

THE ONLY NATIONAL AWARD WINNING SHOPPING CENTER IN CENTRAL ILLINOIS



WESTLAKE

**OVER HALF A CENTURY OF PROVEN RETAIL
OVERLOOKING STERLING AVENUE & INTERSTATE 74**

Peoria, Illinois

Metropolitan Peoria, Illinois. 402,391 people. Only one Interstate Highway, only one intersection of the City's three main arterials, and only one shopping center at the front door to this retail epicenter of the market for the past 52 years.



Source: Illinois Department of Transportation, 2020

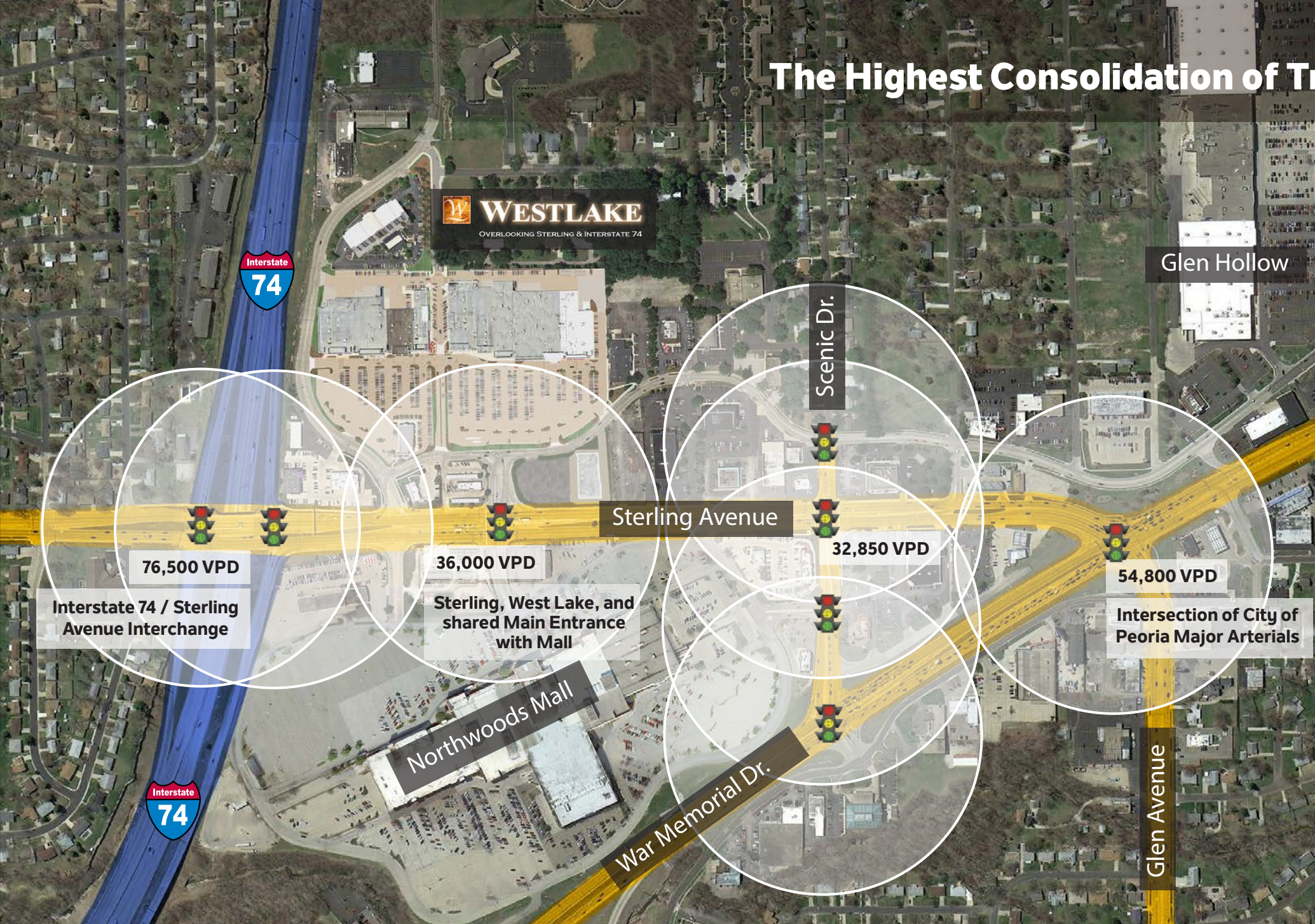
The Highest Consolidation of Traffic in the Region

Westlake is the only site in the Peoria Metropolitan Market where Peoria's only interstate highway, Interstate I-74, intersects with the City of Peoria's three central and largest arterials: Sterling Avenue, War Memorial Drive and Glen Avenue

The resulting traffic counts create the highest average intersection vehicle activity per day of any other retail location in the entire metropolitan market.

Sterling Avenue & I-74 Interchange	76,500 VPD
Sterling Avenue & James Bauman Way	36,000 VPD
Sterling Avenue & Scenic Drive	32,850 VPD
Sterling Avenue, War Memorial Drive & Glen Avenue	54,800 VPD

Source: Illinois Department of Transportation. 2020





INTERSTATE 74 & STERLING AVENUE INTERCHANGE:
the only interstate highway in the market. The main arterial access for a regional market of 923,314, an MSA of 379,186, and area tourism exceeding 3 million.

DIRECT LINE OF SIGHT
to Sterling Avenue and main entrance shared with Northwoods Mall.

THE THREE MAJOR ARTERIALS OF THE CITY – STERLING, GLEN, & WAR MEMORIAL, join together only around Westlake, and Glen Hollow and Northwoods. When combined with the Sterling I 74 interchange, Westlake fronts the highest consolidated traffic counts in the market.

ONE HUNDRED PERCENT RETAIL:
the highest consolidated traffic fronts three 100% retail corners with the highest concentration of retail and restaurants in the market.

Top-Performing, Best of Breed Cotenancy

"We've never had a better opening... And it keeps going, best store in the district, month after month. Unbelievable. There is a huge market here for quality. And we're in the center of it. This location, Westlake, is in the center of everything."

-- Phil Ward, Store Manager since 2003, Panera Bread

"We were thrilled to relocate our Peoria store in a new, beautiful, and bustling Westlake Shopping Center. The location and tenant mix is so much better. Today we have a beautiful new store and higher sales."

-- Christy Graber, Store Manager, Michael's

"The center draws from all age groups. The tenants really help each other -- This place is hot, it's the high traffic area. And the outdoor patio is fantastic, we're very comfortable here."

- Mike, Store Manager, Five Guys Burgers & Fries



Petco + Vetco Total Care
New Store 2022



Burlington
New Store 2021



Panera Bread- Opened 2002
New Corporate Store with
Drive Thru in 2013



Michaels - 25,200 SQ/FT
Opened May 2015



Ross - 25,600 SQ/FT
Opened July 2013



Ulta - The Nation's
Largest Beauty Retailer



Five Guys "...the brightest star
in the restaurant industry."
Forbes, August 2012



Guitar Center



Binny's - One of the best
performing Binny's in
downstate Illinois.

Morning dew on Westlake rose
Photographed on site, June 2012
Westlake Shopping Center, Peoria, Illinois



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OVERLOOKING STERLING AVENUE & INTERSTATE 74

The Market: Immunize Yourself From Amazon



Peoria, Illinois - the city which gave the world its first antibiotic, penicillin, in 1942 -- is now the largest Regional Medical Center in the State of Illinois outside of Chicago.

Peoria's largest employer is healthcare – Internet and recession resistant and growing, this **second largest metro market in the state** has five hospitals, **The University of Illinois School of Medicine**, a *US News and World Report* nationally ranked **Children's Hospital of Illinois**, major healthcare services and biotech research centers unrivaled in Illinois, including **Jump Medical Simulation Center**, an artificial intelligence driven virtual reality medical simulation center attracting medical researchers and doctors in training nationwide.

More Life Flight helicopters than Chicago: OSF Saint Francis Level 1 Trauma Center flies **five life flight helicopters to service its Level I Trauma Center**. Cook County, Chicago, the second most populous county in the United States, flies four. The largest Level 1 Trauma Center in the state outside of Chicago requires a critical mass of Peoria doctors, medical professionals, and technicians across all medical disciplines to be available within a 30 minute drive of downtown Peoria.

An Internet and recession resistant regional medical hub: a full 25% of Peoria's employment is healthcare – compared to 13 percent average nationwide (Scan US, 2018). **Over \$2 billion** research annually; **over \$1 billion** in new medical buildings and infrastructure in the past decade; over \$75 million in new buildings in 2018 alone.

Bloodlines run deep in this white oak forested escarpment along the Illinois River – the oldest European settlement in Illinois. The world's leader in distilleries before Prohibition deposited some of the most beautiful homes in Illinois throughout the Illinois River Valley, overlooking **the largest chain of Park Districts and acreage in the state**. Peoria is home to the top 100 Art Fairs in the nation, a Civic Center designed by Philip Johnson, the world's largest four mile foot race (Steamboat Classic), and the oldest Santa Claus parade in the United States.

Seventh highest ranked regional college in the Midwest, Bradley University is here. So is the village of Morton – **Top 10 Best Towns for Families** by Family Circle magazine (2013), and **#1 in Illinois** for families (Urban Matter, 2016).

A Forbes Top 10 Best Cities for starting a business in 2015, with the **third fastest growing airport in the United States** and a workforce exceeding 200,000, including **ADM, Caterpillar** (former world headquarters), **Komatsu, Maui Jim** (world headquarters), **RLI** (world headquarters) **OSF Healthcare** (headquarters), **Unity Point Hospitals** (three hospitals in the Peoria area) and the **United States Department of Agriculture National Center for Agricultural Utilization Research**, where penicillin was born, in 1942.



Peoria's most beloved, best reviewed collection of restaurants

Master Sushi Chef, Sushigawa restaurant
Westlake Shopping Center, Peoria, Illinois
Sushigawa voted Best of Peoria four times in the past four years



"Sushigawa is stunning... *This is fine dining in an exquisite setting with breathtakingly speedy, but not rushed, service... [the sushi is] full of flavor and stunningly beautiful."*

-- Clare Howard, Restaurant Critic, Peoria Journal Star review



Top Five Percent of **Five Guys** Nationwide



Top 25% **Panera Bread** corporate stores nationwide



Kids love the interactive play & pizza at **Chuck E. Cheese's**



Portillo's now open at Westlake's front door



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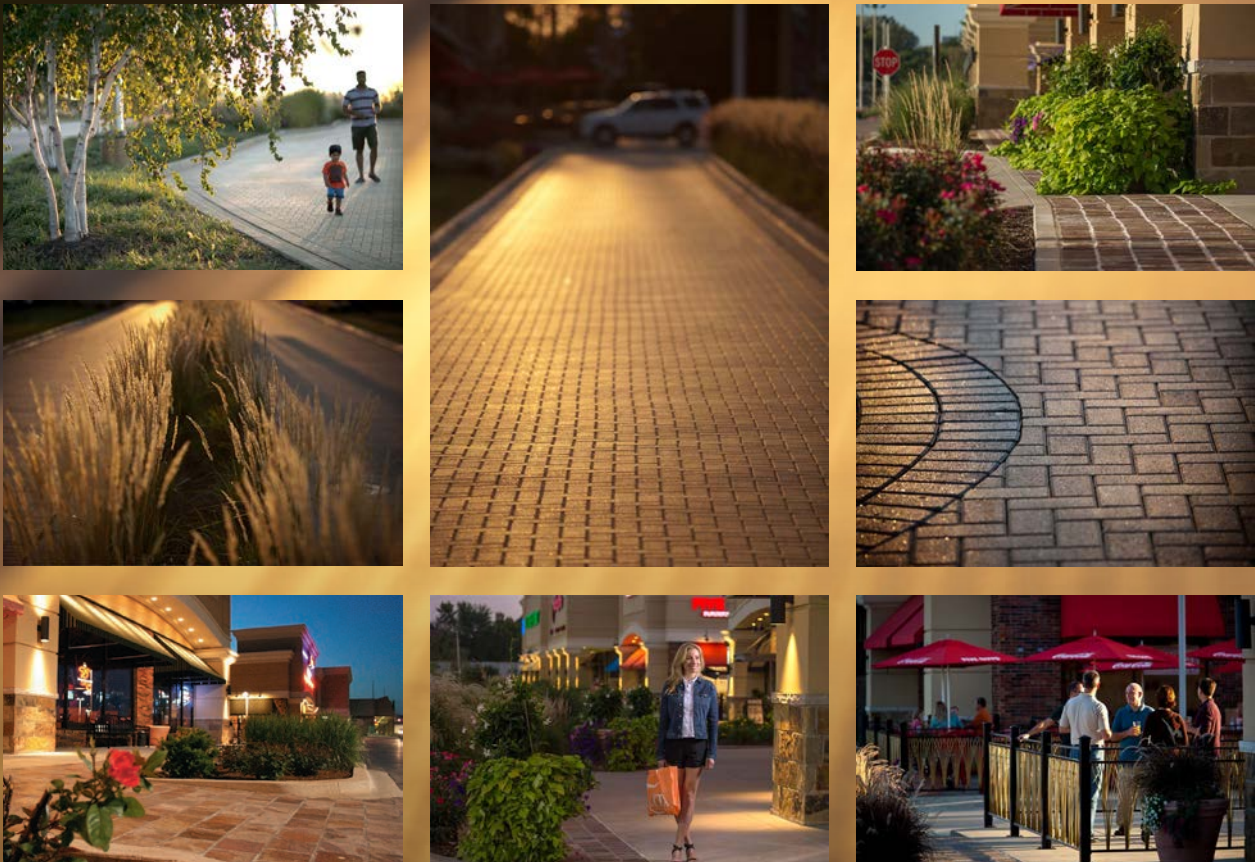


OVERLOOKING STERLING AVENUE & INTERSTATE 74

Rarifying The Customer Experience

The largest interlocking concrete paver parking lot in the **United States** comes with the first of its kind in the industry 30 year warranty from the largest manufacturer of concrete products in the world, **protecting all Westlake tenants** from common area asphalt costs, while calming and slowing vehicle traffic, improving walkability for customers – cooler in the summer, better grip in the winter, brighter at night, and calming and soothing to behold.

Try saying that about an asphalt lot.



“This place is hot, it’s the high-traffic area. In the outdoor patio is fantastic. We’re very comfortable here.”
- Mike Pittileo, Store Manager, Five Guy’s Burgers and Fries



Private Electronic Billboard

High definition images promoting Westlake tenants every 10 seconds to over 200,000 combined vehicles a day

Overlooking Sterling Avenue and Interstate 74 interchange and main entrance to Northwoods Mall



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A Retail Landmark overlooking the only interstate highway in a **metropolitan market of 402,391** and a **regional trade area of 902,624** people.



No other location in the Peoria MSA interleaves so many metrics of successful retail infrastructure and critical mass. From our private high resolution electronic billboard showcasing Westlake tenants to the highest combined traffic counts in the market, to our regional access via the Interstate 74 and Sterling Avenue interchange, to our shared main entrance with Northwoods mall and the highest concentration of retailers restaurants hospitality in the market, Westlake remains the most award-winning, most proven, most established, best-of-breed regional retail location in the Peoria Metropolitan region.



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OVERLOOKING STERLING AVENUE & INTERSTATE 74

WITHIN ONE MILE - the Highest Concentration of Retail in the Region

Over 400 Retailers, Including over 70 Restaurants & 11 Hotels

Westlake Shopping Center

Burlington
Panera Bread
Guitar Center
Chuck E Cheese
Ross
Ulta
Michaels
US Cellular
Petco + Vetco
Clothes Mentor
Five Guys
Sushigawa
The UPS Store
Safelite AutoGlass
JD Sports - opening soon

Portillo's
Sonic
Arby's
Verizon
Firehouse Subs
Sleep Number
VIP Nails
Chipotle
Chick-Fil-A
Panda Express

Northwoods Mall

3D With A Twist
Aeropostale
American Eagle Outfitters
Anay's Salon
Auntie Annie's
Banter
Bath & Body Works
Bath Planet
Bella Rose Studio
Boost Mobile
Buckle
Build-A-Bear Workshop
Champ's Sports
Claire's Boutique
Creative Perfumes
Crystal Creations
Custom T'ees
Daily Thread
Explicit Boutique
Extreme Wireless
Famous Wok
Finish Line
FYE-For Your Entertainment

Gloria Jean's
Go! Calendars Games & Toys
Gold Palace
Helzberg Diamonds
Hibbet Sports
Hot Topic
Illinois Math Academy
I-Talk & Repair
Jane's Sweet Addictions
JC penney
Journeys
Kay Jewelers
Lids
Maurices
Ming Spa
Mrs Fields
Nation Nails
Normandy's Boutique
Peoria Hot Wings
PINK
Press and Play
Right Fit Alterations
Rogers & Hollands Jewelers
Round 1
Rue21
Shoe Dept ENCORE
Smo King Pit BBQ
Snipes
Spencer Gifts
Studio C
Sunglass Hut
Superbrow
Swaidan
Taqueria Mexicanos
The Everything Store
That Guy's Secret
The Children's Place
The Purse Bar
The Room Place
The Zone II
Timeless Creations
Torrid
Tradehome Shoes
Trend Jump
Viceroy Artworks
Victoria's Secret
Wishing Star Boutique
The Zone II
Zumiez

Glen Hollow
Target

Glen Hollow

Target

Lowe's
Best Buy
PetSMART
TJ Maxx
Kirkland's
Shoe Carnival
Five Below
Barnes & Noble
Wendy's
Starbucks
David's Bridal
Aspen Dental
The Vitamin Shoppe
All About Eyes

Metro Center

Absolute Fitness
AlignLife of Peoria
Alexander Travel
Bard Optical
Cracked Pepper Cafe
Farmers Insurance
Flying D Dancewear
Great Clips
Groom Service
Holmes Shoes
Johnny Vig's
Jimmy John's
Jalapeños
Jo-Ann Fabric & Crafts
Kay's Hallmark
Leah & Mack
LeBakery
Linda's Oreck Vacuum
Merle Norman
Mega Replay
Mariner Finance
Sunrise Health Foods
Nick and Willy's
Noodles & Company
Palarte Mexican Ice Cream
Penn Stn. East Coast Subs
Peoria Camera Shop
Pottstown Meat & Deli
PNC Bank
Rocky Mtn. Chocolate Factory
Roger Burke Jewels
Sewing Center II
Susan G Komen Memorial
Sushi KO
T-Mobile
The 50's Diner

The Balanced Bee
Uniform-ly Perfect
Unique Gizmos
Weight Watchers
Penn Stn. East Coast Subs
Palarte Mexican Ice Cream
Bremer Jewelry
Cloud Nine
Hair Cuttery
Qdoba
Wing Stop
McAllisters
Schnucks

Curves
Uniformly Perfect
Perfect Nails
Plaza Hair Salon
Sharp Financial Services
State Farm Insurance
Carver Family Optical
Crystal Clean Coin Laundry
Cricket Wireless

Sterling Bazaar

Kroger
Rent A Center

CIB Bank
Baskin Robbins
Sport Clips
GNC
Planet Fitness
Creative Nails
CEFCU

Glen Knoll Center

Color Classics
Sun Room Tanning
Reflexions Nail & Salon
Bush Baby Little Adventures

Avanti's Center

Avanti's Restaurant
Wee Wares
Freedom Ink Tattoo
Marshall's Salon Services

Glen Haven

Aerus Electrolux
Nerds On Call
Lee's Chinese Garden
Mediterranean Mart
Joseph Appraisal Service
The Back Store Outlet
Isle of Erin

University Square

Subway
The Fish House
Friar Tuck Beverages
Plato's Closet
Familia Dental

Sheridan Road Plaza

4 Kicks
Sheridan Plaza Styling
Little Caesars Pizza
El Taco Loco
The Cash Store
Discount Tobacco
Subway

Glen Plaza

Walgreens
The Ultimate Tan
Richard Anché's
Lincare
Country Companies
Catholic Charities
Village Plantation
Heights Finance
Tricoci University
of Beauty Culture

Other Retail

Walmart
Landmark Theaters
& Recreation Center
Advance Auto Parts
Chili's
S&K Menswear
Culvers

GFS Marketplace
Zen Nail Lounge
Skin Dimensions Day Spa
The Lariat Steakhouse
ACME Games
Kentucky Fried Chicken
Popeye's Chicken
Confetti Gifts and Accessories
Donnelley's Pub
Good Tequilas
Midas
Liberty Tax Service
Core Life Eatery
Advance Medical Supply
Red Lobster
Columbia Rug
Title Max
Dunkin Donuts
Baskin Robins
Walgreens
McDonalds
Sterling Family Restaurant
Lagron – Miller
Papa John's Pizza
Kouri's Pub
Sonic Drive-In
Sleep Number
Big Lots
CVS Pharmacy
Little Caesars
Mission Mart
Bogie's Bar & Grille
Maxie Beauty
Sterling Flower Shoppe
Just For Fun
Fabulous Salon
Mike's Scale Rails
ALDI
Perkins
Flooring Depot
Interstate Battery
Woodcraft
Eyeglass World Express
Alter Ego Salon
Lebeda Mattress Factory
Tires Plus
Reflections Tannery
Four Seasons Women's Apparel
GCO Carpet Outlet
CIB Bank
CEFCU
Maaco Auto Painting

Sprint
Metlife
Heartland Bank
Sherman's
Dee Ray State Farm
Riverland Title
The Spotted Cow
Red Carpet Car Wash
The Back Store
Branded Country Wear
Young's Alterations
& Shoe Repair
Allied Lock and Safe
Advance Medical Supply
Stan Byerly Sound Systems
Jodie Brown State Farm
Belltone
Rizzi's
Jeffrey Allan
Cardinal Fitness
Pella Doors & Windows
Ultimate Interiors
Judy's Family Barber Shop
Papa John's Pizza
Dairy Queen
Bath & Kitchen Connection
Sunguard Window Fashions
Traders Realty
The Owen's Center
Laser Solutions
Medicap Pharmacy
Popcorn Heaven
Suzi Davis Travel
Salon Studios
World Finance
American Family Insurance
Talbot's
Miracle Ear
Essencial Wellness Pharmacy
Northwestern Mutual Finance
Bremer Jewelry
Cloud Nine Bridal Boutique
Natural Concepts Salon
& Day Spa
Family Dolllar
Theo's
Terri's Nail Care
SGO – Stain Glass Overlay
Deep Blue Adventures
Happy Hanger Boutique
Quick Copy
Comfort Solutions

Verizon Wireless
Nina Ace Hardware
Asian Market
Papa Murphy's Pizza
Hokaido Japanese Restaurant
Burger King
Adam Osborne Chiropractor
BDI Industrial Supply
Bullpen Sports Bar
Childer's Banquet & Catering
Auto Zone
Town & Country Bowling
Sheridan Nursery
Garner's Pizza & Wings
Tamale Factory
Peoria Monument Company
The Digital Store

Hotels

Marriott Springhill Suites
Marriott Residence Inn
Marriott Courtyard
Motel 6
Baymont by Windham
Red Roof Inn
Super 8 by Windham
Comfort Suites
Quality Inn & Suites
Econo Lodge Inn & Suites
Extended Stay America

*This is a sampling of the 400 Retailers.



Starbucks

Evergreen Square

Kroger
Dollar Tree
Office Depot
H&R Block
Dots
City Trends
Starcrest Cleaners
Grease Monkey

Sterling Plaza

Pizza Hut
Beyond Comparison Barber
Sun Spa Massage
Sherman Liquors

American General Finance
Bullfrog Car Wash
Carver Optical
Emma's
Hair Cuttery
One Main Financial
The Lube Shop
Taco Bell
Golden Kitchen
IL Secretary of State DMV
Pizza Hut

Sheridan Village

Hy-Vee
Fannie May
Smoothie King
Touch of Class

Wonderwall Art Studio
Potter & Anderson

Gateway Plaza

Sherwin Williams Paint
Biehl's Cleaners
Men's Warehouse
Great Clips

University Plaza

Dunham Sports
Hobby Lobby
FedEx Office
Scissors For Hair
U-Haul
US Cellular

Peoria, Illinois

Demographic Analysis by Miles

METRO MARKET 30 Mile Ring

Population	385,150
Workforce Population	181,563
Median Age	42.5
Average HH Income	\$ 103,828
Median HH Income	\$ 72,785
Home Ownership	62.9%
College or Greater	63.9%

URBAN MARKET 10 Mile Ring

Population	206,879
Workforce Population	99,205
Median Age	41.2
Average HH Income	\$ 104,141
Median HH Income	\$ 72,041
Home Ownership	58.7%
College or Greater	65.0 %



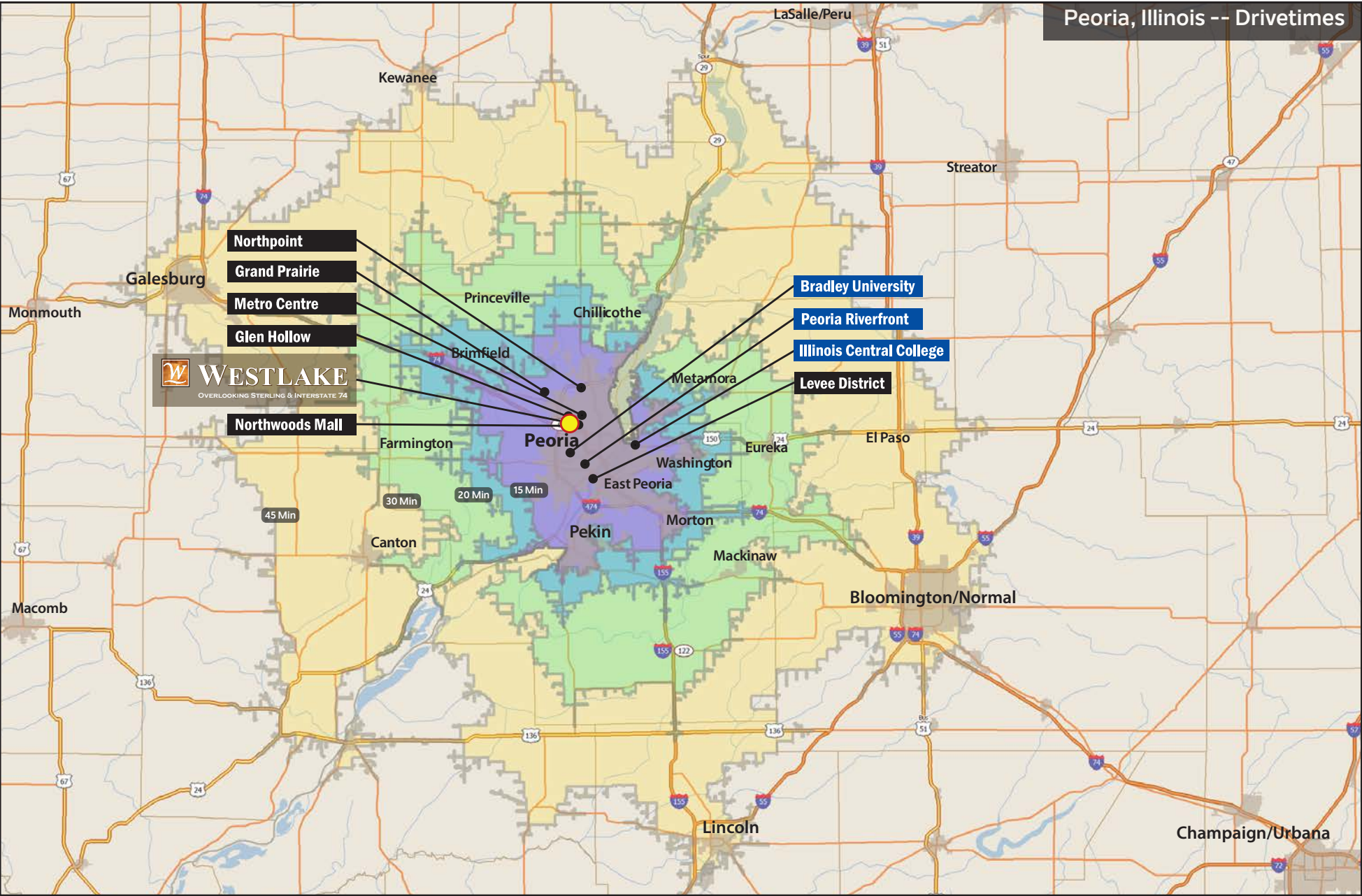
REGIONAL TRADE 60 Mile Ring

Population	902,624
Workforce Population	430,999
Median Age	43.9
Average HH Income	\$ 100,122
Median HH Income	\$ 70,011
Home Ownership	62.7%
College or Greater	62.5%

REGIONAL TRADE 45 Mile Ring

Population	673,541
Workforce Population	321,094
Median Age	43.5
Average HH Income	101,303
Median HH Income	71,077
Home Ownership	62.0%
College or Greater	64.2%

Source: Scan/US 2024



Peoria, Illinois

Demographics

By Drivetime

15 Minute Drivetime

Population	242,129
Median Age	40.9
Average HH Income	\$ 102,855
Home Ownership	60.0%
College or Greater	65.6%
Workforce Population	116,423

20 Minute Drivetime

Population	290,661
Median Age	41.7
Average HH Income	\$ 104,200
Home Ownership	61.3%
College or Greater	65.6%
Workforce Population	138,389

30 Minute Drivetime

Population	350,541
Median Age	42.1
Average HH Income	\$ 104,791
Home Ownership	62.6%
College or Greater	65.1%
Workforce Population	167,288

45 Minute Drivetime

Population	629,870
Median Age	43.1
Average HH Income	\$ 101,630
Home Ownership	61.8%
College or Greater	64.7%
Workforce Population	300,561

Source: Scan/US 2024

10 Mile Ring Area

Population	206,879
Workforce Population	99,205
Median Age	41.2
Average HH Income	\$ 104,141
Median HH Income	\$ 72,041
Home Ownership	58.7%
College or Greater	65.0 %

20 Mile Ring Area

Population	326,902
Workforce Population	155,657
Median Age	42.0
Average HH Income	\$ 104,347
Median HH Income	\$ 73,762
Home Ownership	62.1%
College or Greater	63.3%

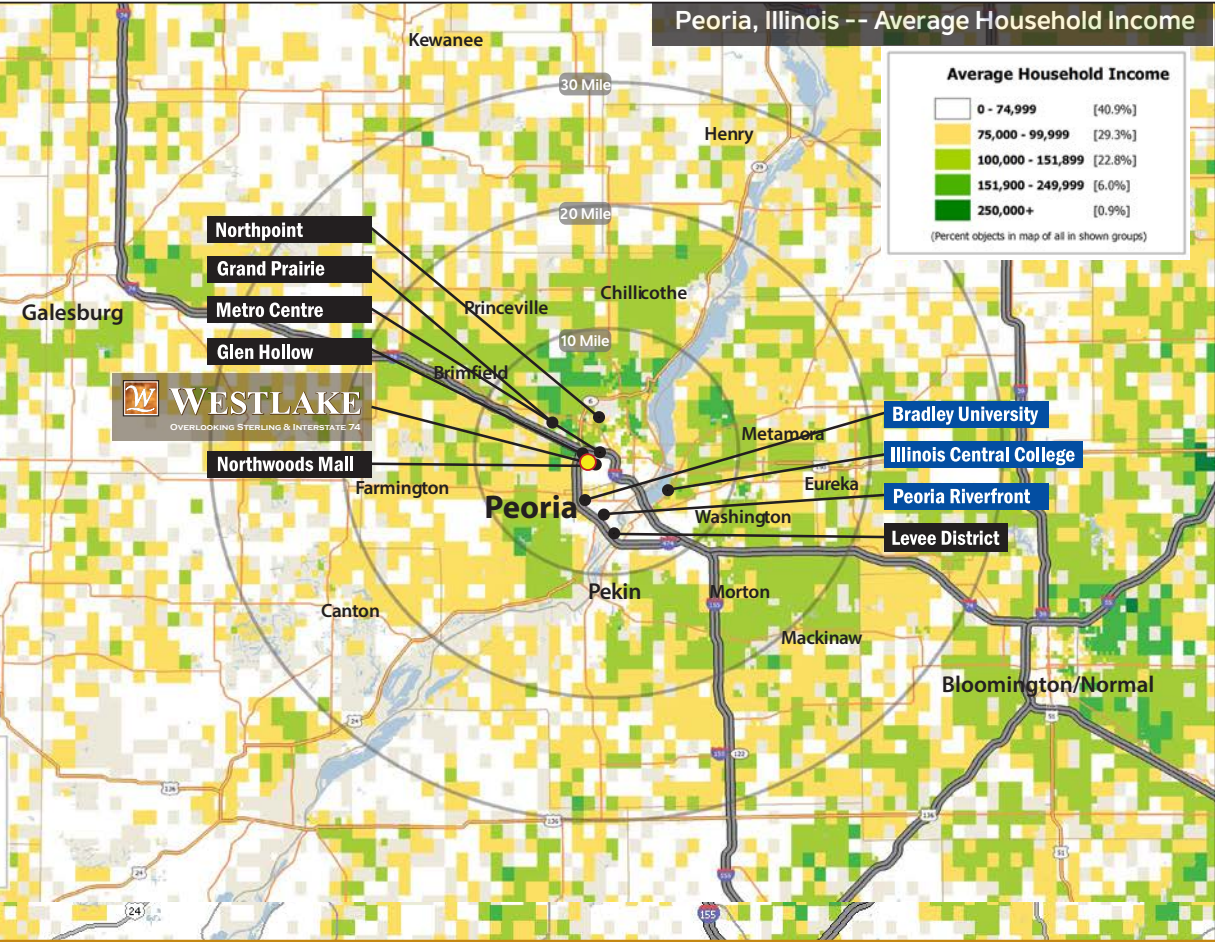
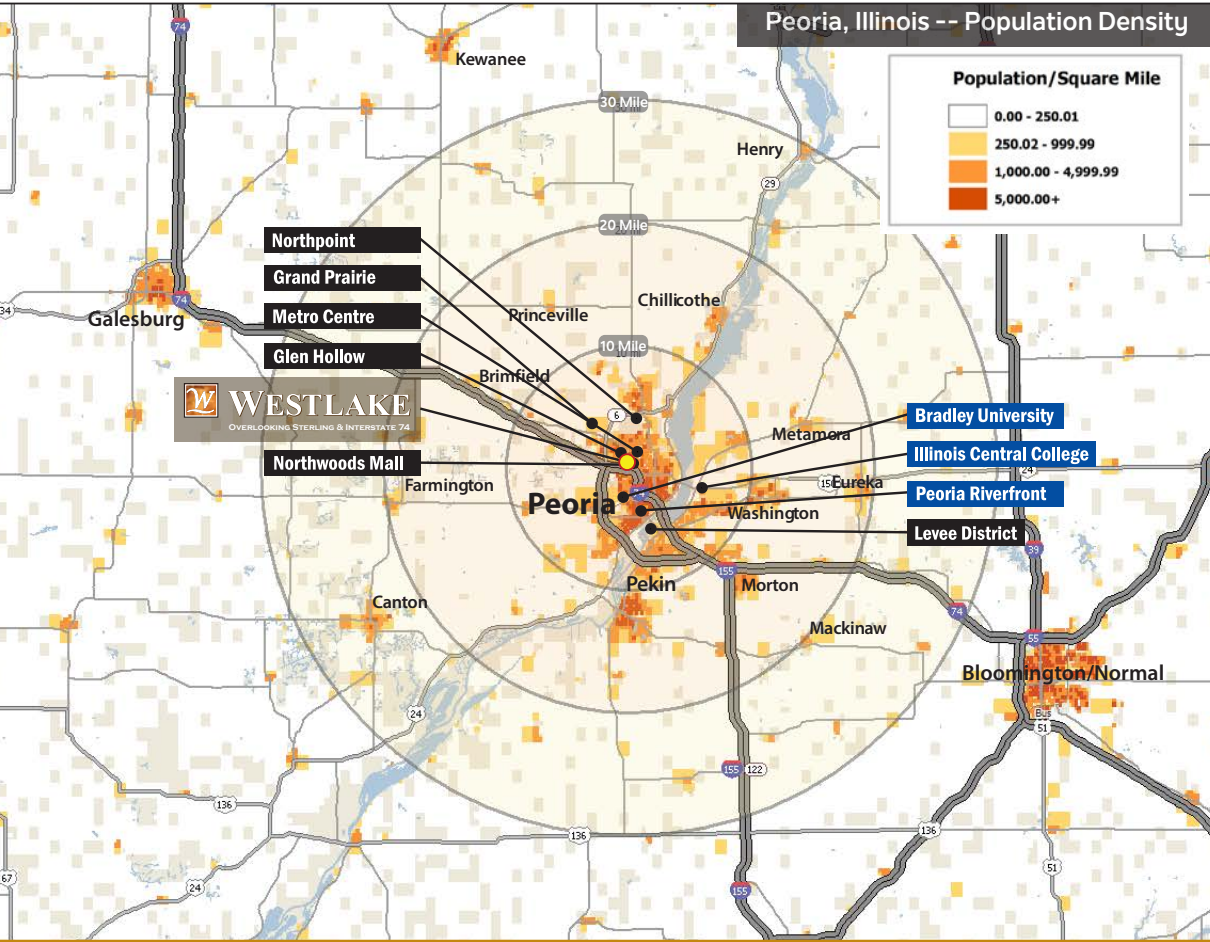
30 Mile Ring Area

Population	385,150
Workforce Population	181,563
Median Age	42.5
Average HH Income	\$ 103,828
Median HH Income	\$ 72,785
Home Ownership	62.9%
College or Greater	63.9%

Source: Scan/US 2024

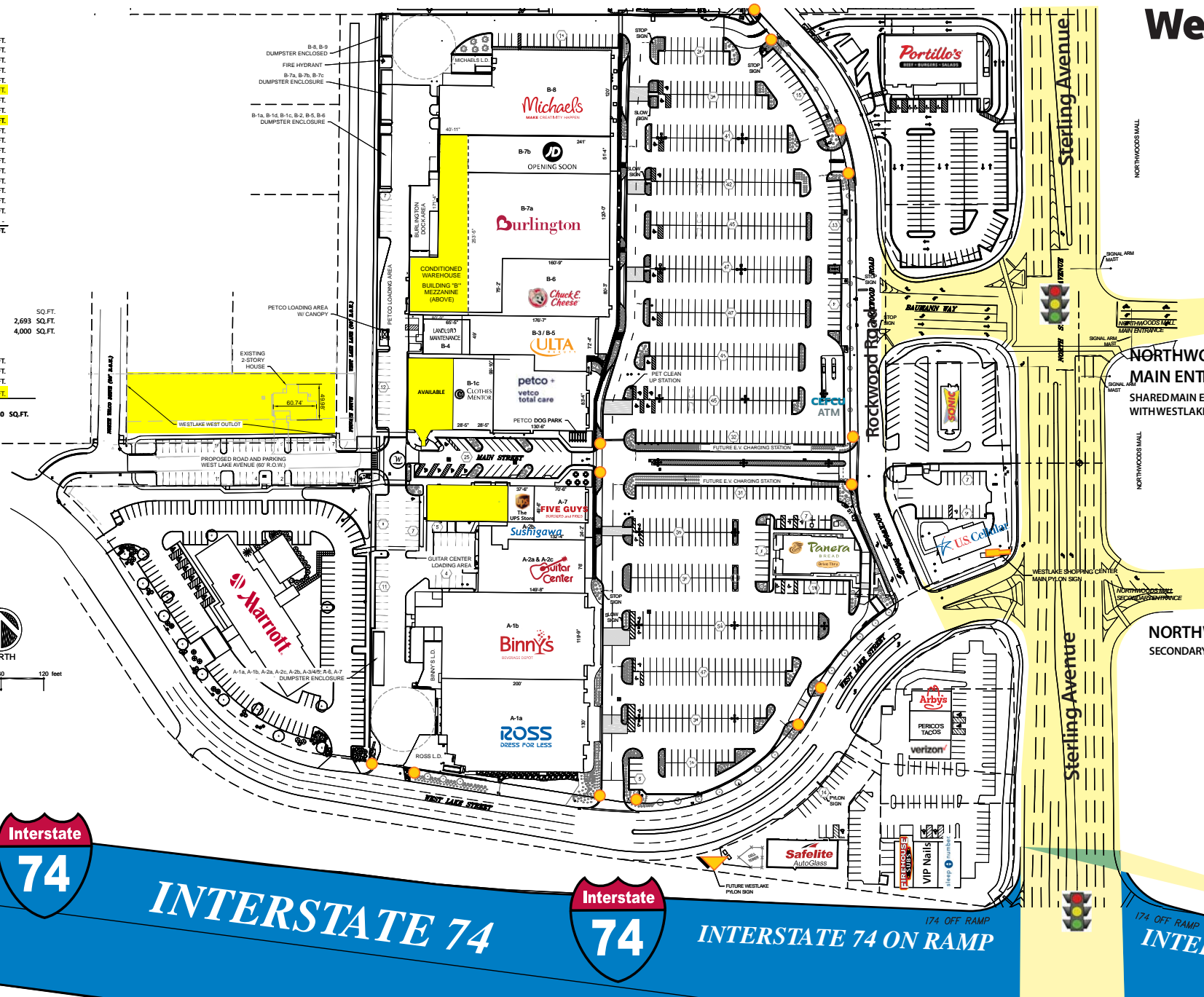
Peoria, Illinois

Income & Population Density Ring Area Maps



Westlake Lease Plan

LEASE SCHEDULE		
LOCATION	TENANT	LEASE AREA
A-1a	ROSS DRESS FOR LESS	25,612 SQ.FT.
A-1b	BINNY'S	25,911 SQ.FT.
A-2a	GUITAR CENTER	10,172 SQ.FT.
A-2b	SUSHIGAWA	3,184 SQ.FT.
A-2c	GUITAR CENTER	1,275 SQ.FT.
A-3/4/5	AVAILABLE	5,635 SQ.FT.
A-6	UPS STORE	1,869 SQ.FT.
A-7	FIVE GUYS	3,528 SQ.FT.
B-1/1	AVAILABLE	6,650 SQ.FT.
B-1/2	CLOTHES MENTOR	5,540 SQ.FT.
B-2	PETCO + WELLNESS	12,488 SQ.FT.
B-3/B-5	ULTA	11,114 SQ.FT.
B-6	CHUCK-E-CHEESE	13,252 SQ.FT.
B-7a	BURLINGTON	38,891 SQ.FT.
B-7b	ID SPORTS - OPENING SOON	12,485 SQ.FT.
B-8	MICHAELS	25,234 SQ.FT.
OUTLOT	PANERA BREAD	5,580 SQ.FT.
OUTLOT	U.S. CELLULAR	2,693 SQ.FT.
CEFCU ATM KIOSK		
GROSS LEASABLE AREA (GLA) =		211,113 SQ.FT.
PARKING DATA:		
TOTAL =	879	PARKING SPACES
RATIO =	4.16	/ 1,000 SQ. FT.
SHOPPING CENTER ACREAGE		
~ 16.10 ACRES (EXCLUDING OUTLOTS)		
~ 19.35 ACRES (INCLUDING OUTLOTS)		
WESTLAKE WEST OUTLOT		
ACRES - BLDG SQFT =		SQ. FT.
U.S. CELLULAR	0.54 ACRES - BLDG SQFT =	2,693 SQ. FT.
SAFELITE AUTOGLASS	0.47 ACRES - BLDG SQFT =	4,000 SQ. FT.
TOTAL =	1.01	
NON-GLA:		
BUILDING "A" ELECTRICAL RM		389 SQ.FT.
BUILDING "B" CORRIDORS		1,986 SQ.FT.
B-4 LANDLORD MAINTENANCE		2,884 SQ.FT.
B-7c	CONDITIONED WAREHOUSE - AVAILABLE	14,208 SQ.FT.
GROSS FLOOR AREA (GFLA)		230,580 SQ.FT.
(EXCLUDING OUTLOTS)		



CO-TENANTS

Binny's
BEVERAGE DEPOT

Burlington

CHUCK E. CHEESE'S

Guitar Center

Michaels
MAKE CREATIVITY HAPPEN

Panera
BREAD
Drive Thru

petco +
vetco
total care

ROSS
DRESS FOR LESS

ULTA
BEAUTY

NORTHWOODSMALL
SECONDARY ENTRANCE

NORTHWOODSMALL
MAIN ENTRANCE
SHARED MAIN ENTRANCE
WITH WESTLAKE



**OVER HALF A CENTURY OF PROVEN RETAIL
OVERLOOKING STERLING AVENUE & INTERSTATE 74**

Peoria, Illinois



COHEN DEVELOPMENT COMPANY

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