

# East Court Village

3500 COURT STREET, PEKIN, IL



East  
Court  
Village



## PROJECT OVERVIEW

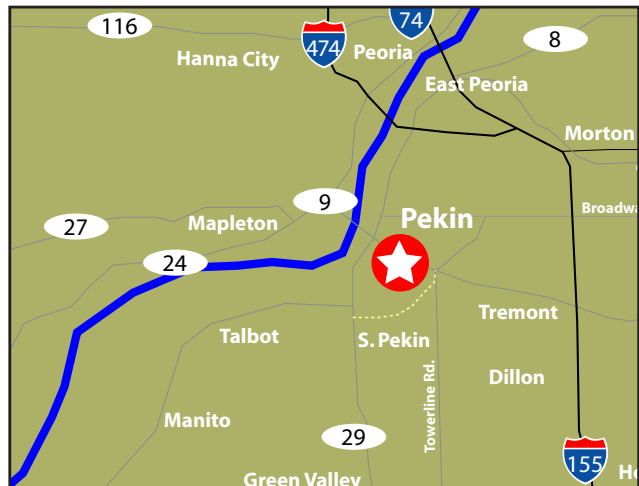
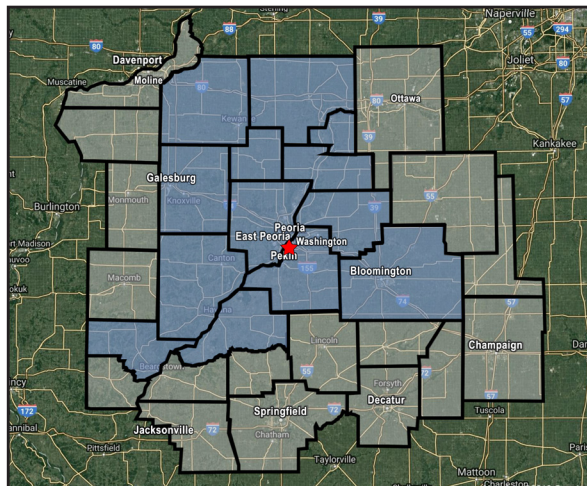
- Marshalls, Five Below and Maurice's under construction opening fall 2025
- Anchored by national tenants such as Hobby Lobby, Harbor Freight, Dunham's Sports, Petco, Aldi Food Market, Tractor Supply Company and Hampton Inn
- Shadow anchored by Walmart Supercenter, Menards and Staples; East Court Village is a centrally located regional retail center serving a population of nearly 330,000 and 30,000 VPD.
- Key tenants include Dollar Tree, Verizon Wireless, T-Mobile, Sports Clips, Applebee's, Bob Evans, Culver's, Starbucks, OSF Center for Health, Fresenius Medical Care, Wendy's, Steak n' Shake, Firestone and Hometown Community Bank
- Located at the intersection of Rt. 9 (Court St.) and Veterans Drive with easy access to Peoria, Bloomington/Normal and the southern corridor
- This highly visible development is located near the Avanti's Sports Dome and four area hotels which boast high occupancy levels
- \$16M Carle Health Office Building near the center adds significant daytime traffic to the area
- 100,000 SF Amazon facility has opened in Pekin and will employ between 200-500 workers

### SITE FEATURES

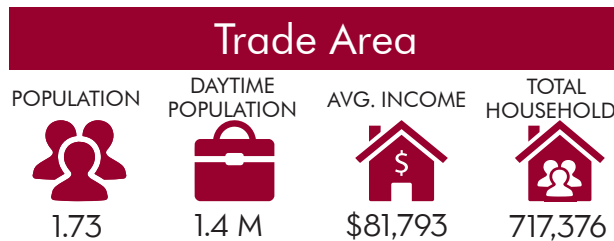
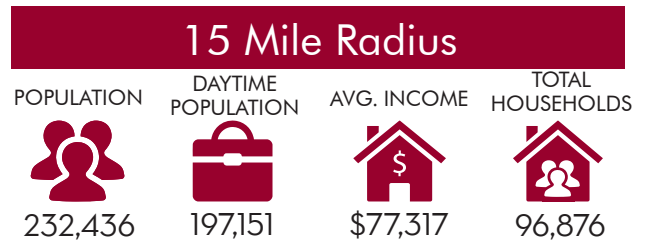
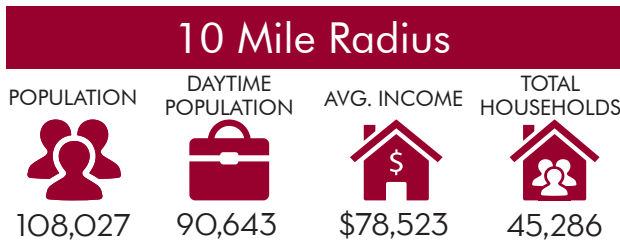
- RETAIL: 300,000+ SF
- RESTAURANT: 20,000+ SF
- MEDICAL: 30,000+ SF
- SERVICES: 50,000+ SF
- GROCERY: 20,000+ SF
- HOTEL: 17,000+ SF



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## DEMOGRAPHICS



\*2023 figures

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