OFFERING MEMORANDUM

BARRINGTON COMMONS PLAZA

125 Barrington Commons Ct, Barrington, IL 60010

Marcus & Millichap

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125 BARRINGTON COMMONS CT

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Marcus & Millichap

SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

125 BARRINGTON COMMONS CT

Listing Price	# of Units	# of Suites
$3,650,000	**9**	**16**

FINANCIAL

Listing Price	$3,650,000
Down Payment	35% / $1,277,500
NOI	$272,134
Cap Rate	7.46%
Total Return	8.39%
Price/SF	$127.21

OPERATIONAL

Gross SF	28,693 SF
Rentable SF	28,693 SF
Office Percentage	32.37%
Commercial SF	28,693 SF
# of Units	9
# of Suites	16
Lot Size	1.48 Acres (64,498 SF)
Occupancy	89%
Year Built	1980

BARRINGTON COMMONS PLAZA

125 Barrington Commons Ct, Barrington, IL 60010

INVESTMENT OVERVIEW

Barrington Commons Plaza is a 28,693-square-foot mixed-use retail and office property located in the affluent northwest suburban Chicago community of Barrington, Illinois. The property, built in 1980, features a diversified tenant mix of neighborhood retail, service, wellness, medical, and professional office users, with the retail component currently fully occupied. The asset is approximately 89 percent occupied overall, with remaining vacancy concentrated in the office component, providing investors with near-term lease-up upside.

The property, listed for $3,650,000, generates approximately $272,135 in Net Operating Income equating to a 7.46 percent cap rate and $127 per square foot.

Barrington's affluent demographics further support the investment. The community has an estimated population of approximately 11,077 residents, median household income of approximately $147,989, median owner-occupied housing value of approximately $582,500, and 68 percent of adults holding a bachelor's degree or higher. These fundamentals, combined with the property's stable retail tenancy and office lease-up upside, position Barrington Commons as a compelling suburban mixed-use investment opportunity.

INVESTMENT HIGHLIGHTS

List price $3,650,000, Cap rate of 7.46, Per Square Foot of $127.21.

Barrington, Illinois: Median household income of $148,000 and median home values exceeding $580,000.

Diversified Tenant Roster – Childcare, restaurant, salon, fitness, dental, wellness, insurance, legal, and professional office users.

Value-Add Lease-Up Opportunity – Approximately 3,160 square feet of office vacancy provides immediate Net Operating Income growth potential.

Needs-Based Service Tenancy – Tenant mix is driven by daily services and recurring consumer demand rather than discretionary retail spending.

89 Percent Occupied Mixed-Use Asset.

Long-Term United States Postal Service Tenancy - significant foot traffic driver.

SECTION 2

02

PROPERTY INFORMATION

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BARRINGTON COMMONS PLAZA

PROPERTY DETAILS

SITE DESCRIPTION

Type of Care	-
Number of Units	9
Number of Suites	16
Number of Buildings	1
Floors	2
Year Built/Renovated	1980/-
Commercial SF	28,693 SF
Total Rentable SF	28,693 SF
Lot Size	64,498 SF
Type of Ownership	Fee Simple
Topography	-
Landscaping	-

PARKING

Parking	-
Parking Ratio	2.79:1,000 SF

CONSTRUCTION

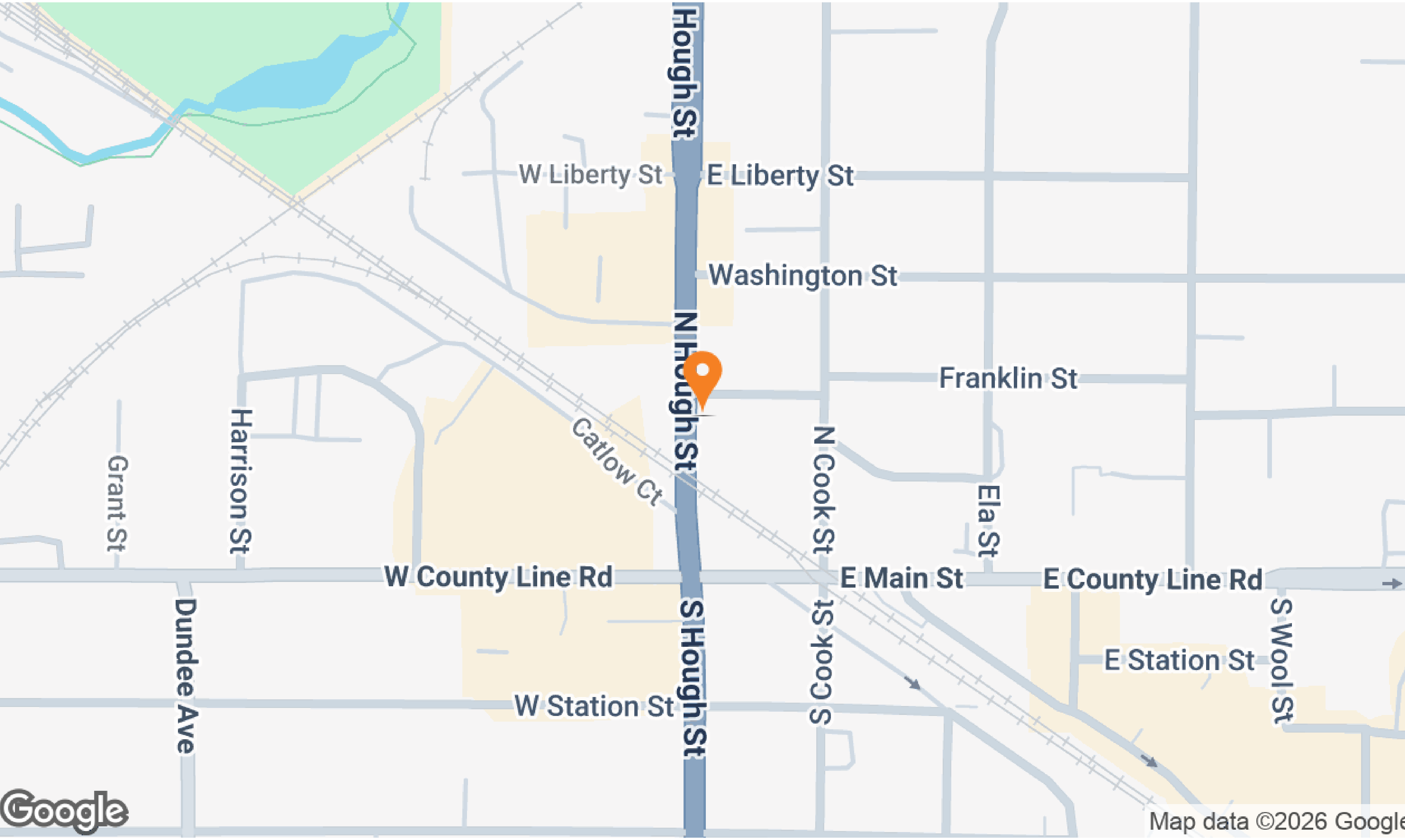
Framing	Brick
Exterior	-
Roof	Flat/rubber - mansard/cedar

BARRINGTON COMMONS PLAZA

REGIONAL MAP

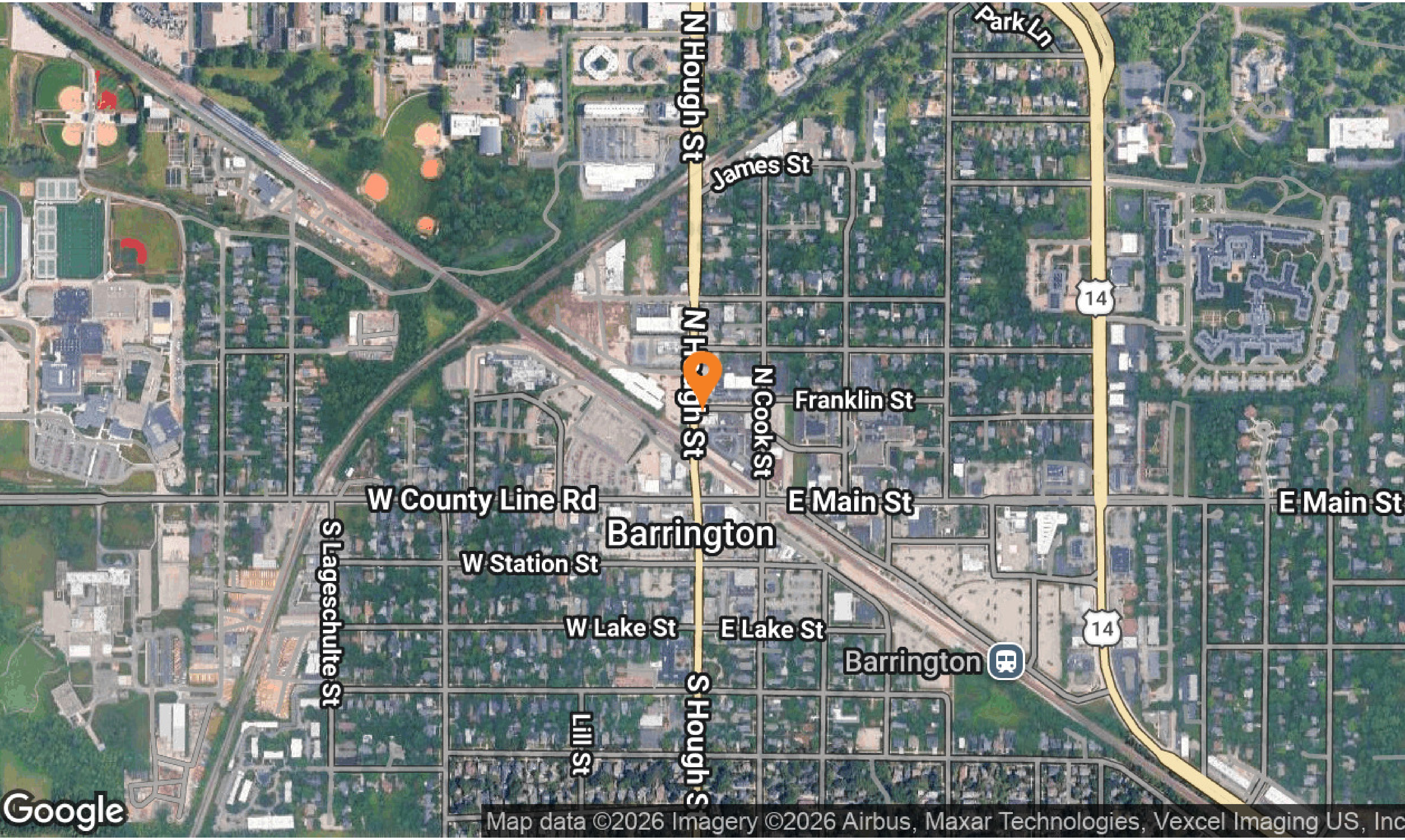
BARRINGTON COMMONS PLAZA

LOCAL MAP



BARRINGTON COMMONS PLAZA

AERIAL MAP



03

SECTION 3

FINANCIAL ANALYSIS

RE Tax Summary.pdf (1)
Financial Details

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BARRINGTON COMMONS
FRANTONIO'S ITALIAN DELI & CAFE
BARRINGTON MARTIAL ARTS
SCRATCHED VINYL
SIP Barrington
U.S. POST OFFICE
CONSOLIDATED MUSIC
TUTU NAIL STUDIO
NATURAL SERENITY
ARRIBA MEXICAN GRILL
FARMERS INSURANCE
LACINA AGENCY
Frantonio's
ITALIAN DE
& Café
INC
Authentic Italian Cuisine

Assessment Information	Paid 2026 2025 13-36-318-002	Paid 2026 2025 13-36-318-003	Paid 2026 2025 13-36-318-010	Paid 2026 2025 13-36-318-011	Paid 2026 2025 13-36-318-013	Paid 2026 2025 13-36-318-014	Totals
Land AV	61,870	150,634	37,309	14,039	4,207	93,469	361,528
Bldg AV	-	-	-	-	-	916,950	916,950
Total AV	61,870	150,634	37,309	14,039	4,207	1,010,419	1,278,478
Land Mkt Value	185,629	451,947	111,938	42,121	12,622	280,435	1,084,692
Bldg Mkt Value	-	-	-	-	-	2,751,125	2,751,125
Market Value	185,629	451,947	111,938	42,121	12,622	3,031,560	3,835,817
Taxes 2025 due in 2026	4,553.30	11,085.86	2,745.74	1,033.20	309.62	74,361.36	94,089
Land SF	11,016	26,826	6,644	2,500	868	16,644	64,498
Building SF						33,906	33,906
Building Code						373	
Building Description						Retail store	
Land Code	41	41	15	4		4	
Discription	Commercial/	Commercial/	Commercial/	Commercial/		Commercial/	
Blt	Office	Office	Office	Business		Business	

BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

RENT ROLL SUMMARY

As of October,2026

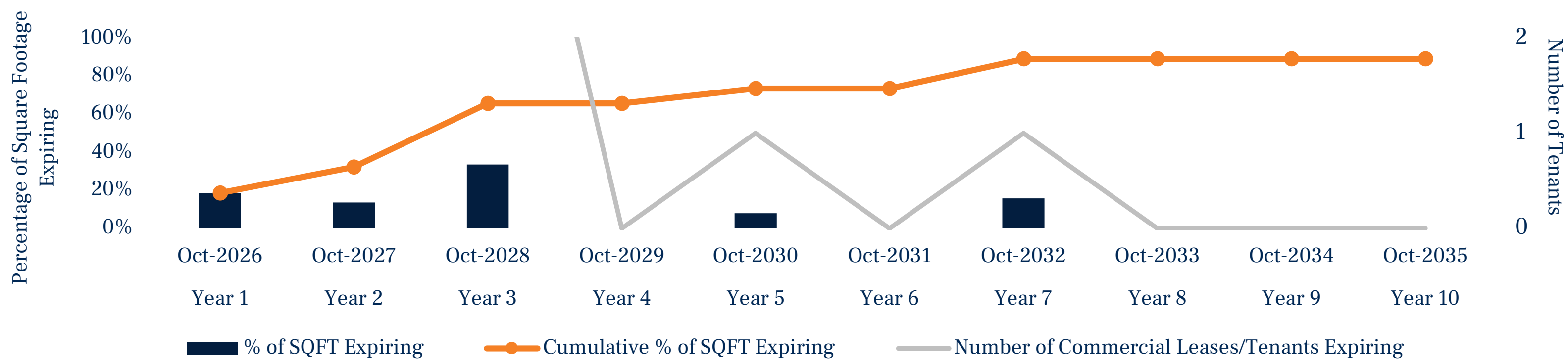
COMMERCIAL TENANT NAME	TYPE	SUITE	SQUARE FEET	% BLDG SHARE	LEASE TERM	RENT PER SQ. FT.	TOTAL RENT PER MONTH	CHANGES ON	CHANGES TO	DESCRIPTION OPERATING SYSTEM REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
US Post Office	Retail	106	4,485	15.63%	12/1/84 to 11/30/32	$18.90	$7,064	Dec-2027	$7,629	MG = RE Tax = 15.38%	None
Kiddiewinks, LLC	Retail	112	1,650	5.75%	10/1/22 to 9/30/27	$17.68	$2,431	Oct-2027	$2,431	Gross	Assumed 1 Yr Option Exercised
Ranka Photography Inc.	Retail	117	2,070	7.21%	1/31/26 to 10/31/28	$16.48	$2,843	Nov-2027	$2,928	Gross	2 x 1 yr
Scratched Vinyl, LLC	Retail	119	1,200	4.18%	8/1/18 to 10/31/27	$20.27	$2,027	Nov-2027	$2,027	Gross	Plus $50/mth trash fee
Lawson Mrtial Arts	Retail	123	2,025	7.06%	1/1/97 to 10/31/28	$18.31	$3,090	Nov-2027	$3,090	Gross	Assumed 2 Yr Option Exercised
Indigo & Ash Salon	Retail	124	875	3.05%	7/1/21 to 6/30/27	$17.39	$1,268	Jul-2027	$1,268	Gross	None
Consolidated Music	Retail	125	2,200	7.67%	7/1/14 to 10/30/28	$18.00	$3,300	Nov-2027	$3,300	Gross	Assumed 2 Yr Option Exercised
Frantonio's Deli & Café	Retail	108 - 110	2,650	9.24%	2/1/24 to 1/31/29	$16.89	$3,730	Feb-2027	$3,833	Gross	2 x 5 yr
Tutu Nail Studio	Retail	121 - A & B	2,250	7.84%	8/1/18 to 10/31/30	$21.33	$4,000	Nov-2027	$4,120	Gross	1 x 4 yr, Plus $50/mth trash fee
Smiles by Sangha	Office	201	630	2.20%	9/1/21 to 8/31/27	$24.20	$1,270	Sep-2027	$1,270	Gross	None
Decked Out Builders LLC	Office	207	320	1.12%	3/15/23 to 3/31/27	$14.63	$390	Apr-2027	$390	Gross	None
Native Automation Co.	Office	208	930	3.24%	7/1/26 to 8/31/28	$16.00	$1,240	Sep-2027	$1,277	Gross	3 x 1 Yr
Flagship Chiropractic	Office	209	325	1.13%	5/1/26 to 4/30/27	$16.00	$433	May-2027	$446	Gross	1 x 3 Yr
Zap Beauty Electrolysis	Office	210	520	1.81%	9/1/24 to 8/31/27	$15.91	$690	Sep-2027	$710	Gross	1 x 3 Yr
McAuley Family Law	Office	217	688	2.40%	5/1/19 to 4/30/27	$16.29	$934	May-2027	$934	Gross	None
Kratos Building Products	Office	218	325	1.13%	10/1/23 to 9/30/29	$16.14	$437	Oct-2027	$450	Gross	1 x 3 Yr
My Window Washing	Office	222	320	1.12%	2/1/19 to 5/31/27	$15.08	$402	Jun-2027	$402	Gross	None
J & E Sales Partners	Office	227	320	1.12%	12/1/24 to 11/30/28	$17.64	$470	Dec-2027	$494	Gross	Assumed 2 Yr Option Exercised

BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

Sana Wellness Center	Office	236	1,100	3.83%	8/1/24 to 6/30/28	$16.20	$1,485	Jul-2027	$1,530	Gross	None
Lacina Farmer's Insurance	Office	231-233	650	2.27%	4/1/25 to 3/31/28	$21.32	$1,155	Apr-2027	$1,213	Gross	None
Vacant	Office	205	325	1.13%	N/A	$16.00	$433	N/A	N/A	Gross	None
Vacant	Office	216	340	1.18%	N/A	$16.00	$453	N/A	N/A	Gross	None
Vacant	Office	220	320	1.12%	N/A	$16.00	$427	N/A	N/A	Gross	None
Vacant	Office	238	1,100	3.83%	N/A	$16.00	$1,467	N/A	N/A	Gross	None
Vacant	Office	230-234	1,075	3.75%	N/A	$16.00	$1,433	N/A	N/A	Gross	None
Subtotal	Retail	9	19,405	67.63%			$29,753				
Subtotal	Office	16	9,288	32.37%			$13,120				
Total		25	28,693				$42,873				
Occupancy		88.99%			- Not Used -:	11.01%					
Total Annualized Rent		25					$514,480				

Lease Expiration Summary



BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

OPERATING STATEMENT

INCOME	Current		Year 1		NOTES	PER UNIT	PER SF
Office							
Gross Potential Rent	157,446		157,446		Current RR	9,840	16.95
Loss / Gain to Lease	0	0.0%	0	0.0%		0	0.00
Gross Scheduled Rent	157,446		157,446			9,840	16.95
Vacancy	(50,560)	32.11%	(31,489)	20.0%	Current RR		
Effective Gross Income	$106,886		$125,956			$6,680	$11.51
Retail							
Gross Scheduled Rent	357,034		357,034		Current RR	39,670	18.40
Real Estate Tax Reimbursements	14,471		14,471		Current RR	1,608	0.75
Trash Reimbursements	1,200		1,200		Current RR	133	0.06
General Vacancy	0	0.0%	(17,852)	5.0%	Current RR	0	
Effective Gross Income	$372,705		$354,854			$41,412	$19.21
Combined EGI	$479,591		$480,810			$19,184	$16.71

EXPENSES	Current	% of CEGI	Year 1	% of CEGI	NOTES		PER SF
Real Estate Taxes	94,089	19.6%	94,089	19.6%	[2026]	3,764	3.28
Insurance	11,199	2.3%	11,199	2.3%	Actual	448	0.39
Utilities - Electric	15,900	3.3%	15,900	3.3%	Actual	636	0.55
Utilities - Water & Sewer	7,950	1.7%	7,950	1.7%	Actual	318	0.28
Utilities - Gas	7,589	1.6%	7,589	1.6%	Actual	304	0.26
Trash	4,636	1.0%	4,636	1.0%	Actual	185	0.16
Repairs & Maintenance	14,347	3.0%	14,347	3.0%	Broker $.50	574	0.50
Landscaping	11,680	2.4%	11,680	2.4%	Actual	467	0.41
Elevator	1,740	0.4%	1,740	0.4%	Actual	70	0.06
Payroll	5,739	1.2%	5,739	1.2%	Broker $.20	230	0.20
Misc. Expenses	4,304	0.9%	4,304	0.9%	Broker $.15	172	0.15
Operating Reserves	4,304	0.9%	4,304	0.9%	Actual	172	0.15
Management Fee	23,980	5.0%	24,041	5.0%	Broker	959	0.84
Total Expenses	$207,457		$207,518			$8,298	$7.23
Expenses as % of Combined EGI		43.3%		43.2%			
Net Operating Income	$272,134		$273,293				$9.48

BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

CURRENT PRICING

Price	$3,650,000
Price Per Square Foot	$127.21

ANALYSIS PERIOD	CAP RATE
Year 1	7.49%
Current	7.46%

REVIEW ANALYSIS	
Year 1 - Leveraged Cash On Cash Return	5.64%

MARKET FINANCING	1st Loan
Interest Rate	7.00%
Amortization Period	25 Years
Months of Interest Only	0 Months
Annual Loan Constant	8.48%
Loan Term	5 Years
Loan to Value	65%
Loan Amount	$2,372,500
Down Payment	$1,277,500
DSCR - Year 1 (all loans)	1.36

PROPERTY DETAIL			
Current Physical Occupancy	88.99%	# of Retail & Office Suites	25
Asset / Location Class	B / A	Total Square Feet	28,692
Asset Type	Mixed Use	Year of Construction/Renovation	1980

BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

PRICING DETAILS

SUMMARY		
Price	$3,650,000	
Down Payment	$1,277,500	35%
# of Commercial Suites	25	
Price Per SqFt	$127.21	
Lot Size (SqFt)	64,381	
Rentable (SqFt)	28,693	
Approx. Year Built	1980	

	Current	Year 1
CAP Rate	7.46%	7.49%
Cash-on-Cash	5.55%	5.64%
Debt Coverage Ratio	1.35	1.36

Financing	1st Loan
Loan Amount	$2,372,500
Loan Type	New Loan
Interest Rate	7.00%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representat

# OF SUITES	TYPE	GLA	CURRENT RENT	PRO FORMA RENT
9	Retail	19,405	$29,753	$29,753
16	Office	9,288	$13,120	$13,120

OPERATING DATA				
INCOME		**Current**		**Year 1**
Office				
Gross Scheduled Rent		$157,446		$157,446
All Other Income		$0		$0
Vacancy	32.1%	($50,560)	20.0%	($31,489)
Effective Gross Income		$106,886		$125,956
Retail				
Gross Scheduled Rent		$357,034		$357,034
Expense Reimbursements		$14,471		$14,471
All Other Income		$1,200		$1,200
Vacancy	0.0%	$0	5.0%	($17,852)
Effective Gross Income		$372,705		$354,854
Combined Effective Gross Income (CEGI)		$479,591		$480,810
Less: Expenses		($207,457)		($207,518)
Net Operating Income		$272,134		$273,293
Cash Flow		$272,134		$273,293
Debt Service		($201,220)		($201,220)
Net Cash Flow After Debt Servic	5.55%	$70,914	5.64%	$72,072
Principal Reduction		$36,295		$38,919
Total Return	8.39%	$107,209	8.69%	$110,991

EXPENSES	Current	Year 1
Real Estate Taxes	$94,089	$94,089
Insurance	$11,199	$11,199
Utilities - Combined	$31,439	$31,439
Operating Expenses - Combined	$42,446	$42,446
Operating Reserves	$4,304	$4,304
Management Fee	$23,980	$24,041
Total Expenses	$207,457	$207,518
Expenses/SF	$7.23	$7.23

BARRINGTON COMMONS PLAZA

FINANCIAL DETAILS

CASH FLOW

INCOME	ACQUISITION	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income	3.50%	273,293	282,175	291,346	300,814	310,561	320,685	331,107	341,888	352,979	364,451	376,296

PRICE/NET RESIDUAL VALUE	ACQUISITION	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Price/Net Residual Value	(3,650,000)										
Cash Flow Before Debt Financing	(3,650,000)	273,293	282,175	291,346	300,814	310,561	320,685	331,107	341,888	352,979	364,451
Debt Financing											
Loan Amount	2,372,500										
Debt Service - Interest		(164,925)	(162,301)	(159,488)	(156,471)	(153,236)	(150,349)	(147,958)	(145,393)	(142,643)	(130,694)
Debt Service - Principal		(36,295)	(38,919)	(41,732)	(44,749)	(47,984)	(33,087)	(35,479)	(38,044)	(40,794)	(43,743)
Cash Flow After Debt Financing	(1,277,500)	72,073	80,955	90,126	99,594	109,341	137,249	147,670	158,451	169,542	190,014
Debt Coverage Ratio		1.36	1.40	1.45	1.49	1.54	1.75	1.81	1.86	1.92	2.09
Investor Return											
IRR-Unleveraged		10.57%	10.65%	10.88%	10.70%	10.71%	10.71%	10.72%	10.72%	10.72%	10.73%
IRR-Leveraged		17.28%	17.13%	16.85%	16.57%	16.31%	16.07%	15.85%	15.66%	15.48%	15.33%
Capitalization Rate		7.49%	7.73%	7.98%	8.24%	8.51%	8.79%	9.07%	9.37%	9.67%	9.98%

Loan Balance	2,336,205	2,297,287	2,255,555	2,210,806	2,162,822	2,129,735	2,094,256	2,058,212	2,015,418	1,971,675	
FMV	3,643,900	3,762,333	3,884,613	4,010,853	4,140,813	4,275,800	4,414,760	4,558,507	4,706,387	4,859,347	5,017,280

Assumption:

Refinance after Yr 5 at 7.00%, 25 amort.

NOI = 3.25% Yearly Growth

Exit Cap Rate = 7.50%


Barrington Commons

04

SECTION 4

MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

Marcus & Millichap

BARRINGTON COMMONS PLAZA

MARKET OVERVIEW

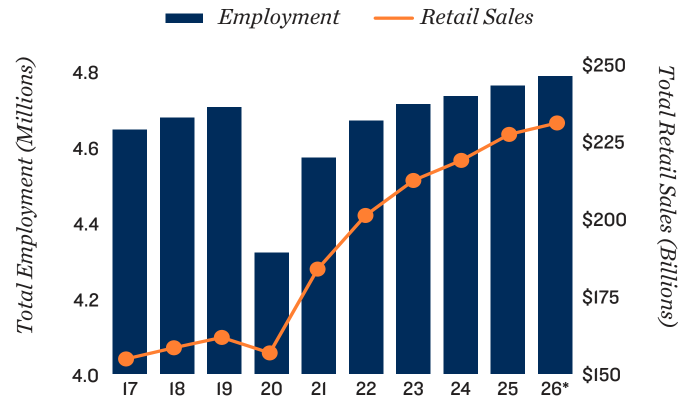
CHICAGO

Strong Neighborhood Retail, Small-Format Leasing Prompt Shift in Investment Strategy

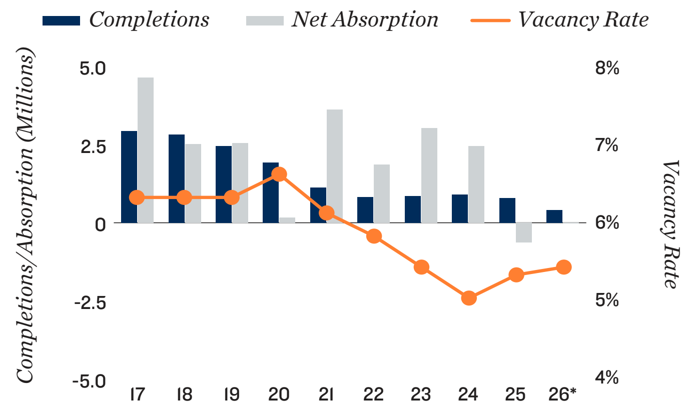
Rising food-service demand underscores local retail resilience. Following large move-outs in the first half of 2025, improving net absorption later in the year points to firming retail conditions. Store closures have clustered in big-box and power-center-heavy suburbs, such as Oak Brook, South Cook County, and the Lake Cook corridor, pushing vacancy near 6 percent. Meanwhile, vacancy has generally held under 5 percent in more residential nodes. These areas may continue to outperform amid steady demand from necessity and service tenants, including fast-food and restaurant users, whose leasing activity rose to multiyear highs in 2025. Within Chicago proper, performance remains split. Office- and tourism-dependent districts such as the Loop and Magnificent Mile posted retail vacancy above 10 percent, while conditions have stayed tighter in mixed-use areas such as Fulton Market and River North. The opening of Bally's $1.7 billion casino in River West in late 2026 could reinforce this divergence.

Strip centers anchor selective investment. Sales activity rose modestly last year, driven by an upswing among private investors targeting smaller-format assets. Acquisitions of strip centers neared record highs and should continue to attract investors as daily-needs and service-oriented tenants helped keep segment vacancy near 5 percent. Far southwest suburbs near Chicago's city limits, such as Oak Lawn, may sustain stronger momentum as buyers seek lower entry costs. Illinois' decision to opt out of federal bonus depreciation could also enhance the relative appeal of assets along the Indiana border, where stronger leasing in 2025 held local vacancy below 5 percent. At the same time, grocery-anchored sales increased across the metro late last year, signaling a renewed institutional bid and setting the stage for broader participation in 2026.

Economic Trends



Supply and Demand



** Forecast*

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

BARRINGTON COMMONS PLAZA

MARKET OVERVIEW

2026 MARKET FORECAST

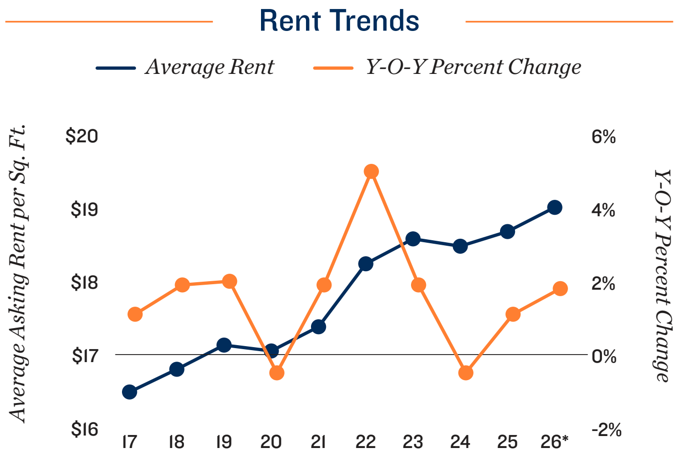
+0.5% **Employment:** Employment gains are set to cool modestly, with 25,000 net new positions added. Job growth is expected to outpace the national average, likely led by healthcare hiring.

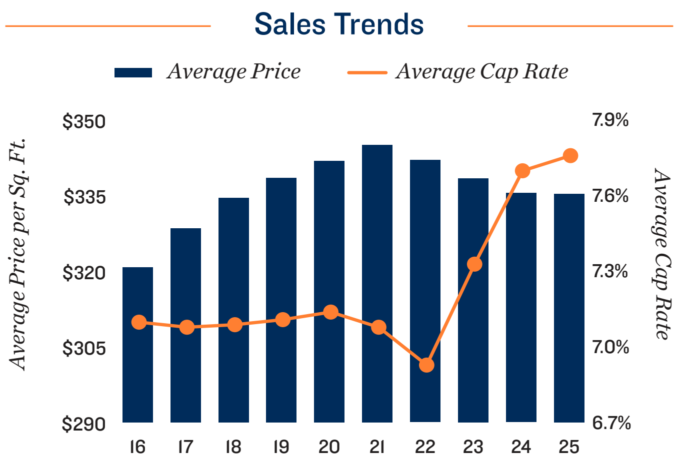
400,000 sq. ft. **Construction:** Deliveries will drop sharply in 2026, to less than half the past five-year average. Nearly 90 percent of completions are pre-leased, clustered in the south and southwest.

+10 bps **Vacancy:** After reaching an all-time low in 2024, vacancy will edge higher for a second straight year. At 5.4 percent, the metro's rate would still sit 140 basis points below its long-run average.

+1.8% **Rent:** A more moderate pace of vacancy expansion supports slightly stronger rent growth as overall conditions remain tight, bringing the metro's average asking rate to $19.00 per square foot.

INVESTMENT: *Uline's new headquarters, planned to house up to 1,300 corporate employees, alongside Eli Lilly's $3 billion expansion, may draw investors to Kenosha County, where retail vacancy remains below 4 percent.*





** Forecast*

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

BARRINGTON COMMONS PLAZA

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	7,880	23,485	88,843
2025 Estimate			
Total Population	7,926	23,574	89,053
2020 Census			
Total Population	8,274	24,439	91,219
2010 Census			
Total Population	7,945	23,863	89,140
Daytime Population			
2025 Estimate	11,102	29,077	86,524

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,204	8,714	33,971
2025 Estimate			
Total Households	3,230	8,750	33,956
Average (Mean) Household Size	2.5	2.7	2.6
2020 Census			
Total Households	3,279	8,820	33,921
2010 Census			
Total Households	3,116	8,626	32,668
Growth 2025-2030	-0.8%	-0.4%	0.0%

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	3,435	9,280	35,771
2025 Estimate	3,464	9,322	35,760
Owner Occupied	2,398	7,457	28,149
Renter Occupied	810	1,290	5,706
Vacant	234	572	1,804
Persons in Units			
2025 Estimate Total Occupied Units	3,230	8,750	33,956
1 Person Units	27.4%	19.5%	21.6%
2 Person Units	34.3%	36.2%	35.2%
3 Person Units	15.2%	16.6%	17.5%
4 Person Units	15.0%	18.1%	17.0%
5 Person Units	6.3%	7.0%	6.2%
6+ Person Units	1.8%	2.5%	2.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	36.2%	41.0%	33.3%
$150,000-$199,999	13.4%	15.6%	15.6%
$100,000-$149,999	12.9%	14.8%	19.2%
$75,000-$99,999	9.5%	8.0%	9.3%
$50,000-$74,999	9.5%	7.6%	8.9%
$35,000-$49,999	4.3%	4.1%	5.2%
$25,000-$34,999	5.3%	3.0%	2.5%
$15,000-$24,999	1.4%	1.5%	2.4%
Under $15,000	7.4%	4.2%	3.4%
Average Household Income	$177,900	$196,974	$181,193
Median Household Income	$144,578	$168,935	$154,568
Per Capita Income	$71,322	$72,523	$67,382

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	7,926	23,574	89,053
Under 20	25.6%	25.3%	23.8%
20 to 34 Years	12.0%	11.3%	13.8%
35 to 39 Years	5.2%	5.0%	5.7%
40 to 49 Years	13.1%	12.9%	13.1%
50 to 64 Years	21.4%	22.9%	23.0%
Age 65+	22.7%	22.5%	20.7%
Median Age	43.0	43.0	43.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	5,518	16,456	63,341
Elementary (0-8)	0.6%	1.2%	1.4%
Some High School (9-11)	1.3%	1.5%	1.4%
High School Graduate (12)	7.6%	9.3%	12.5%
Some College (13-15)	13.5%	13.0%	15.4%
Associate Degree Only	5.0%	5.1%	6.0%
Bachelor's Degree Only	41.7%	39.8%	36.4%
Graduate Degree	30.3%	30.1%	26.7%
Population by Gender			
2025 Estimate Total Population	7,926	23,574	89,053
Male Population	48.0%	49.4%	49.5%
Female Population	52.0%	50.6%	50.5%

BARRINGTON COMMONS PLAZA

DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 89,053. The population has changed by -0.10 percent since 2010. It is estimated that the population in your area will be 88,843 five years from now, which represents a change of -0.2 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,132 people per square mile.

EMPLOYMENT

In 2025, 46,969 people in your selected area were employed. The 2010 Census revealed that 81.3 of employees are in white-collar occupations in this geography, and 8.9 are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 35.00 minutes.

HOUSEHOLDS

There are currently 33,956 households in your selected geography. The number of households has changed by 3.94 percent since 2010. It is estimated that the number of households in your area will be 33,971 five years from now, which represents a change of 0.0 percent from the current year. The average household size in your area is 2.6 people.

HOUSING

The median housing value in your area was $503,780 in 2025, compared with the U.S. median of $333,538. In 2010, there were 27,918.00 owner-occupied housing units and 4,749.00 renter-occupied housing units in your area.

INCOME

In 2025, the median household income for your selected geography is $154,568, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 47.70 percent since 2010. It is estimated that the median household income in your area will be $178,700 five years from now, which represents a change of 15.6 percent from the current year.

The current year per capita income in your area is $67,382, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $181,193, compared with the U.S. average, which is $103,571.

EDUCATION

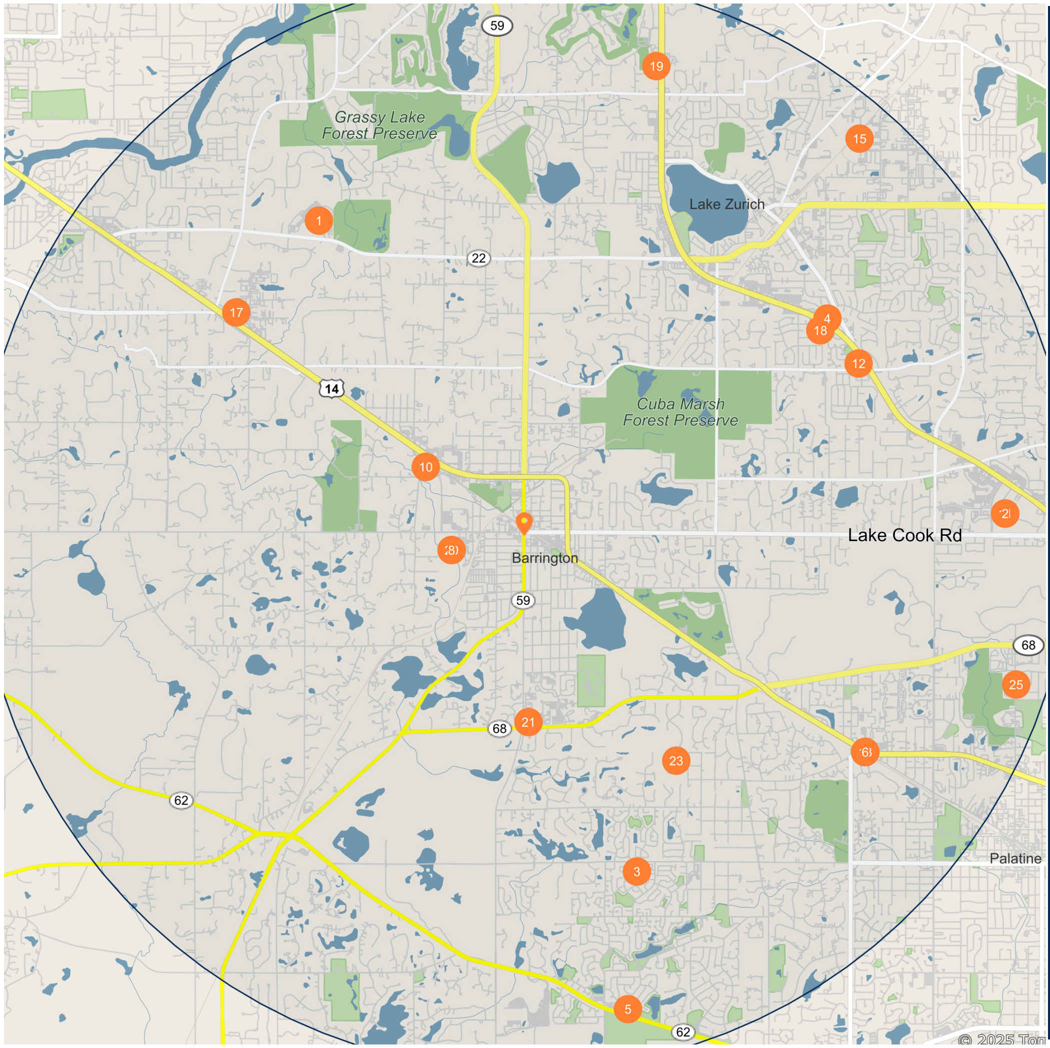
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 61.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.8 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.1 percent in the selected area compared with the 19.6 percent in the U.S.

BARRINGTON COMMONS PLAZA

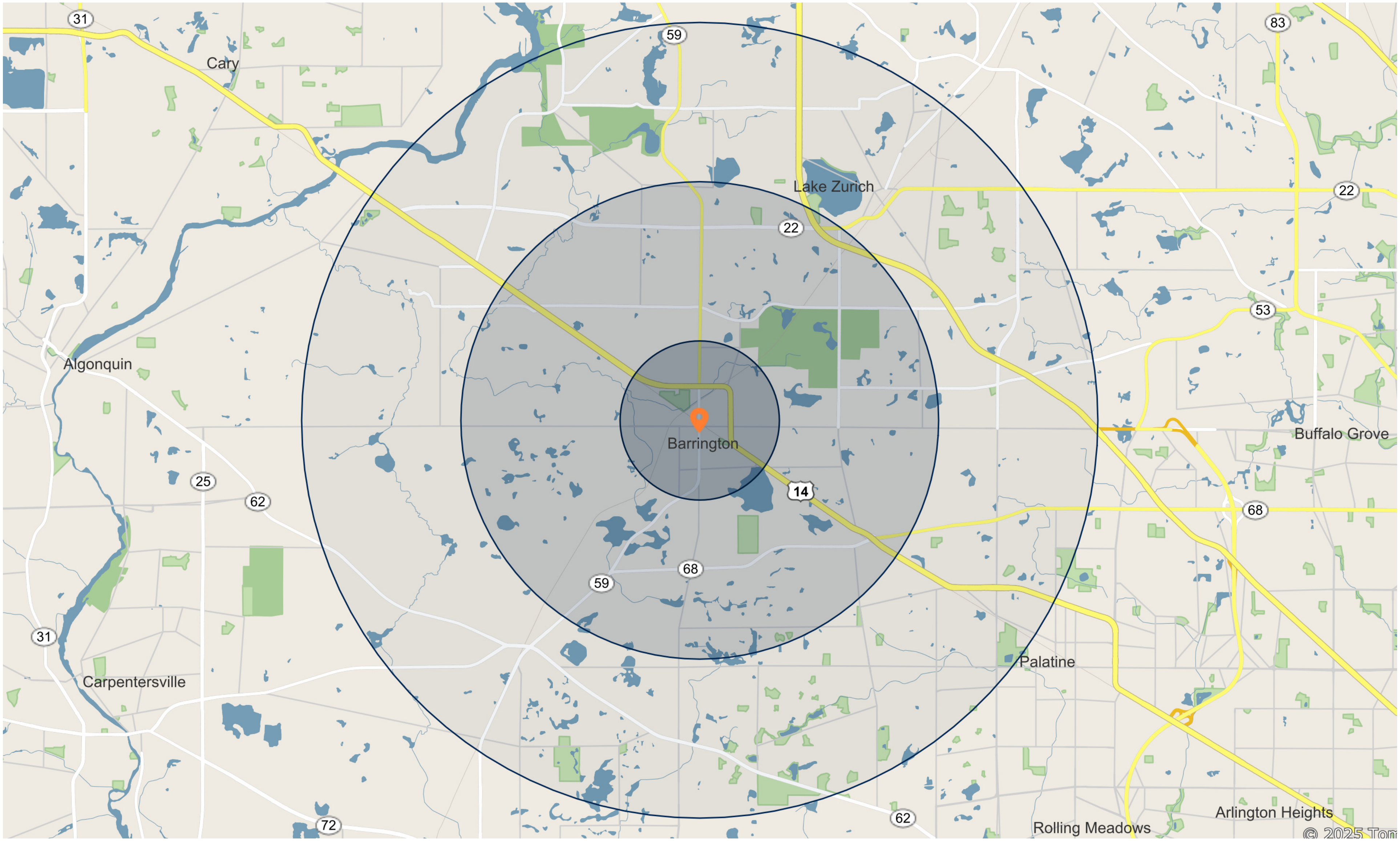
DEMOGRAPHICS



	Major Employers	Employees
1	Advocate Hlth & Hospitals Corp-Advocate Lutheran General Hosp	4,800
2	Continental Automotive Inc-Continental Auto Systems Div	3,950
3	American Drug Stores LLC-Jewel - Osco 3486	2,757
4	Royal Management Corporation-Lexington Hlth Care Lk Zurich	1,185
5	Bond Drug Company Illinois LLC-Walgreens	1,118
6	BASF Catalysts LLC-	875
7	Mac-Tech Inc-	688
8	Quaker Oats Company-Quaker Oats	536
9	Interim Healthcare Inc-Interim Services	500
10	Ws Telecom Acquisition Company-	438
11	Continental Auto Systems Inc-	400
12	Northwest Community Hospital-Treatment Center The	370
13	Hammer Technologies Inc-	358
14	ITT Enidine Inc-	357
15	Spirolox Inc-	339
16	Luk Clutch Systems LLC-Luk Transmission Systems	319
17	Swiss Automation Inc-	315
18	Home Depot USA Inc-Home Depot The	299
19	CBI Leasing Inc-Commerce Bank	278
20	Pepsico Inc-Pepsico	265
21	Motor Werks Partners LP-Motor Werks of Barrington	255
22	Vitesco Technologies Usa LLC-	255
23	Mullins & Associates Inc-	235
24	Greene Tweed & Co Inc-	215
25	Palatine Park District-	207

BARRINGTON COMMONS PLAZA

DEMOGRAPHICS



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