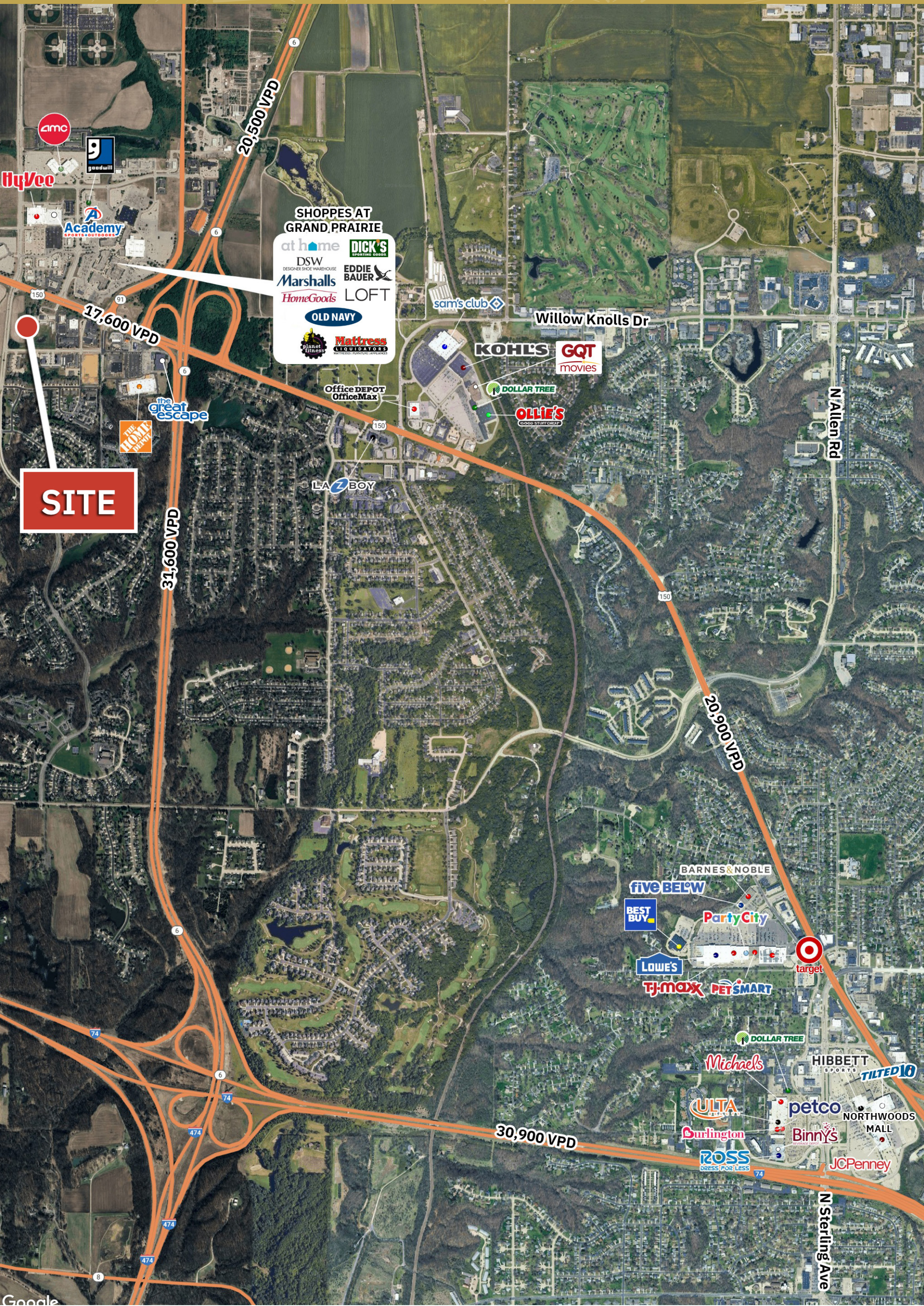




PROPOSED NEW DEVELOPMENT

West War Memorial Drive
Peoria, IL

AERIAL





PROPERTY OVERVIEW



- New development coming to Peoria located on War Memorial Drive (17,600 VPD)
- Across the street from the Shoppes at Grand Prairie, an 853,123 square foot super regional shopping center that includes Dicks, DSW, Marshalls, and HomeGoods
- Adjacent to the \$18 million Louisville Slugger Sports Complex which draws over 1 million visitors per year
- Location serves the growing, affluent, northwest side of Peoria that has outstanding demographics with an annual average household income of \$193,188 within a 1 mile radius

DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	3,995
	3 MILE	19,652
	5 MILE	63,841
DAYTIME POPULATION	1 MILE	1,918
	3 MILE	8,851
	5 MILE	32,220
AVERAGE HH INCOME	1 MILE	\$193,188
	3 MILE	\$143,380
	5 MILE	\$124,719



SITE PLAN

