

Grand Prairie Developments

PLAZA AT GRAND PRAIRIE | PLAZA WEST | PRAIRIE PLACE

War Memorial Drive (US Route 150) & Route 6, Peoria, IL



PROJECT OVERVIEW

Grand Prairie Developments is a highly visible mixed-use development with retail, restaurants, entertainment, multi-family residential, student housing, office, governmental and medical uses.

- Anchored by national tenants such as Hy-Vee Supermarket, AMC Theatres, Marshalls, At Home, HomeGoods, and Academy Sports + Outdoors
- Key tenants include Old Navy, DSW, Dick's Sporting Goods, Gold's Gym, Furniture Row, Planet Fitness, Home Depot and Ethan Allen
- Nearby high-volume patient medical facilities Bob Michel VA, OSF Center for Health, Illinois Cancer Care and Illinois Eye Center
- Adjacent to Louisville Slugger Sports Complex that annually attracts between 500,000 and 600,000 visitors, five large hotels and multiple luxury multifamily complexes
- Five area hotels including Hampton Inn, Wingate by Wyndham and Holiday Inn & Suites Conference Center
- Restaurants include: Longhorn Steakhouse, Buffalo Wild Wings, Starbucks, Steak n' Shake, Jimmy John's, Original Pancake House and many more
- 1.8M people within 30-county trade area

SITE FEATURES

RETAIL: 400,000+ SF

RESTAURANT: 40,000+ SF

ENTERTAINMENT: 80,000+ SF

OFFICE/GOVERNMENTAL:
50,000+ SF

GROCERY: 85,000+ SF

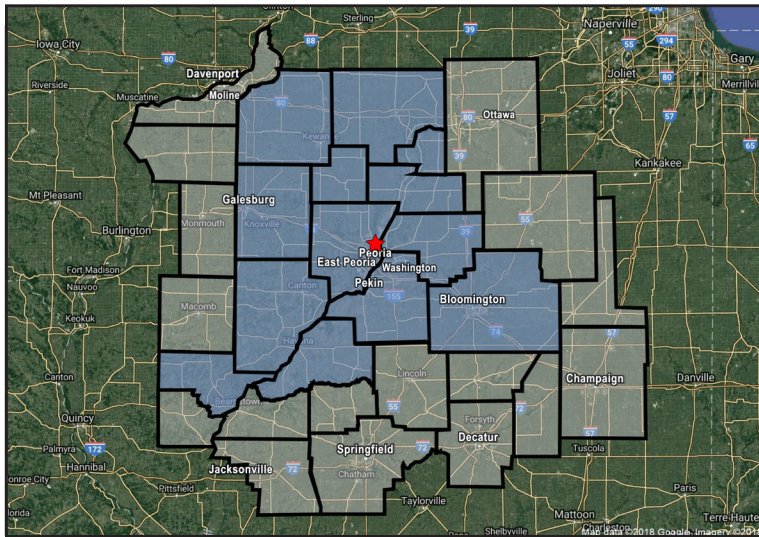
RESIDENTIAL: 160 LUXURY
APARTMENTS



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As the largest and most unique mixed-use development in the greater Peoria area, Grand Prairie Developments is home to a wide array of local and national tenants. Located in the Peoria area's most significant growth area, it is easily accessible from I-74 and Route 150. The development includes an open-air lifestyle center, 18-screen AMC Theatres, upscale multi-family living and outlying shopping, dining and hotel destinations. A variety of tourist attractions are located within 10 minutes of the center, including Louisville Slugger Sports Complex, Wildlife Prairie Park and WeaverRidge Golf Club.

DEMOGRAPHICS

5 Mile Radius

POPULATION	DAYTIME POPULATION	AVG. INCOME	TOTAL HOUSEHOLDS
63,920	57,993	\$99,232	27,972

Primary Trade Area

POPULATION	DAYTIME POPULATION	AVG. INCOME	TOTAL HOUSEHOLDS
723,277	535,883	\$84,061	298,485

Total Trade Area

POPULATION	DAYTIME POPULATION	AVG. INCOME	TOTAL HOUSEHOLDS
1.72 M	1.35 M	\$82,147	713,181

*2023 figures

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