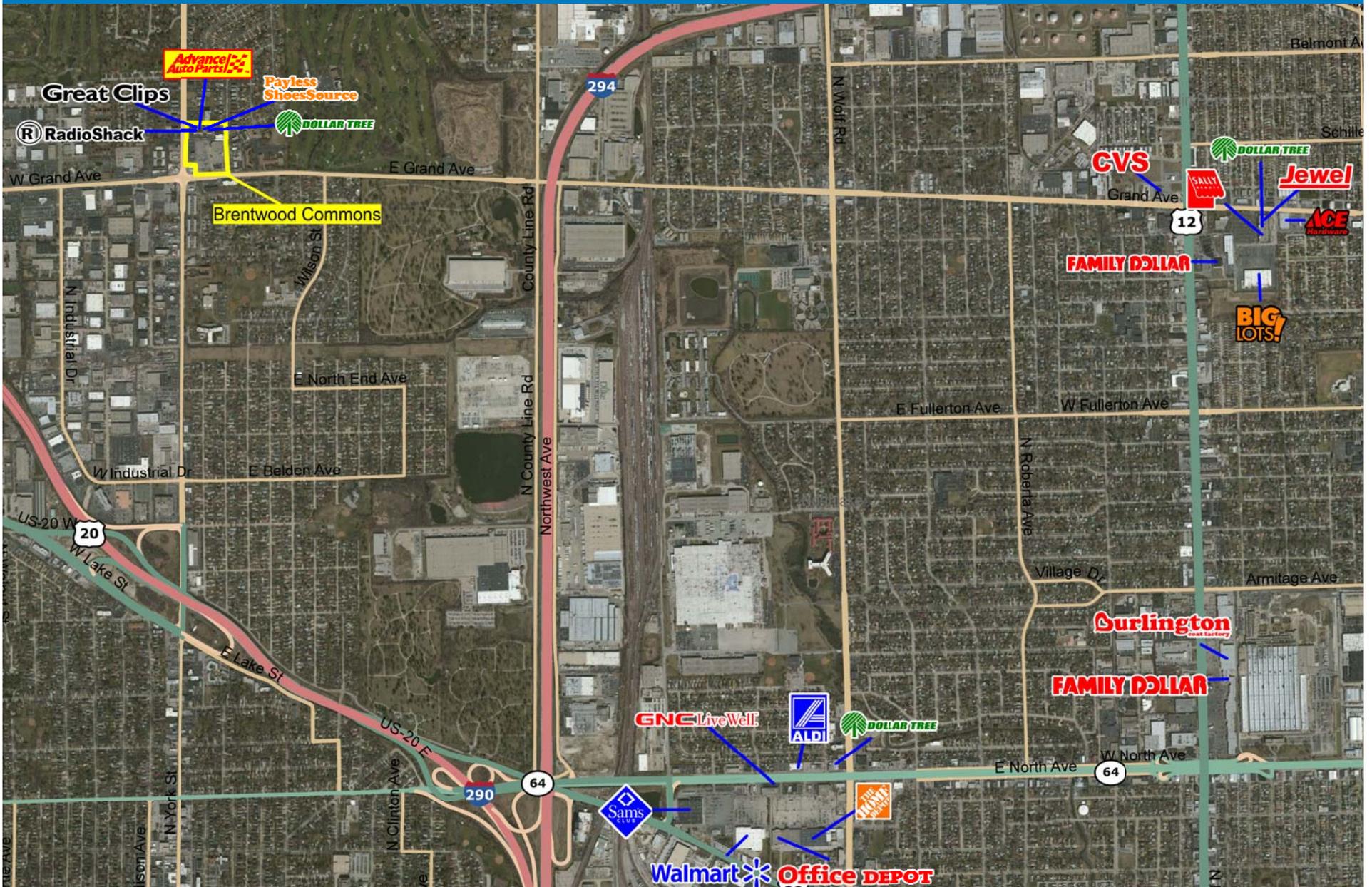
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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 41.932402 Longitude: -87.937692

<b>Brentwood Commons Bensenville,IL</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>	<b>10.00 Mile Radius</b>
<b>Population</b>	Q4 2013 Estimated Population	10,540	89,368	258,367	1,499,750
	2018 Projected Population	10,837	90,072	258,317	1,507,209
	2010 Census Population	10,516	89,033	259,703	1,498,775
	2000 Census Population	10,070	90,139	260,241	1,520,071
	1990 Census Population	9,464	85,005	248,680	1,412,685
	Historical Annual Growth 1990 to 2000	0.62%	0.59%	0.46%	0.74%
	Historical Annual Growth 2000 to 2010	0.43%	-0.12%	-0.02%	-0.14%
	Estimated Annual Growth 2010 to 2013	0.06%	0.10%	-0.14%	0.02%
	Projected Annual Growth 2013 to 2018	0.56%	0.16%	0.00%	0.10%
	Median Age	37.1	36.7	37.2	38.8
<b>Households</b>	Q4 2013 Estimated Households	3,871	29,850	88,030	551,807
	2018 Projected Households	3,989	30,121	88,185	555,366
	2010 Census Households	3,869	29,773	88,331	550,723
	2000 Census Households	3,905	30,695	89,312	557,431
	1990 Census Households	3,857	30,112	87,629	529,176
	Historical Annual Growth 1990 to 2000	0.12%	0.19%	0.19%	0.52%
	Historical Annual Growth 2000 to 2013	-0.09%	-0.30%	-0.11%	-0.12%
	Estimated Annual Growth 2000 to 2013	0.01%	0.07%	-0.09%	0.05%
	Projected Annual Growth 2013 to 2018	0.60%	0.18%	0.04%	0.13%
	Population per Household	2.71	2.94	2.91	2.69
<b>Population by Race</b>	White	52.7%	55.4%	55.4%	58.6%
	Black or African American	4.5%	2.4%	7.5%	10.6%
	Asian & Pacific Islander	9.4%	4.8%	4.0%	6.6%
	Other Races	1.5%	1.3%	1.2%	1.6%
	Hispanic Population	31.9%	36.1%	31.9%	22.7%
<b>Income</b>	Average Household Income	\$72,317	\$81,167	\$79,621	\$83,434
	Median Household Income	\$60,056	\$62,677	\$62,860	\$62,531
	Per Capita Income	\$26,691	\$27,701	\$27,412	\$31,028
<b>Education (Age 25+)</b>	Elementary	5.0%	10.8%	9.5%	6.9%
	Some High School	8.5%	9.7%	8.8%	7.3%
	High School Graduate	32.7%	28.8%	29.1%	25.9%
	Some College	22.4%	18.8%	20.4%	19.9%
	Associates Degree Only	5.6%	6.0%	6.5%	6.8%
	Bachelors Degree Only	19.0%	17.3%	17.8%	20.8%
	Graduate Degree	6.8%	8.6%	7.9%	12.4%
<b>Business</b>	Number of Businesses	463	3,958	10,972	53,285
	Total Number of Employees	7,863	84,361	265,999	1,049,117
	Employees per Business	17.00	21.31	24.24	19.69
	Residential Population per Business	22.78	22.58	23.55	28.15

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