

EVERGREEN SQUARE

801 WEST LAKE AVE

PEORIA, IL 61614



Peoria Investments, LLC

For Leasing Inquiry | leasing@induspad.com | 978-682-4000 x 203

801 WEST LAKE AVENUE PEORIA, IL 61614



**TOTAL BUILDING
SQUARE FOOTAGE**
±80,616 SF



YEAR BUILT
1985 / 1997



ACREAGE
±6.94 Acres



ZONING
C2 – Large Scale
Commercial District

PROPERTY HIGHLIGHTS

- ±81,000 SF shopping center, anchored by Kroger, Oak Street Health, & CubeSmart Self-Storage
- ±67,000 SF is available for immediate lease-up
- Notable tenants include Kroger, CubeSmart, Oak Street Health, Dollar Tree & H&R Block

Evergreen Square is situated in the primary retail corridor serving the north-west Peoria trade area, benefitting from high visibility and accessibility, with daily traffic counts exceeding 23,000 vehicles along N Sheridan Road and W Lake Street.

The property is strategically located adjacent to Northwoods Mall and is surrounded by over 50,000 households within a 5-mile radius, with total consumer spending estimated at \$1.3 billion.



PEORIA

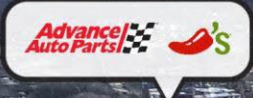
Peoria, Illinois, boasts a robust economy built upon a diverse range of industries, making it a vital economic center in the region. Historically, Peoria has been closely associated with manufacturing, particularly in sectors such as heavy machinery and agricultural equipment, with companies like Caterpillar Inc. having a significant presence in the area. However, the city's economy has diversified over the years, with healthcare, education, and technology also playing prominent roles. This economic resilience has helped Peoria weather economic fluctuations and maintain its status as a hub of innovation and opportunity.

With a population of over 110,000 residents, Peoria offers the perfect balance between small-town charm and urban convenience. Its population reflects a rich tapestry of cultural diversity, contributing to a vibrant community atmosphere. Families are drawn to Peoria for its excellent schools, safe neighborhoods, and abundance of recreational activities, while young professionals find ample career opportunities and a high quality of life. The city's affordable housing market and strong sense of community make it an attractive destination for individuals and families looking to put down roots and thrive.

What truly makes Peoria a great place to live, work, and visit is its exceptional quality of life and plethora of amenities. From its picturesque riverfront to its bustling downtown district, Peoria offers something for everyone. Outdoor enthusiasts can explore the city's extensive park system, which includes scenic trails, golf courses, and waterfront recreation areas. Meanwhile, cultural enthusiasts can immerse themselves in the city's vibrant arts scene, with theaters, museums, and galleries showcasing local talent and preserving the area's rich heritage. With its strong economy, diverse population, and abundance of attractions, Peoria stands as a shining example of Midwestern hospitality and opportunity.

EST POPULATION (2022)	±111,021
HOUSEHOLDS (2022)	±48,542
AVG HH INCOME (2022)	±\$58,068

DRONE OVERVIEW



 **±14,622**
Vehicles Per Day

W GLEN AVE

N SHERIDAN RD

DRONE OVERVIEW



Walmart SUBWAY HOBBY LOBBY Walgreens U-HAUL
McDonald's Hardee's ALDI Dunkin' Claire's

PEORIA public schools
VIVIAN PRIMARY SCHOOL

LENSCRAFTERS
verizon

HyVee

PAPA JOHN'S
Little Caesars

Oak St. Health

± 8,794
Vehicles Per Day

CUBESMART
self storage

±14,622
Vehicles Per Day

Kroger

N SHERIDAN RD

W LAKE ST

DOLLAR TREE

H&R BLOCK

DRONE OVERVIEW

Walmart * SUBWAY HOBBY LOBBY Walgreens U-HAUL
McDonald's Hardee's ALDI Steak 'n Shake BURGER KING DUNKIN' claire's

WESTLAKE SHOPPING CENTER
Michaels Burlington petco Panera
ULTA DUNKIN' Rural King UPS

Walgreens McDonald's
Chick-fil-A PANDA

NORTHWOODS MALL
jcpenny maurices
KAY JEWELERS toby

LAKEVIEW PARK

HyVee

 ± 8,794
Vehicles Per Day

CUBESMART
self storage

CITITRENDS

Oak St. Health

Kroger

DOLLAR TREE

H&R BLOCK

DRONE OVERVIEW



WESTLAKE SHOPPING CENTER

Logos: Michaels, Burlington, petco, Panera, ULTA, DUNKIN', Red Lobster, UPS

Logos: Walgreens, McDonald's, Chick-fil-A, PANDA EXPRESS

GLEN HOLLOW SHOPPING MALL

Logos: Lowe's, Target, BEST BUY, Starbucks, Barnes & Noble, Party City, PETSMART, TJ-MAXX

NORTHWOODS MALL

Logos: Jcpenney, maurices, KAY JEWELERS, toby

± 28,160 Vehicles Per Day

Logos: Gordon FOOD SERVICE, JOANN, Penn Station SUBWAY, Subway

Logos: Schnucks, CVS, noodles, QDOBA MEXICAN EATS, Starbucks

LAKEVIEW PARK

CUBESMART self storage

CITITRENDS

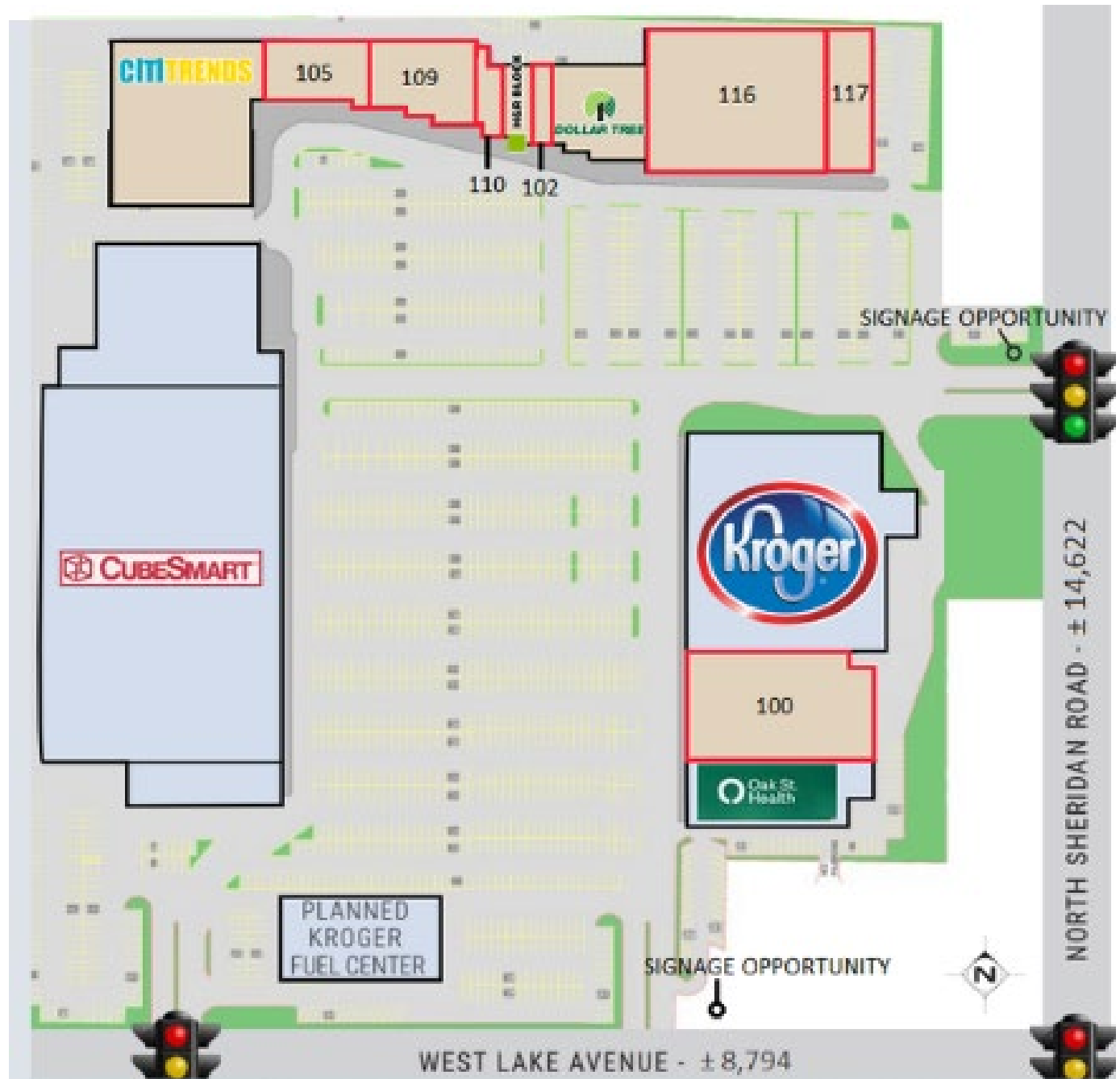
H&R BLOCK

DOLLAR TREE

Kroger

Vacancies

Suite	Size (SF)
100	25,000
102	2,680
105	9,440
109	10,860
110	2,748
116	30,371
117	11,281



AVAILABILITY



NEARBY AMENITIES

POPEYES

W GLEN AVE

EVERGREEN SQUARE

Walgreens

U-HAUL

CITITRENDS

GREASE MONKEY

NORTHWOODS MALL

W LAKE AVE

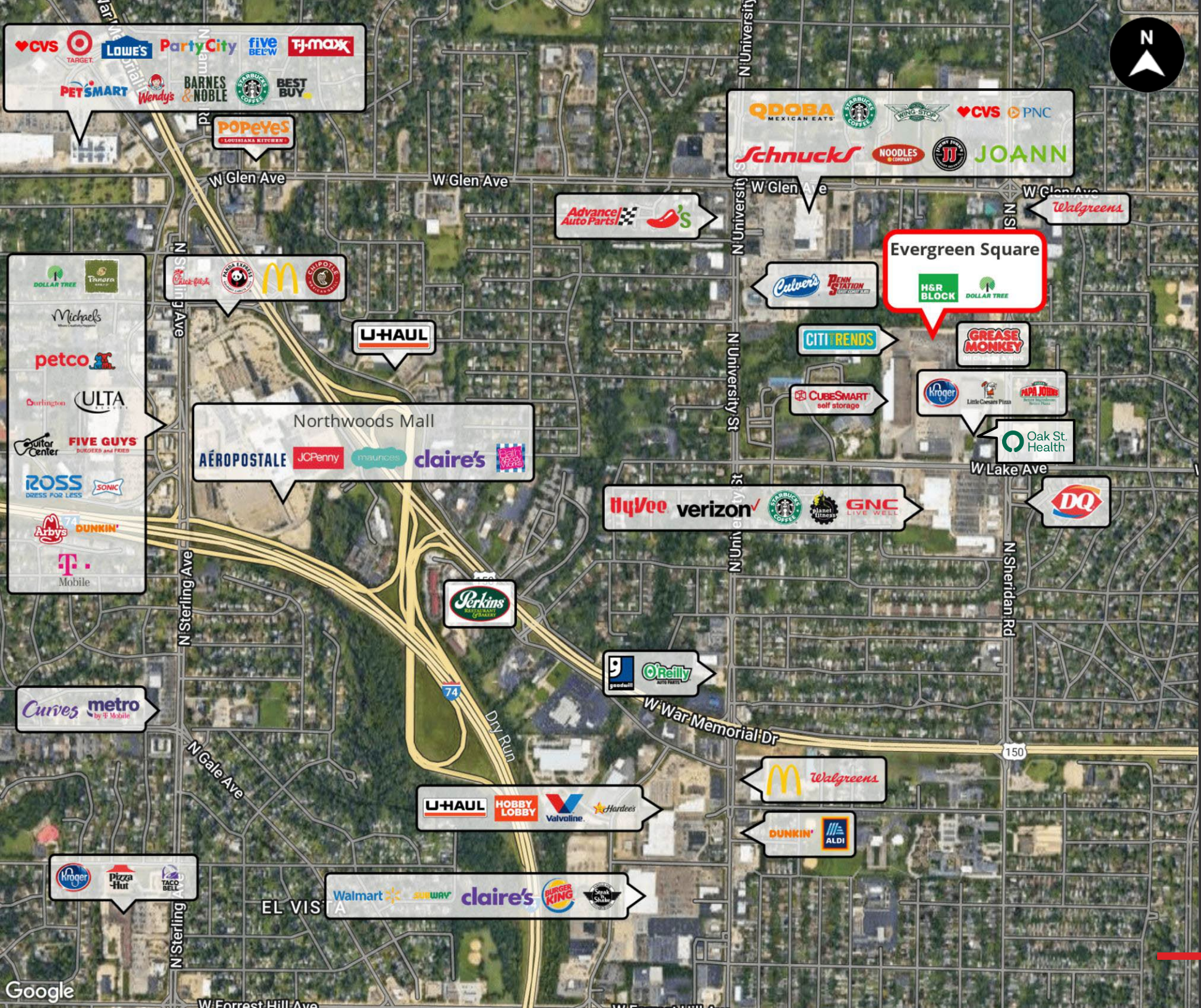
DQ

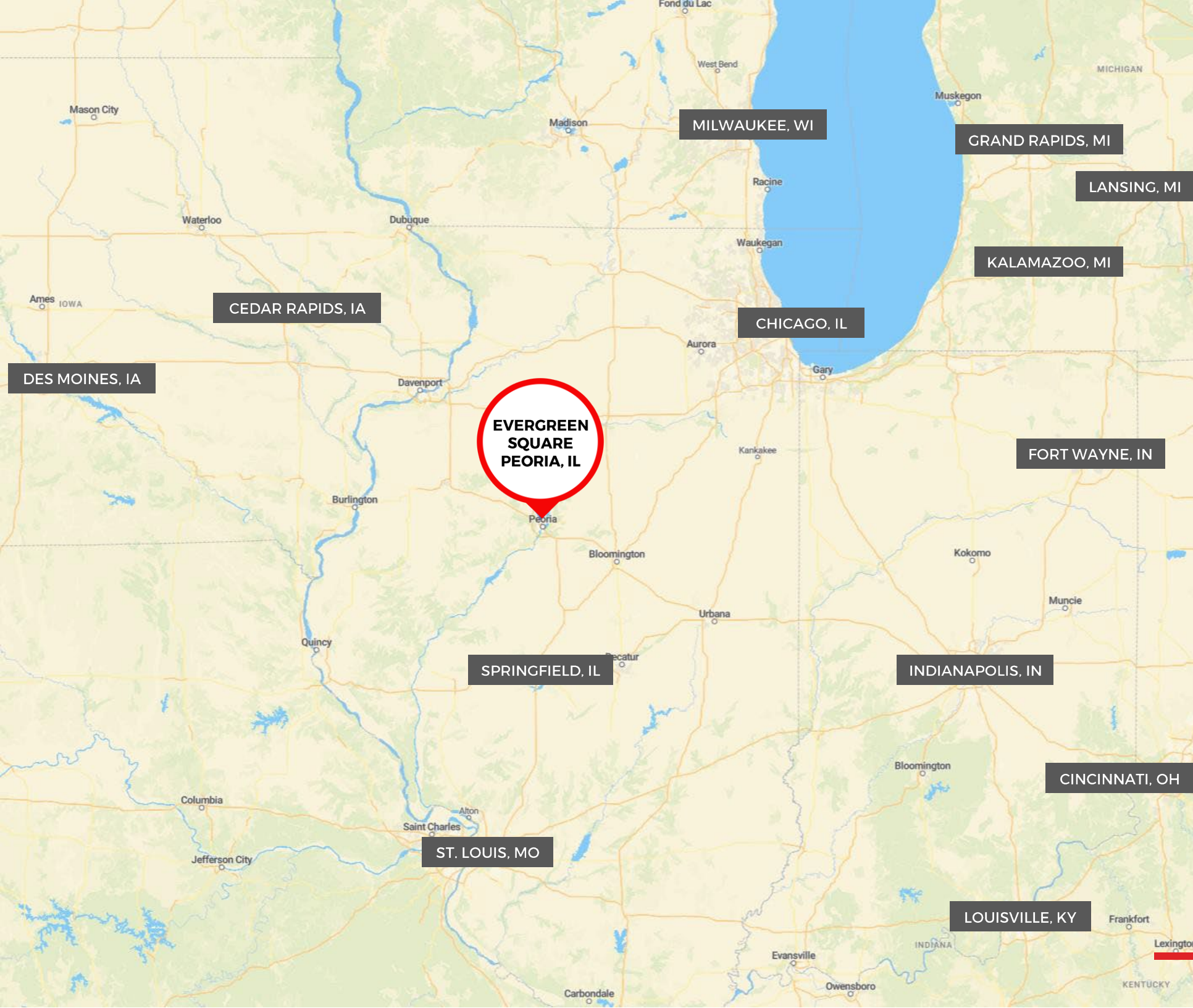
150

74

150

RETAILER MAP





REGIONAL MAP



Lease. Innovate. Succeed.

IndusPAD

978-682-4000 x 203
leasing@induspad.com