

NEW MIXED-USE DEVELOPMENT RETAIL PADS & SHOPS SPACE AVAILABLE

NWC Lake Pleasant
Pkwy & Jomax Rd

Conceptual
Rendering



UNDER
CONSTRUCTION

UNDER
CONSTRUCTION

±0.93 AC DRIVE-THRU PAD
AVAILABLE

±7,215 SF SHOPS SPACE
AVAILABLE



**ROSS
BROWN
PARTNERS**

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Nationwide Real Estate Services

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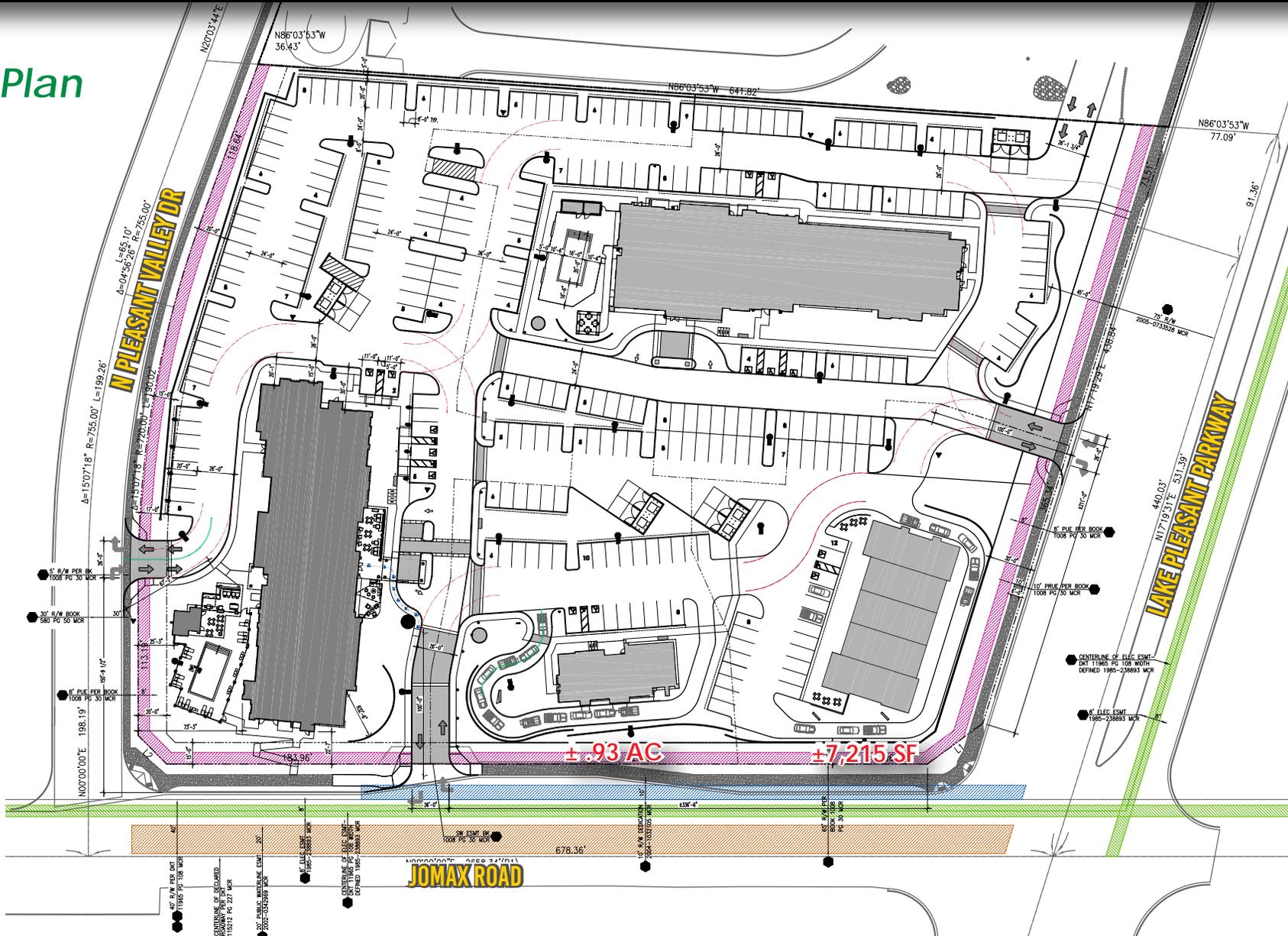
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Site Plan



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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,603	36,572	130,291
PROJECTED POPULATION (2030)	7,543	36,757	129,413
AVERAGE HOUSEHOLD INCOME	\$199,674	\$193,076	\$159,526
DAYTIME POPULATION	3,097	13,824	58,512
MEDIAN AGE	38.8	38.4	43.4
TOTAL BUSINESSES	329	1,155	3,601



traffic counts: Lake Pleasant Pkwy | 17,715 VPD • Jomax Rd | 9,191 VPD

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property highlights

- ±0.93 AC drive-thru pad and ±7,215 SF shops space available
- Convenient access via Jomax Pkwy exit off of Loop 303
- Hard corner visibility along Lake Pleasant Pkwy and Jomax Rd
- Located at a signalized intersection with over 26,000 VPD
- Located near several build-to-rent and residential developments including Vistancia, Coldwater Ranch and Crossriver, increasing consumer traffic
- Close to BASIS Charter School and Peoria Regional Medical Center, attracting families and professionals to the area

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SITE

W JOMAX RD

N LAKE PLEASANT PKWY

BASIS PEORIA

K HOVIAN HOMES
PLANNED
247 UNITS

PEORIA SUNRISE
MOUNTAIN
PRESERVE

Yolco **CHOCOLATE FACTORY** **ULTA BEAUTY** **Cane's** **Papa Murphy's**
OrangeTheory **Firestone** **KOHL'S** **Wendy's**
FAMOUS footwear **SPROUTS FARMERS MARKET** **REFORMED PILATES**
ROSS DRESS FOR LESS **smash burger** **Harkins THEATRES** **BOOT BARN**
Panera BREAD **PET SMART** **ihop** **Michaels**
ME Massage Envy **OfficeMax** **five BELOW** **LOAD easy** **HANDELS**

SportClips **fr's Marketplace** **One Stop Solution**
Cafe Rio MEXICAN GRILL **LOWE'S** **Freddy's**
WELLS FARGO **us bank**
PAPA JOHN'S **BoSa DONUTS** **Village Inn**

ups **nektar** **Starbucks** **Rubio's** **McDonald's**
Jordan Mineo **Marshalls** **BARRO'S** **TARGET**
HAND & STONE MASSAGE AND FACIAL SPA **BR** **MIDFIRST BANK**
TILLYS **barre3** **lash**
BevMo! **SALLY BEAUTY** **SUPERCUTS**

CVS pharmacy **ALDI** **Jack** **O'Reilly AUTO PARTS** **CHASE** **SHERWIN WILLIAMS**
NOTHING BUT CAKES **YOGASIX** **TACO BELL**
INDIA EXPRESS **in the box** **TWISTED SUGAR** **DISCOUNT TIRE** **STRETCH LAB**



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*Shops Building
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