



Commercial Retail Building

SINGLE OR MULTI-TENANT OPTIONS

5001 N Big Hollow Rd | Peoria, IL

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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

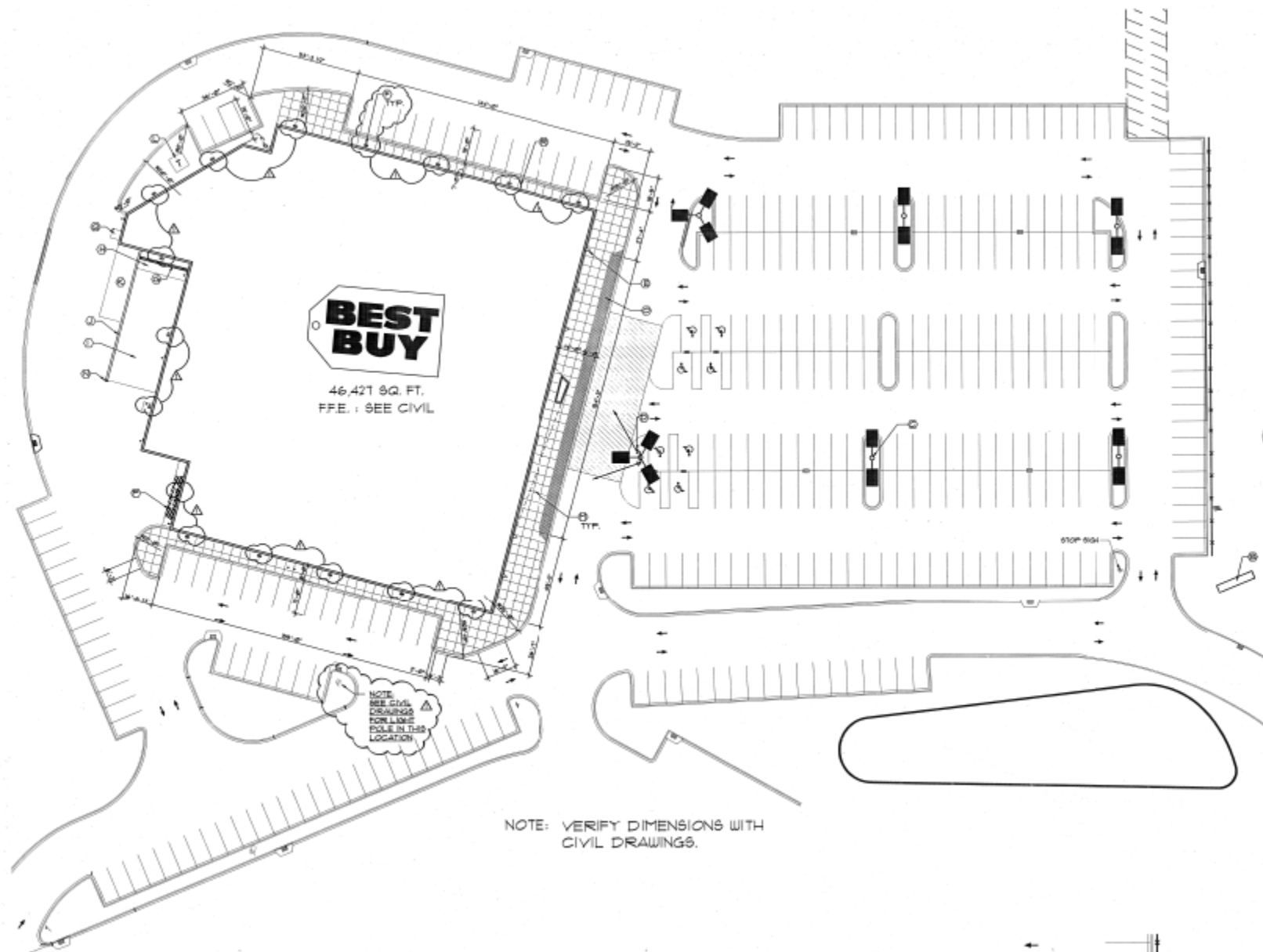


Property Highlights

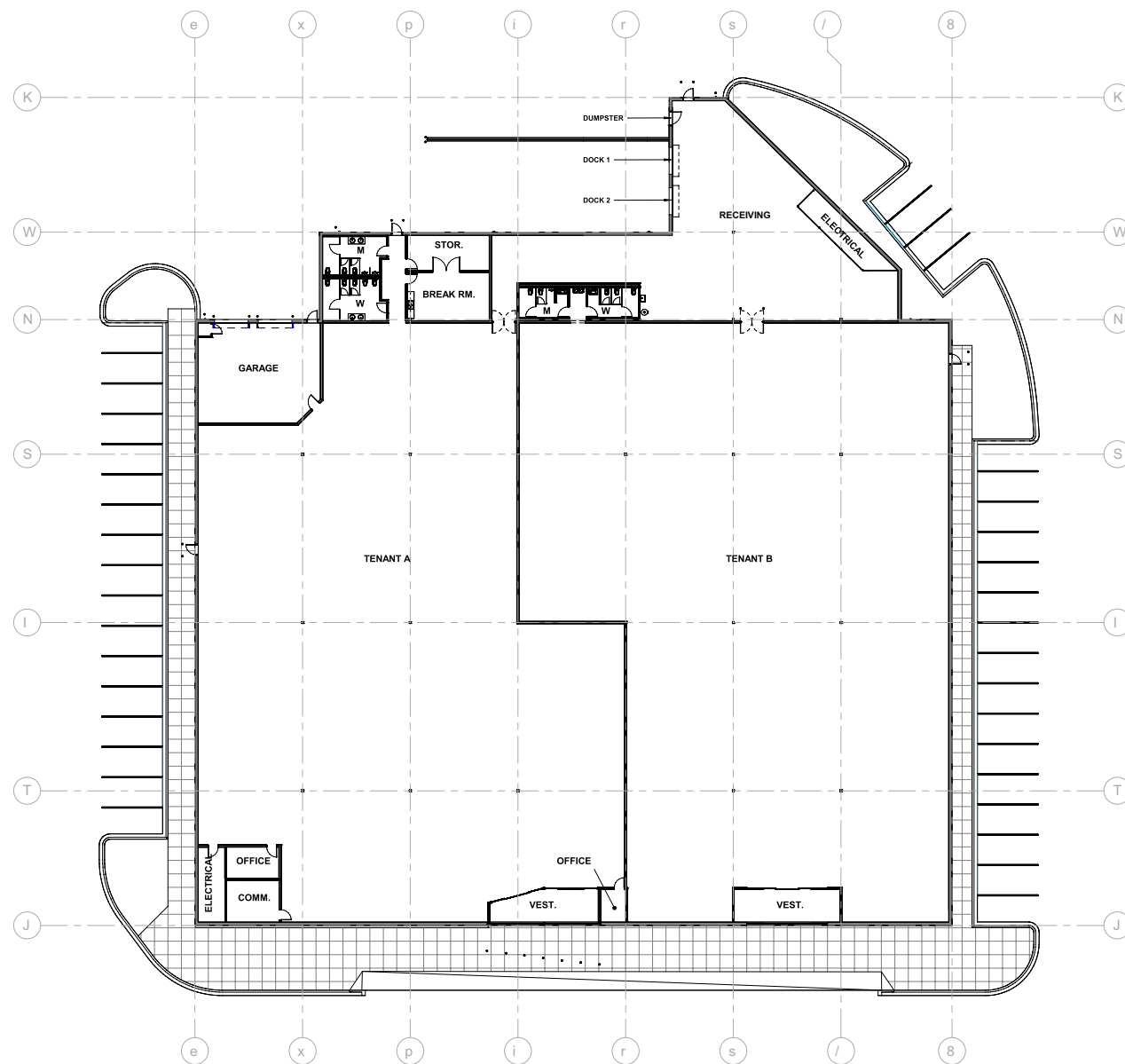
- Building is 20,000 SF - 46,430 SF — Large Scale Commercial Retail Building. Single or Multi-Tenant options.
- Located on 5.96 acres
- Built in 2003
- Surface parking lot has 319 spaces
- Tenant Improvement allowance may be negotiated
- Located along primary North-South thoroughfare
- Traffic volume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

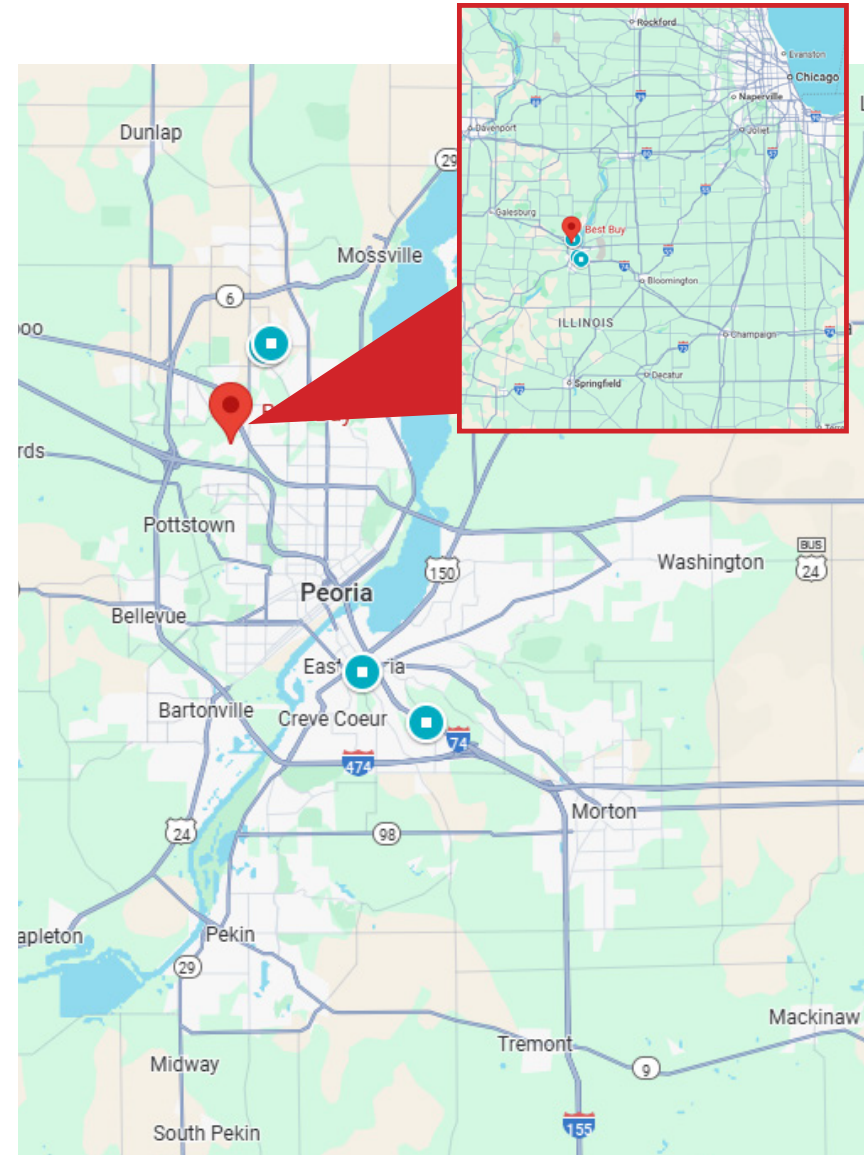
	1 MILE	5 MILES	10 MILES
 POPULATION	7,048	119,140	207,975
 HOUSEHOLDS	3,358	51,182	87,076
 AVG INCOME	\$79,500	\$80,115	\$90,613
 CARS PER DAY	41,100 on War Memorial		

Shopping Center Site Plan



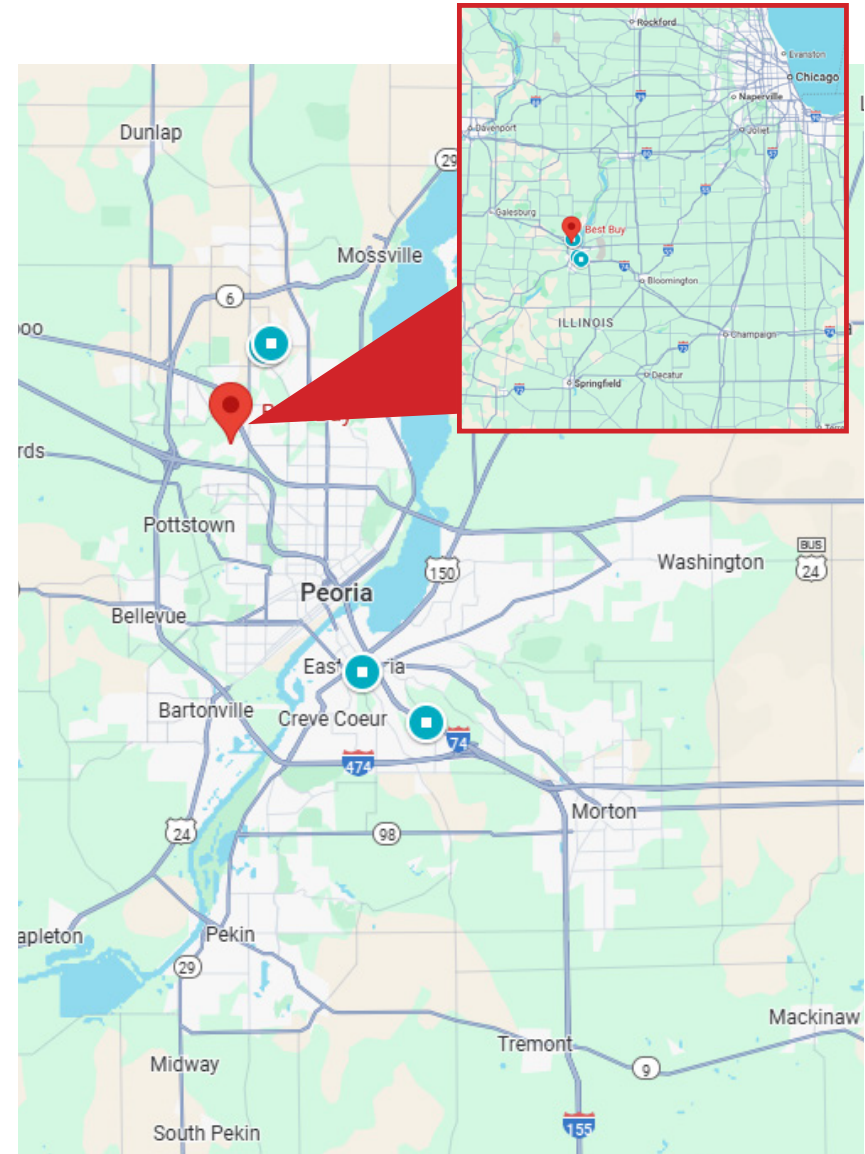
Property Location & Market

- 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



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