

Kensington School of Arlington Heights

Market Analysis & Site Efficacy Study
March 1, 2016



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**Kensington School
of St. Charles**
1900 Cumberland Parkway
St. Charles, IL 60174

**Kensington School
of Geneva**
1774-1776 West State Street
Geneva, IL 60134

**Kensington School
of Naperville**
1915 Three Farms Avenue
Naperville, IL 60540

**Kensington School
of Wheaton**
1746 South Naperville Road
Wheaton, IL 60189

**Kensington School
of South Naperville**
4512 Walton Heath Drive
Naperville, IL 60564

**Kensington School
of Elmhurst**
425 South Spring Road
Elmhurst, IL 60126
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Kensington School proposes to develop a new Child Care Center and Preschool at 840 E Kensington Road, Arlington Heights, IL. As Kensington School has been providing early childhood education to the western suburbs of Chicago for over 46 years, it has a strong understanding of what demographic, real estate and market landscape conditions are prerequisites for project realization.

Arlington Heights is a village in Cook County, Illinois. It is approximately 25 miles northwest of the city of Chicago with an approximate population of 75,000. For the purposes of this analysis, one and three mile radii will be targeted as the optimal trade area for Kensington School although in various communities which it operates, some students come from as far out as five miles.

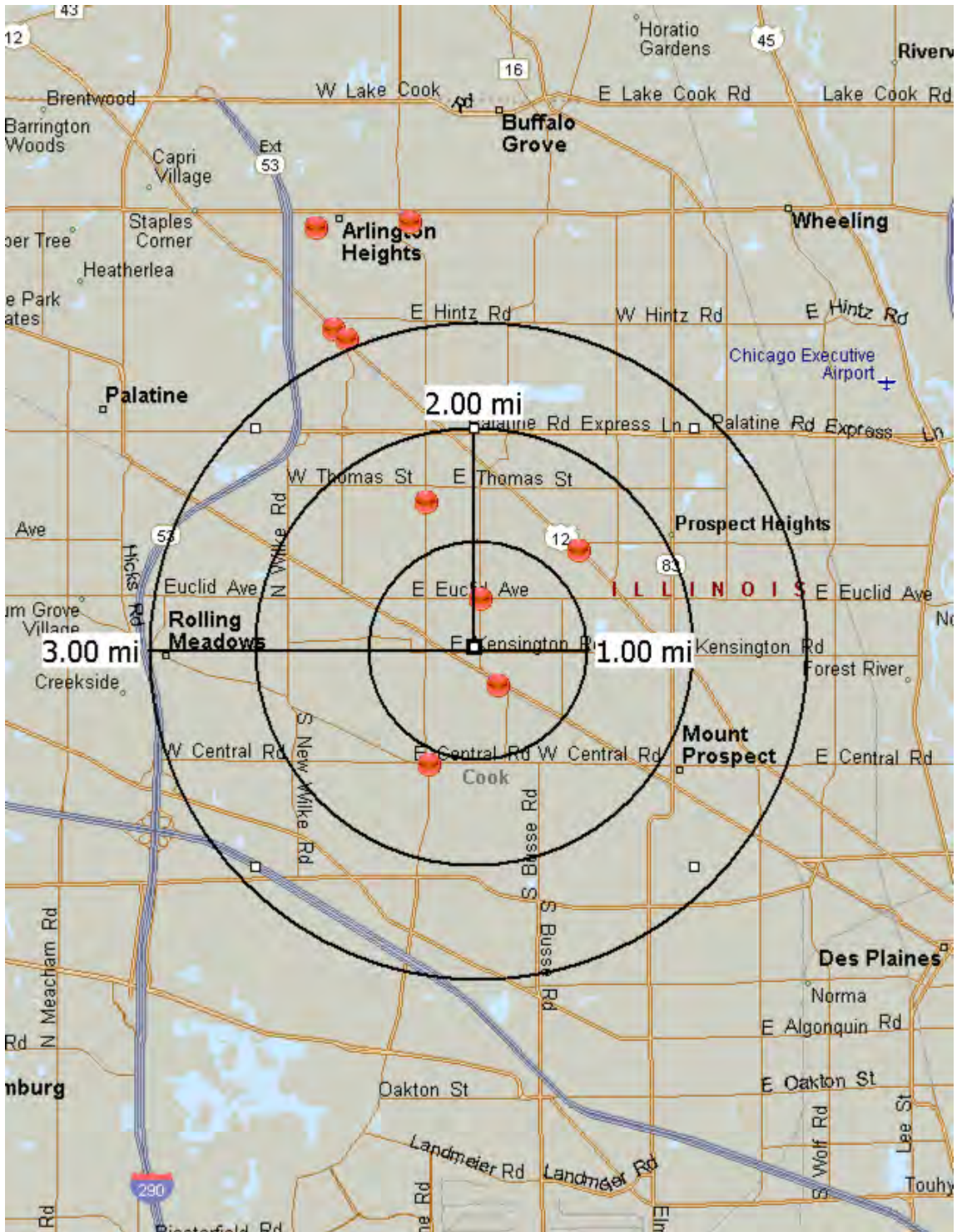
As shown on the following table, one and three-mile 2015 population under 5 years of age are 989 and 7,553 which meet or exceed comparable metrics at Kensington School's current locations. Income average of \$107,822 at one mile and \$96,383 also meet or exceed existing locations.

The site selected is located at 840 E Kensington Road, Arlington Heights, IL. The immediate area has seen a strong amount of recent development as of late with the addition of the Mariano's Market and Walgreens to the south and a new mixed use residential development to the north. These adjacencies together with the Village's award winning schools and outstanding municipal services further substantiate the site as a very strong candidate.

The national market landscape for Child Care is a highly fragmented one with many providers having solely one location many of which operate out of homes and churches. For the purposes of this study, Child Care Centers operating out of entities that have a stand alone real estate presence and therefore contribute to local tax rolls are included. Home and church Centers have been omitted.

As shown in the Market Study Map, there are currently nine Child Care Centers operating in Arlington Heights. Of these nine, only five are within the three-mile trade area of Kensington Schools proposed location. Each of these centers are under 10,000 square feet with the majority 5,000 square feet and under. With a current estimated total of 50,000 square feet of Child Care space available in Arlington Heights, it is clear that there is a need for more high quality Child Care.

Kensington School plans to build a new 15,000 state of the art Child Care Center on two acres with in excess of one half-acre of open space playground. It's proximity to Mariano's Market, Walgreens and the Metra Station make this an excellent location and will offer the families of Arlington Heights another fantastic Child Care option.



	Name	Address
1	FLOWER GARDEN DAY CARE INC	2420 E Rand Road
2	RED WAGON CHILD CARE CENTER	1225 E Davis Street
3	A MOTHER'S TOUCH	125 N Dryden Avenue
4	KINDERCARE	1003 South Arlington Heights Road
5	KINDERCARE	1320 N Arlington Heights Road
6	FLEUR DE LA ZIA	110 W Boeger Drive
7	LITTLE LEARNERS EDUCATIONAL CENTER	1060 W Rand Road
8	KIDS OF THE KINGDOM DAYCARE	1122 W Rand Road
9	BRIGHT HORIZONS	3523 N Kennicott Ave



Kensington School
840 East Kensington Road
15,000 SF
Licensed Capacity 160



Kids of the Kingdom
1112 W Rand Road
Approx. 3,500 SF
Licensed Capacity 43



Bright Horizons
3523 N Kennicott Ave.
Approx. 9,800 SF
Licensed Capacity 125



Little Learners Daycare
1060 W Rand Road
Approx. 5,000 SF
Licensed Capacity 126



Fleur De La Zia
110 W Boeger Dr.
Approx. 3,500 SF
Licensed Capacity 107



A Mother's Touch Daycare
125 N Dryden Ave
Approx. 8,000 SF
Licensed Capacity 178



Red Wagon Preschool & Daycare
1225 E Davis St.
Approx. 2,000 SF
Licensed Capacity 40



Flower Garden Day Care
2420 E Rand Road
Approx. 2,500 SF
Licensed Capacity 40



Kindercare
1003 S Arlington Heights Rd.
Approx. 8,000 SF
Licensed Capacity 40



KinderCare
1320 N Arlington Heights Rd
Approx. 6,800 SF
Licensed Capacity 126

Population	1-mi.	3-mi.
2015 Male Population	8,812	63,676
2015 Female Population	9,161	66,878
% 2015 Male Population	49.03%	48.77%
% 2015 Female Population	50.97%	51.23%
2015 Total Population: Adult	13,777	102,109
2015 Total Daytime Population	17,352	147,406
2015 Total Employees	7,605	77,697
2015 Total Population: Median Age	42	43
2015 Total Population: Adult Median Age	50	51
2015 Total population: Under 5 years	989	7,553
2015 Total population: 5 to 9 years	1,239	8,128
2015 Total population: 10 to 14 years	1,235	8,042
2015 Total population: 15 to 19 years	1,089	7,206
2015 Total population: 20 to 24 years	673	5,722
2015 Total population: 25 to 29 years	920	7,245
2015 Total population: 30 to 34 years	1,037	8,193
2015 Total population: 35 to 39 years	1,170	8,455
2015 Total population: 40 to 44 years	1,407	9,281
2015 Total population: 45 to 49 years	1,464	9,459
2015 Total population: 50 to 54 years	1,514	10,317
2015 Total population: 55 to 59 years	1,357	9,491
2015 Total population: 60 to 64 years	1,108	7,934
2015 Total population: 65 to 69 years	809	6,709
2015 Total population: 70 to 74 years	632	5,114
2015 Total population: 75 to 79 years	499	4,136
2015 Total population: 80 to 84 years	401	3,516
2015 Total population: 85 years and over	430	4,053
% 2015 Total population: Under 5 years	5.50%	5.79%
% 2015 Total population: 5 to 9 years	6.89%	6.23%
% 2015 Total population: 10 to 14 years	6.87%	6.16%
% 2015 Total population: 15 to 19 years	6.06%	5.52%
% 2015 Total population: 20 to 24 years	3.74%	4.38%
% 2015 Total population: 25 to 29 years	5.12%	5.55%
% 2015 Total population: 30 to 34 years	5.77%	6.28%
% 2015 Total population: 35 to 39 years	6.51%	6.48%
% 2015 Total population: 40 to 44 years	7.83%	7.11%
% 2015 Total population: 45 to 49 years	8.15%	7.25%
% 2015 Total population: 50 to 54 years	8.42%	7.90%
% 2015 Total population: 55 to 59 years	7.55%	7.27%
% 2015 Total population: 60 to 64 years	6.16%	6.08%
% 2015 Total population: 65 to 69 years	4.50%	5.14%
% 2015 Total population: 70 to 74 years	3.52%	3.92%
% 2015 Total population: 75 to 79 years	2.78%	3.17%

% 2015 Total population: 80 to 84 years	2.23%	2.69%
% 2015 Total population: 85 years and over	2.39%	3.10%
2015 White alone	16,437	109,656
2015 Black or African American alone	151	1,859
2015 American Indian and Alaska Native alone	14	254
2015 Asian alone	952	10,995
2015 Native Hawaiian and OPI alone	1	15
2015 Some Other Race alone	135	5,209
2015 Two or More Races alone	283	2,566
2015 Hispanic	1,057	15,463
2015 Not Hispanic	16,916	115,091
% 2015 White alone	91.45%	83.99%
% 2015 Black or African American alone	0.84%	1.42%
% 2015 American Indian and Alaska Native alone	0.08%	0.19%
% 2015 Asian alone	5.30%	8.42%
% 2015 Native Hawaiian and OPI alone	0.01%	0.01%
% 2015 Some Other Race alone	0.75%	3.99%
% 2015 Two or More Races alone	1.57%	1.97%
% 2015 Hispanic	5.88%	11.84%
% 2015 Not Hispanic	94.12%	88.16%
2015 Not Hispanic: White alone	15,656	106,921
2015 Not Hispanic: Black or African American alone	118	1,528
2015 Not Hispanic: American Indian and Alaska Native alone	11	78
2015 Not Hispanic: Asian alone	644	8,612
2015 Not Hispanic: Native Hawaiian and OPI alone	3	44
2015 Not Hispanic: Some Other Race alone	13	97
2015 Not Hispanic: Two or More Races	145	1,242
% 2015 Not Hispanic: White alone	91.28%	81.79%
% 2015 Not Hispanic: Black or African American alone	0.69%	1.17%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.06%	0.06%
% 2015 Not Hispanic: Asian alone	3.75%	6.59%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.08%	0.07%
% 2015 Not Hispanic: Two or More Races	0.85%	0.95%

Housing	1-mi.	3-mi.
2015 Housing Units	7,256	52,432
2015 Occupied Housing Units	6,995	51,097
2015 Owner Occupied Housing Units	5,249	39,824
2015 Renter Occupied Housing Units	1,746	11,273
2015 Vacant Housings Units	261	1,335
% 2015 Occupied Housing Units	96.40%	97.45%
% 2015 Owner occupied housing units	75.04%	77.94%
% 2015 Renter occupied housing units	24.96%	22.06%
% 2000 Vacant housing units	3.60%	2.55%

Income	1-mi.	3-mi.
2015 Household Income: Median	\$80,166	\$70,857
2015 Household Income: Average	\$107,822	\$96,383
2015 Per Capita Income	\$43,834	\$37,961
2015 Household income: Less than \$10,000	241	1,785
2015 Household income: \$10,000 to \$14,999	162	1,471
2015 Household income: \$15,000 to \$19,999	234	1,802
2015 Household income: \$20,000 to \$24,999	393	2,441
2015 Household income: \$25,000 to \$29,999	243	2,059
2015 Household income: \$30,000 to \$34,999	224	2,213
2015 Household income: \$35,000 to \$39,999	232	1,742
2015 Household income: \$40,000 to \$44,999	306	2,354
2015 Household income: \$45,000 to \$49,999	318	2,083
2015 Household income: \$50,000 to \$59,999	429	3,735
2015 Household income: \$60,000 to \$74,999	683	5,286
2015 Household income: \$75,000 to \$99,999	825	6,871
2015 Household income: \$100,000 to \$124,999	871	5,321
2015 Household income: \$125,000 to \$149,999	627	3,460
2015 Household income: \$150,000 to \$199,999	732	4,381
2015 Household income: \$200,000 or more	751	4,019
% 2015 Household income: Less than \$10,000	3.31%	3.50%
% 2015 Household income: \$10,000 to \$14,999	2.23%	2.88%
% 2015 Household income: \$15,000 to \$19,999	3.22%	3.53%
% 2015 Household income: \$20,000 to \$24,999	5.41%	4.78%
% 2015 Household income: \$25,000 to \$29,999	3.34%	4.04%
% 2015 Household income: \$30,000 to \$34,999	3.08%	4.34%
% 2015 Household income: \$35,000 to \$39,999	3.19%	3.41%
% 2015 Household income: \$40,000 to \$44,999	4.21%	4.61%
% 2015 Household income: \$45,000 to \$49,999	4.37%	4.08%
% 2015 Household income: \$50,000 to \$59,999	5.90%	7.32%
% 2015 Household income: \$60,000 to \$74,999	9.39%	10.36%
% 2015 Household income: \$75,000 to \$99,999	11.35%	13.47%
% 2015 Household income: \$100,000 to \$124,999	11.98%	10.43%
% 2015 Household income: \$125,000 to \$149,999	8.62%	6.78%
% 2015 Household income: \$150,000 to \$199,999	10.07%	8.59%
% 2015 Household income: \$200,000 or more	10.33%	7.88%

Daycare Market Availability

Demographics for Arlington Heights are such that there are approximately 7,553 children under the age of 5 years old in a three-mile radius of this location.

With 7,553 children five years old or younger residing in a three-mile radius, only 11% of these children are served by a licensed day care center at 891 children.

A representative of Kensington School contacted each of the above listed child care centers to check availability. Our findings were such that of the nine centers in this market, five had no availability, two had combined availability of six spaces and the other four were characterized as "limited".

This indicates that there is a strong need for additional quality childcare in Arlington Heights. Kensington School has been a provider of Child Care in the Chicagoland market for 47 years.

		Square Feet	Occupancy	Availability
1	FLOWER GARDEN	2500	40	Yes - Limited
2	RED WAGON	2000	40	No
3	MOTHERS TOUCH	9000	178	2 Spaces
4	KINDER CARE	8000	125	Yes - Limited
5	KINDER CARE	6800	126	No
6	FLEUR DE LA ZIA	3500	107	No
7	LITTLE LEARNERS	5000	88	4 Spaces
8	KIDS OF THE KINGDOM	3500	43	No
9	BRIGHT HORIZONS	9800	144	No

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