

MIDLAND PLAZA

KEWANEE ILLINOIS

EST'D 1970

Built deep into the friendliest small town in America. Since 1970*

Midland Plaza Shopping Center -- Groundbreaking, April 08, 1970

* Rand McNally's 2013 Best of the Road Contest

 COHEN DEVELOPMENT COMPANY

Building Communities with Shopping Centers | Since 1970



The Story

The April 8, 1970 front page news in Kewanee's Star Courier was Midland Plaza - Kewanee's first major shopping center.

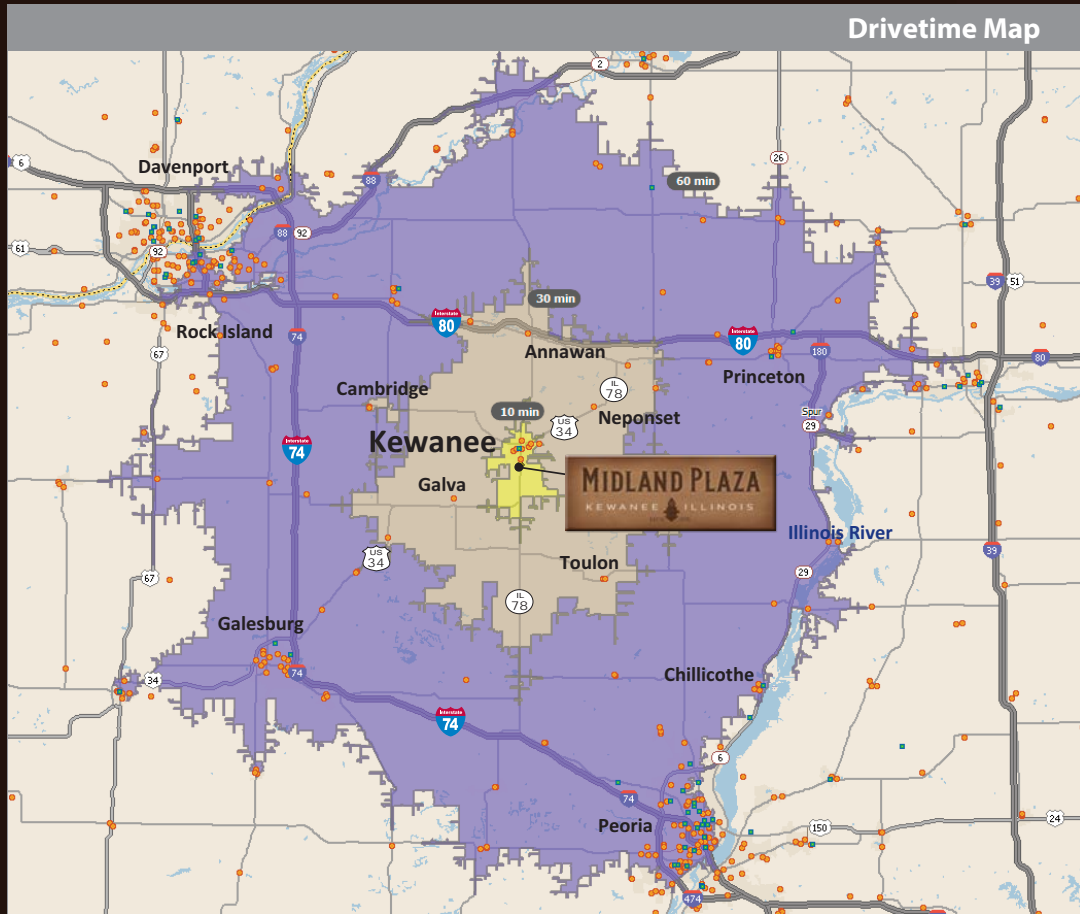
Servicing Kewanee residents who would routinely drive to Galesburg or The Quad Cities or Peoria to shop, the new center's developer, Robert Cohen of Peoria, Illinois, said "I look upon the center as a partner in the progress of all Kewanee".

After 51 years, Midland Plaza today remains Kewanee's largest shopping center, providing essential goods and services and entertainment for all of Kewanee, proud of its legacy of generating millions in sales and real estate tax revenues for the City of Kewanee while becoming part of the community of Kewanee.

Today, through the retail real estate company Cohen founded, the Midland Plaza Shopping Center success story continues. Existing stores are stable and flourishing. New stores will open soon. Future expansions and renovations are planned. And the largest and original Shopping Center in Kewanee is on track to continue as the largest and the best retail in Kewanee.

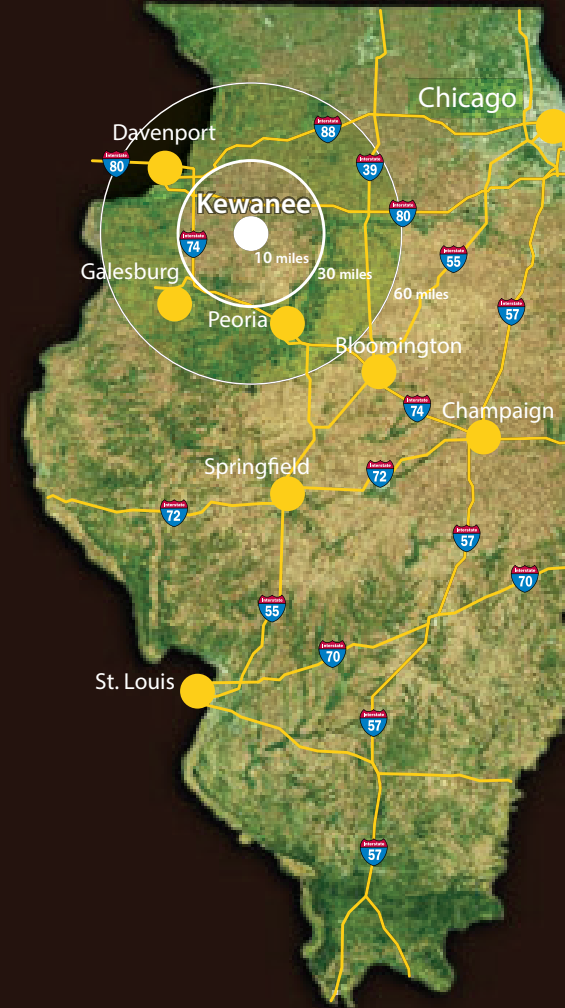
Part of the community. Part of its progress.
Part of its future.

KEWANEE, ILLINOIS - MSA MARKET



	60 Minute Drivetime	30 Minute Drivetime	10 Minute Drivetime
Population	374,708	28,988	12,173
Median Age	43.6	44.3	43.4
Average HH Income	\$ 74,531	\$ 64,903	\$ 54,691

*Scan/US 2021



REGION (60 Miles)

Population	1,136,071
Median Age	43.8
Average HH Income	\$ 76,976

TRADE AREA (30 Miles)

Population	117,343
Median Age	44.2
Average HH Income	\$ 74,786

KEWANEE METRO (10 Miles)

Population	18,553
Median Age	45.4
Average HH Income	\$ 59,268

*Scan/US 2021

KEWANEE, IL

Retail Concentration

Satellite View



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Midland Plaza Shopping Center is strategically located at Kewanee's only 100% retail corner -- the junction of Illinois Route 78 and US Route 34, directly across a six-lane intersection from Wal-Mart Supercenter and in Kewanee's growing retail corridor. This proven site has exceptional visibility and accessibility.

Midland Plaza is the only super community center in Kewanee, Illinois.



Aerial View

Downtown Kewanee, Illinois

MIDLAND PLAZA
KEWANEE ILLINOIS

MENARDS®
SHOE sensation
maurices
RAC
DG
goodwill
Arby's UNDER CONSTRUCTION

McDonald's
Pizza Hut
Godfather's Pizza
Le Gondola
TACO BELL
HAPPY JOE'S
SBT
STATE BANK OF TOLLON

Good's FURNITURE
family Video
AutoZone

Wethersfield High School
Wethersfield Elementary School

SUBWAY
HIBBETT SPORTS
US Cellular
DOLLAR TREE
GameStop

PNB Peoples National Bank of Kewanee
Appliances
SALES • SERVICE
Unlimited

KEWANEE MEDICAL CLINIC

PREFERRED HOME HEALTH CARE

MIDLAND PLAZA
KEWANEE ILLINOIS

Walmart

FARM KING

ALDI

BURGER KING

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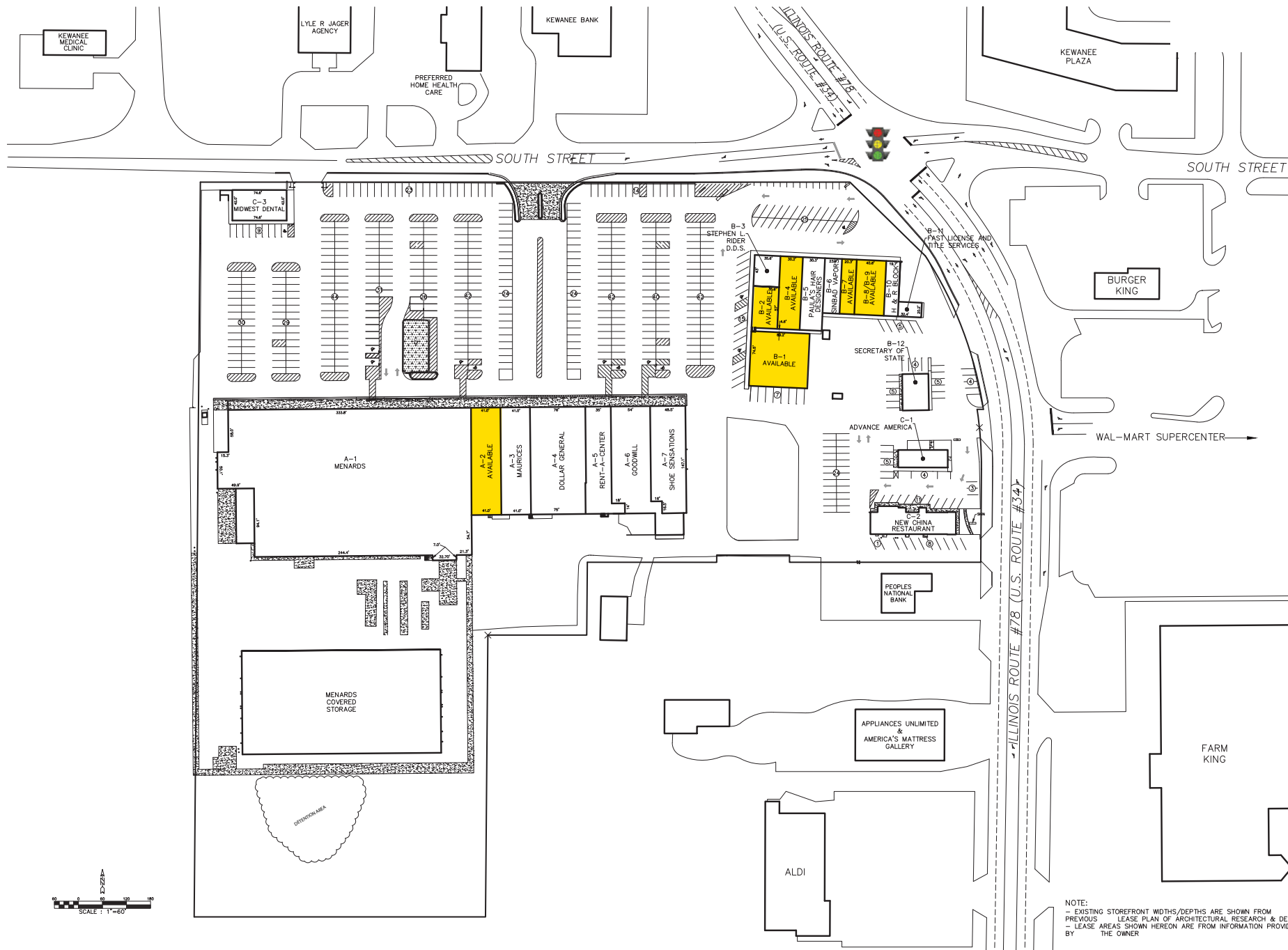


www.cohendevlopment.com
(309) 671-1000



Building Communities with Shopping Centers Since 1970

LEASE PLAN



LEASE SCHEDULE

TENANT	LEASE AREA	LOCATION
MENARDS	64,844 SQ/FT	A-1
AVAILABLE	5,941 SQ/FT	A-2
MAURICE'S	5,929 SQ/FT	A-3
DOLLAR GENERAL	11,000 SQ/FT	A-4
RENT-A-CENTER	5,490 SQ/FT	A-5
GOODWILL	9,310 SQ/FT	A-6
SHOE SENSATION	6,920 SQ/FT	A-7
AVAILABLE	5,937 SQ/FT	B-1
AVAILABLE	2,200 SQ/FT	B-2
STEPHEN L. RIDER D.D.S.	1,380 SQ/FT	B-3
AVAILABLE	2,894 SQ/FT	B-4
PAULA'S HAIR DESIGNERS	2,967 SQ/FT	B-5
SINBAD VAPORS	1,711 SQ/FT	B-6
AVAILABLE	1,520 SQ/FT	B-7
AVAILABLE	2,991 SQ/FT	B-7 & B-9
H&R BLOCK	1,503 SQ/FT	B-10
FAST LICENSE & TITLE	659 SQ/FT	B-11
IL SECRETARY OF STATE	1,810 SQ/FT	B-12
ADVANCE AMERICA	1,632 SQ/FT	C-1
NEW CHINA RESTAURANT	3,900 SQ/FT	C-2
MIDWEST DENTAL	3,133 SQ/FT	C-3
GROSS LEASABLE AREA	143,671 SQ/FT	

PARKING DATA

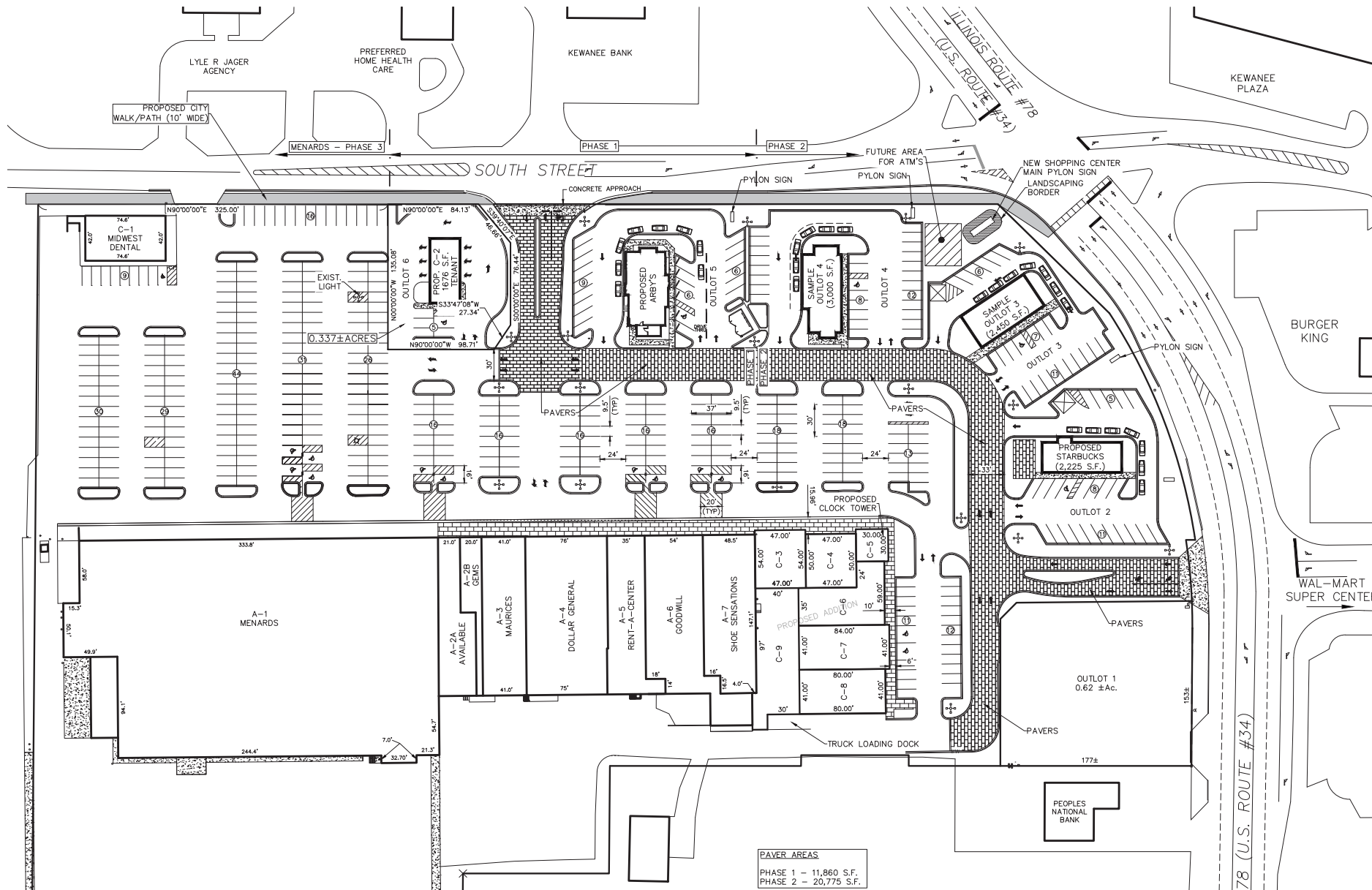
REGULAR SPACES	537
HANDICAP SPACES	12
TOTAL	586
RATIO	3.8 / 1000 SQ/FT

SHOPPING CENTER ACREAGE 17.194 ACRES

NOTE:
 - EXISTING STOREFRONT WIDTHS/DEPTHS ARE SHOWN FROM PREVIOUS LEASE PLAN OF ARCHITECTURAL RESEARCH & DESIGN
 - LEASE AREAS SHOWN HEREON ARE FROM INFORMATION PROVIDED BY THE OWNER

PROPOSED OUTLOT EXPANSION AND REPOSITIONING PLAN

Expansion approximately 25,000 GLA sq/ft retail plus five retail outlots approximately 14,000 sq/ft GLA



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MIDWEST DENTAL	3,133 SQ/FT	C-1
PROPOSED ADDITION	1,676 SQ/FT	C-2
PROPOSED ADDITION	2,528 SQ/FT	C-3
PROPOSED ADDITION	2,350 SQ/FT	C-4
PROPOSED ADDITION	900 SQ/FT	C-5
PROPOSED ADDITION	3,424 SQ/FT	C-6
PROPOSED ADDITION	3,444 SQ/FT	C-7
PROPOSED ADDITION	3,280 SQ/FT	C-8
PROPOSED ADDITION	4,964 SQ/FT	C-9
AVAILABLE		OUTLOT 1
DRIVE-THRU UP TO	4,250 SQ/FT	
NON DRIVE-THRU UP TO	9,000 SQ/FT	
STARBUCKS COMING SOON	2,225 SQ/FT	OUTLOT 2
AVAILABLE	2,450 SQ/FT	OUTLOT 3
AVAILABLE	3,000 SQ/FT	OUTLOT 4
ARBY'S	2,669 SQ/FT	OUTLOT 5
PROPOSED TAKE 5	1,676 SQ/FT	OUTLOT 6

for more information,
please call **(309) 671-1000**
or email lbc@cohendevlopment.com