

# Sheridan Village



4125 North Sheridan Road  
Peoria, Illinois 61614  
[broadreachretail.com](http://broadreachretail.com)



## Property Features

- High-volume grocery-anchored shopping center
- Strong traffic counts (21,000+ cars/day)
- Average household income: ~\$85,000
- New parking surface completed in 2024
- Over 1,100 parking spaces
- Façade renovation in 2020

## Join these Retailers



## Retail Spaces for Lease

Suite	Size	Available
2	5,697 sf	NOW
4	1,200 sf	NOW
15	1,875 sf	NOW
A1	1,353 sf	NOW
A3	6,600 sf	NOW
Outlot	0.5 acres	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Gary Block  
[gblock@broadreachretail.com](mailto:gblock@broadreachretail.com) 443.890.1538

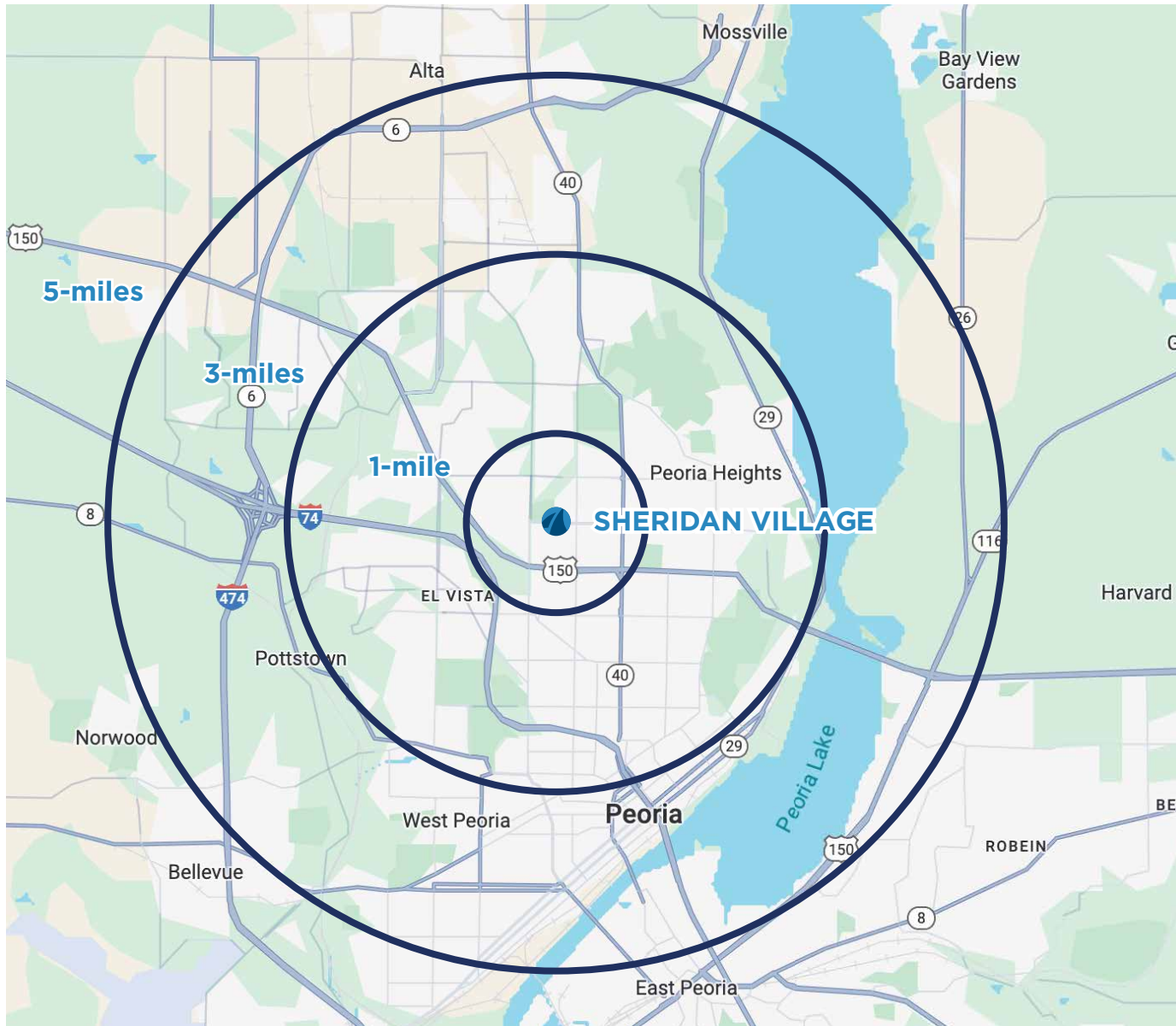


# Location

## Sheridan Village Shopping Center

4125 North Sheridan Road

Peoria, Illinois 61614



## Demographics (2024 Estimates)

- 1-Mile Radius
  - Population: 9,813
  - Average Household Income: \$84,268
- 3-Mile Radius
  - Population: 77,975
  - Average Household Income: \$77,594
- 5-Mile Radius
  - Population: 113,832
  - Average Household Income: \$80,932

## Property Highlights

- 149,052 square foot shopping center
- Anchor: Hy-Vee supermarket, 83,000 square feet
- Junior Anchor: Planet Fitness, 20,000 square feet
- Located at highly visible intersection of N Sheridan Road & W Lake Avenue
- Vibrant and growing city with numerous tourist attractions
- Great mix of national and local tenants

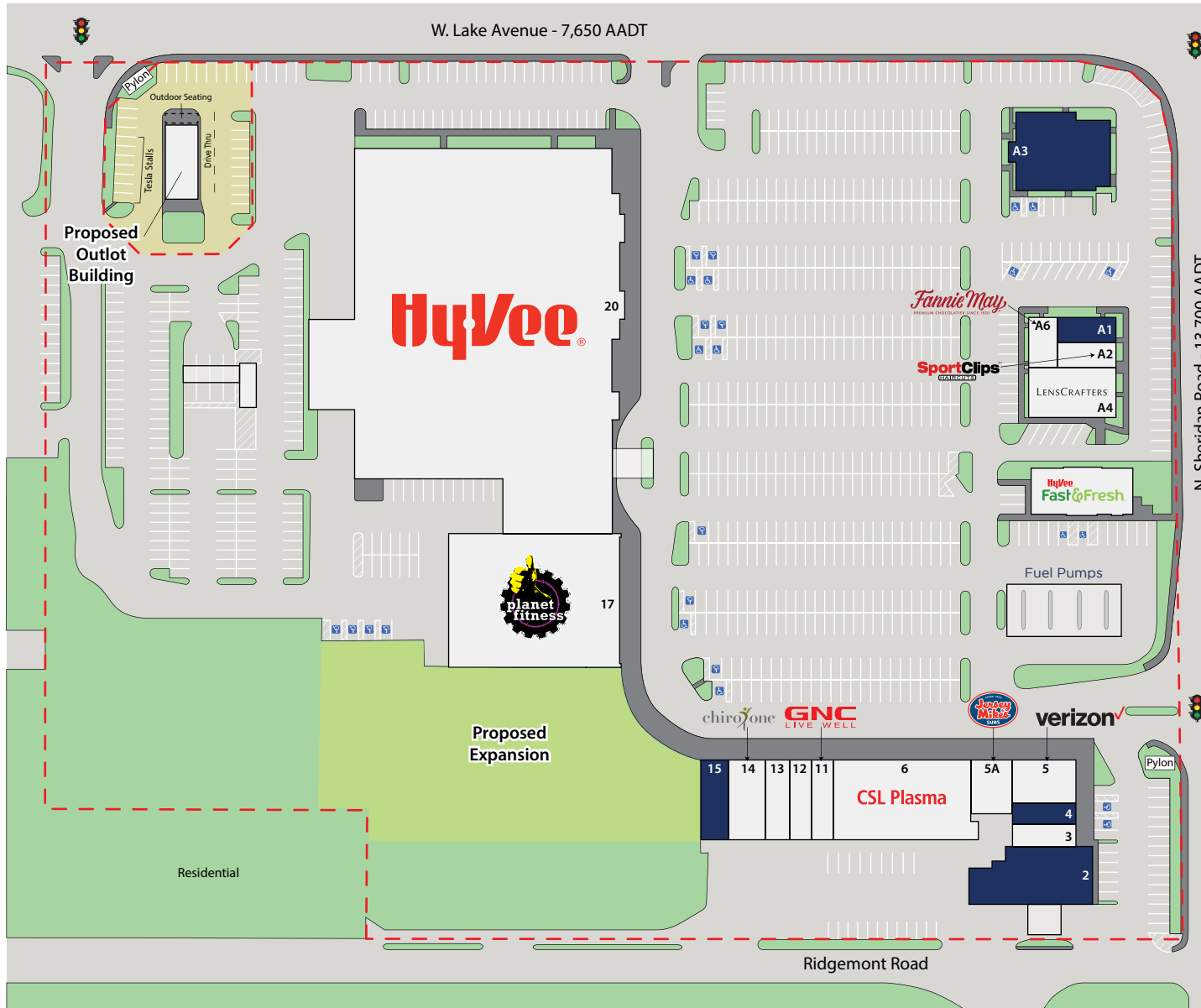
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# Site Plan

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Suite	Tenant	SF
<b>2</b>	<b>Available</b>	<b>5,697</b>
3	Touch of Class Hair Studio	1,200
<b>4</b>	<b>Available</b>	<b>1,200</b>
5	Verizon	2,400
5A	Jersey Mike's - Coming Soon!	1,520
6	CSL Plasma	9,714
11	GNC	1,500
12	Creative Nails	1,538
13	People Ready	1,700
14	Chiro One	2,566
<b>15</b>	<b>Available</b>	<b>1,875</b>
17	Planet Fitness	19,989
20	Hy-Vee	83,949
<b>A1</b>	<b>Available</b>	<b>1,353</b>
A2	SportClips	1,199
<b>A3</b>	<b>Available</b>	<b>6,600</b>
A4	Lenscrafters	3,802
A6	Fannie May	1,250
<b>Total</b>		<b>149,052</b>
<b>Potential Outparcel</b>		<b>.5 Acres</b>
<b>Potential Expansion</b>		<b>1.9 Acres</b>

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# Market Aerial

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