



Commercial Retail Building

SINGLE OR MULTI-TENANT OPTIONS

5001 N Big Hollow Rd | Peoria, IL

WALKER OGLESBY
walker@tpgrealpartners.com
205-478-0142
1431 Cinnamon Hill Ln #104
Columbia, MO 65201

TPG REAL ESTATE
PARTNERS

Property Overview

This highly flexible retail space presents a rare opportunity to lease either the entire 46,000 SF space or a subdivided 20,000 SF unit. The landlord is prepared to divide the space into two equal units of 20,000 SF each, with each featuring private restrooms and prominent storefronts. A generous tenant improvement allowance is available for long-term leases. Renovations to accommodate subdivision are estimated to take approximately 5-6 months.

This property is located inside the Glen Hollow Shopping Center, which is one of Peoria's largest power centers anchored by Target, Lowe's, TJ Maxx, Barnes & Noble and many other nationally recognized retail stores. Glen Hollow is located along War Memorial Drive which has over 41,100 cars per day and is Peoria's primary North-South corridor. The center sits a signalized intersection and dedicated turn lanes. There has not been any junior anchor space or big box spaces available at Glen Hollow since 2019 when the former Cub Foods building was renovated for TJ Maxx, Party City, and others.

Available on 8/1/2025

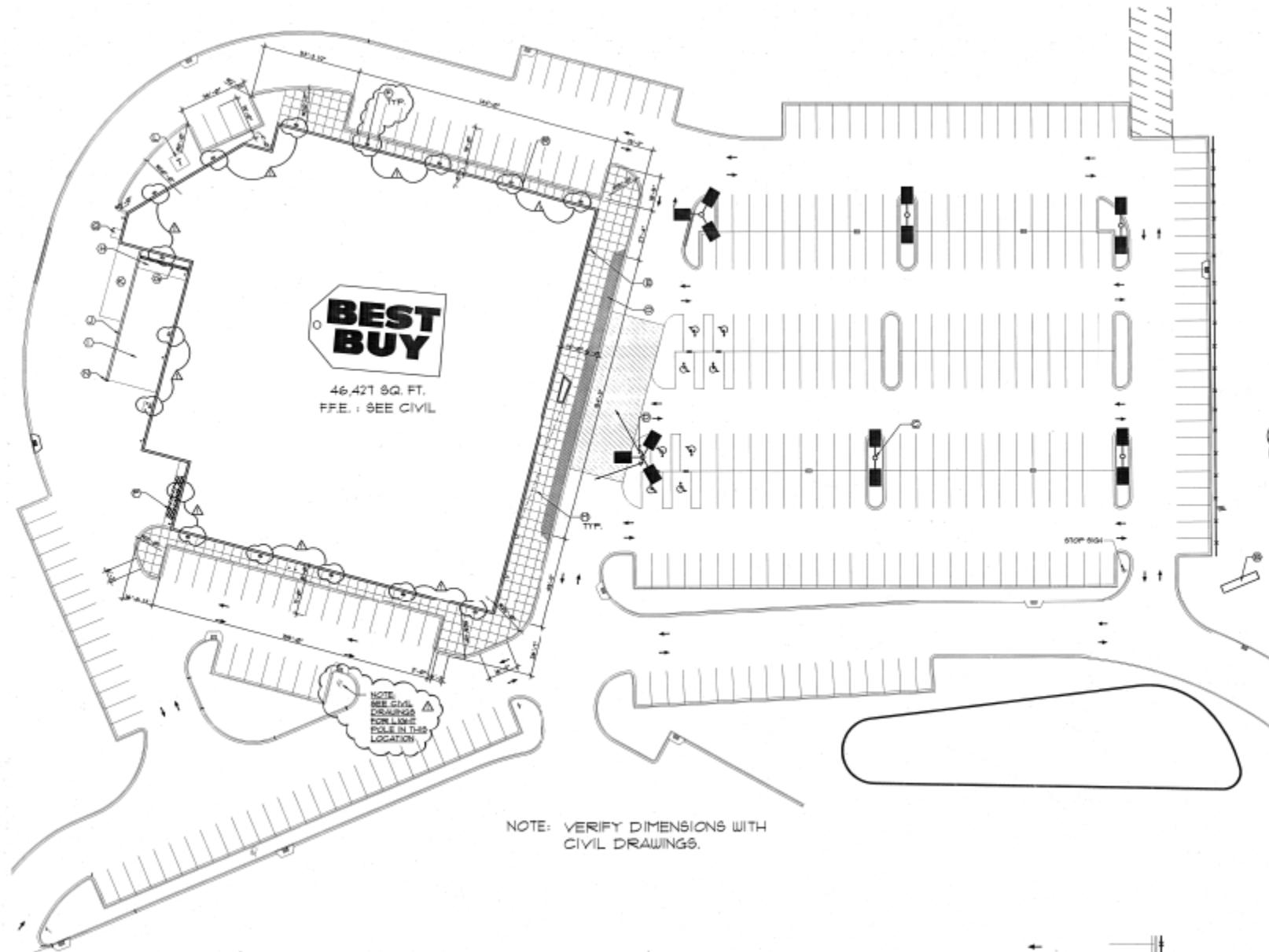


Property Highlights

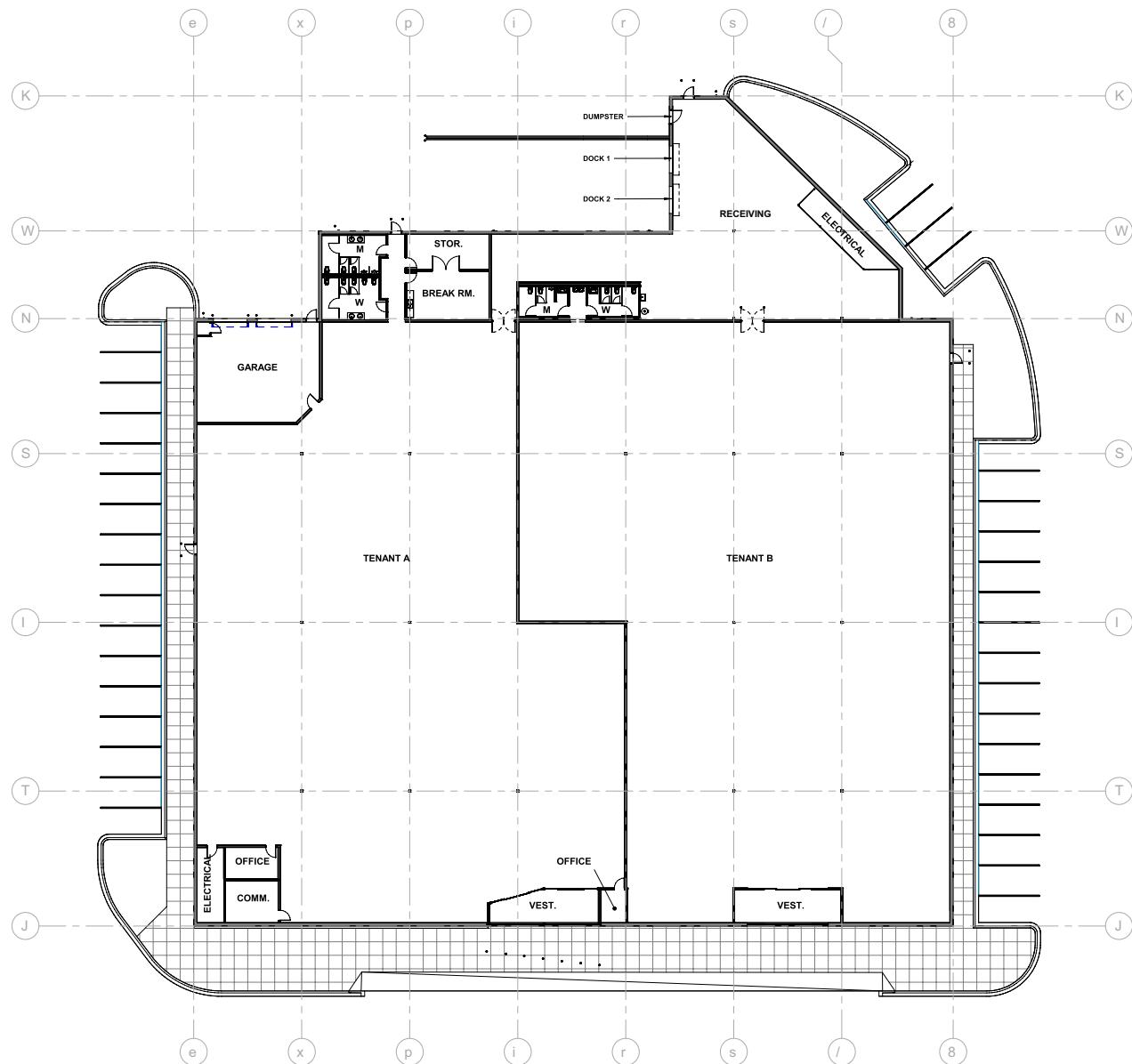
- Building is 20,000 SF - 46,430 SF — Large Scale Commercial Retail Building. Single or Multi-Tenant options.
- Located on 5.96 acres
- Built in 2003
- Surface parking lot has 319 spaces
- Tenant Improvement allowance may be negotiated
- Located along primary North-South thoroughfare
- Traffic volume on War Memorial Dr is 41,100 cars per day



Property Site Plan



Proposed Floorplan For A Multi-Tenant Space



Surrounding Area



Property Photos



Property Overview

Property Details

PROPERTY TYPE	RETAIL
BUILDING SIZE	20,000 SF - 46,430 SF
ZONING	C2 - LARGE SCALE COMMERCIAL
YEAR BUILT	2003
LAND SIZE	5.96 ACRES
PARKING	SURFACE LOT — 319 SPACES
LEASE RATE	\$15.00 - \$20.00
LEASE TYPE	NNN

Property Demographics

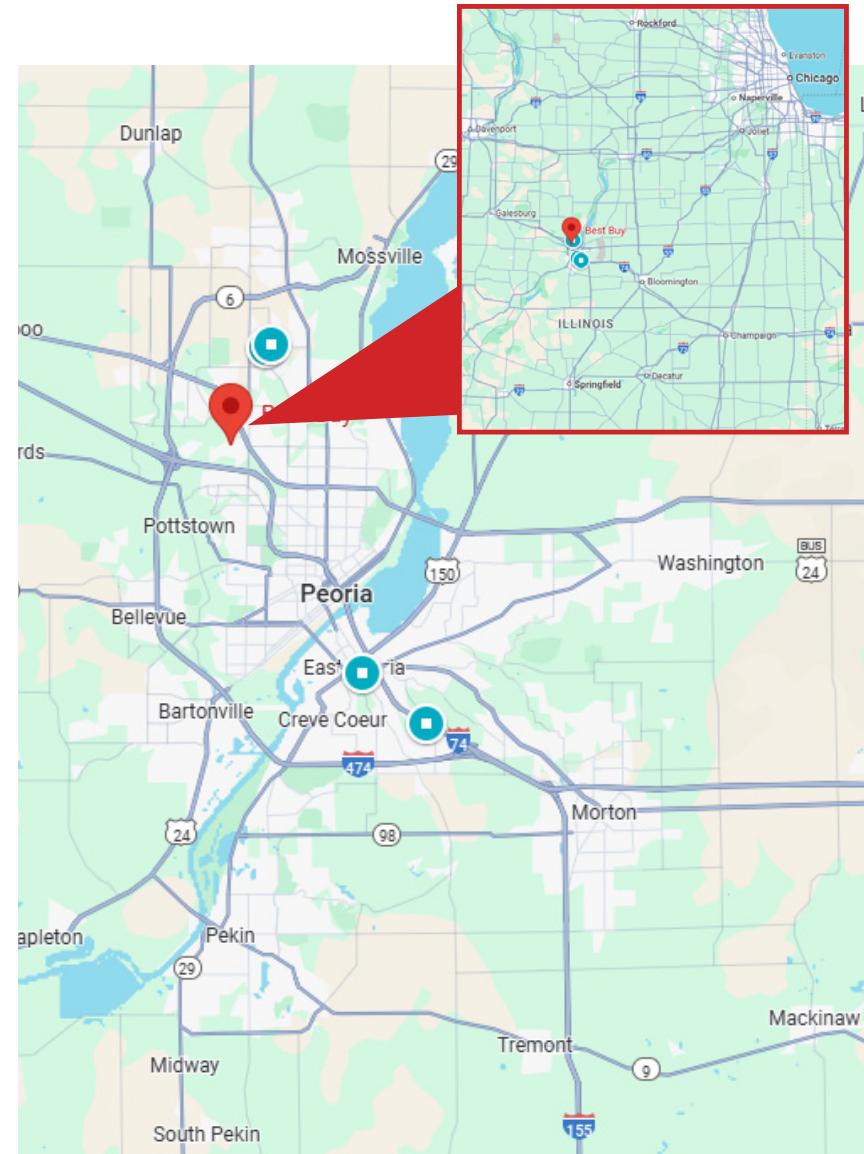
	1 MILE	5 MILES	10 MILES
POPULATION	7,048	119,140	207,975
HOUSEHOLDS	3,358	51,182	87,076
AVG INCOME	\$79,500	\$80,115	\$90,613
CARS PER DAY	41,100 on War Memorial		

Shopping Center Site Plan



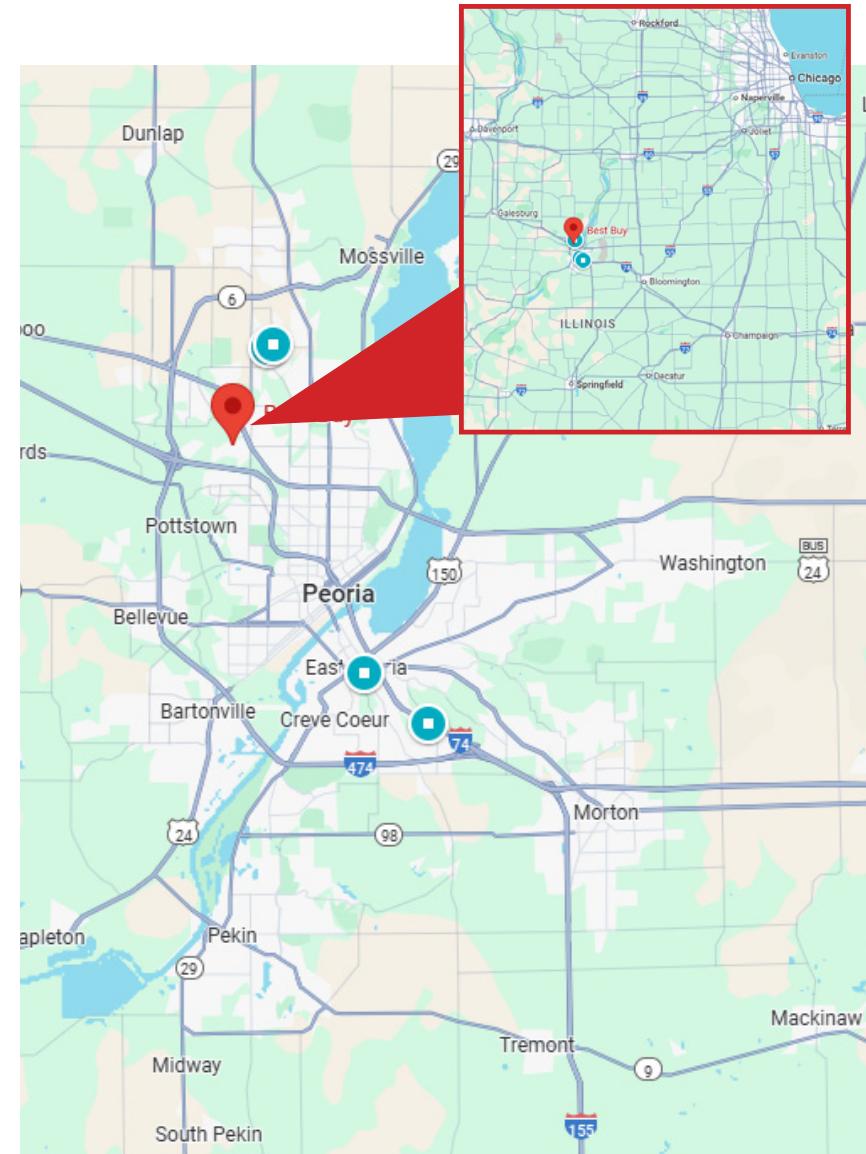
Property Location & Market

- 5001 Big Hollow is located within Glen Hollow Shopping Center, the most prominent retail trade area in Peoria, featuring Walmart, Target, TJ Maxx, Hobby Lobby, Schnucks, Kroger, Hy-Vee, Lowe's, Ross, Ulta, Burlington, and Best Buy, amongst many others. Situated along War Memorial Drive which has over 41,100 cars per day and is Peoria's primary North-South corridor. The center sits a signalized intersection and dedicated turn lanes.
- Peoria is the county seat of Peoria County and the 8th largest city in Illinois with a total population of more than 108,000 in Peoria and approximately 400,000 in the metropolitan area.



Property Location & Market

- Peoria is home to a diverse commercial and industrial employer base, consisting of strong manufacturing and medical sectors. Major employers include OSF HealthCare, Caterpillar, Carle Health, and Bradley University. Peoria is the largest city on the Illinois River and is used heavily by barges to transport bulk goods. More than 3 million tons of cargo pass through local locks each year, providing access from the Great Lakes to the Gulf of Mexico and beyond.
- Both Bradley University and Illinois Central College are located within the City of Peoria, with a combined total of more than 18,200 students. The city also features the National Center for Agricultural Research (where penicillin was developed) and the Midwest Affiliate of St. Jude Research Hospital



Traffic Overview

WITHIN ONE MILE — the Highest Concentration of Retail in the Region
Over 400 Retailers, Including over 70 Restaurants & 11 Hotels



This information has been secured from sources we believe to be reliable. However, we make no representations or warranties, expressed or implied, as to the accuracy of the information.

Disclaimer

All materials and information received or derived from The Premiere Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Premiere Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Premiere Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Premiere Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Premiere Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by The Premiere Group in compliance with all applicable fair housing and equal opportunity laws.