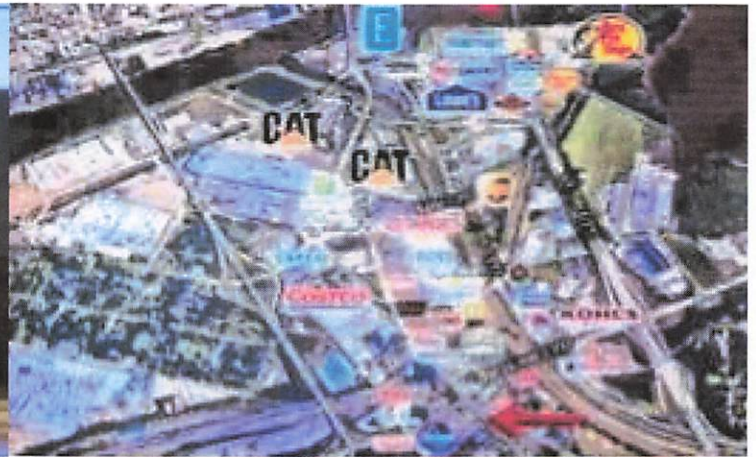
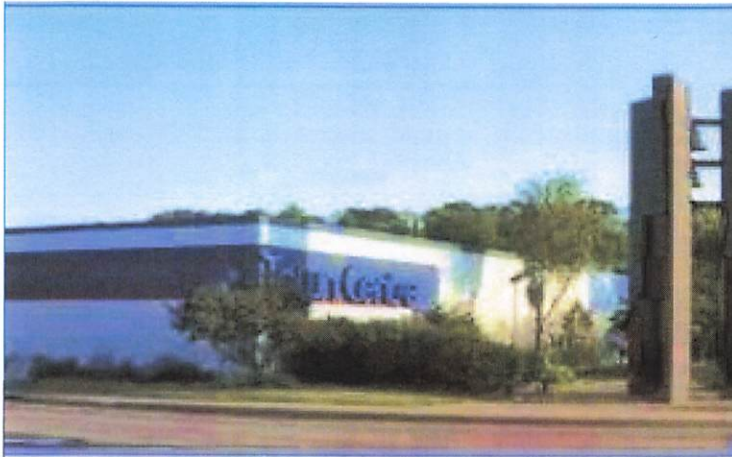


# JPG REAL ESTATE, INC

JEFFREY P GRAVES  
 831 ECHO DR., PROSPER, TX 75078  
 309-453-7100 JEFF@JPGREI.COM

TOWN CENTRE  
 100-102 E WASHINGTON  
 ST., EAST PEORIA, IL



## PROPERTY DEMOGRAPHICS

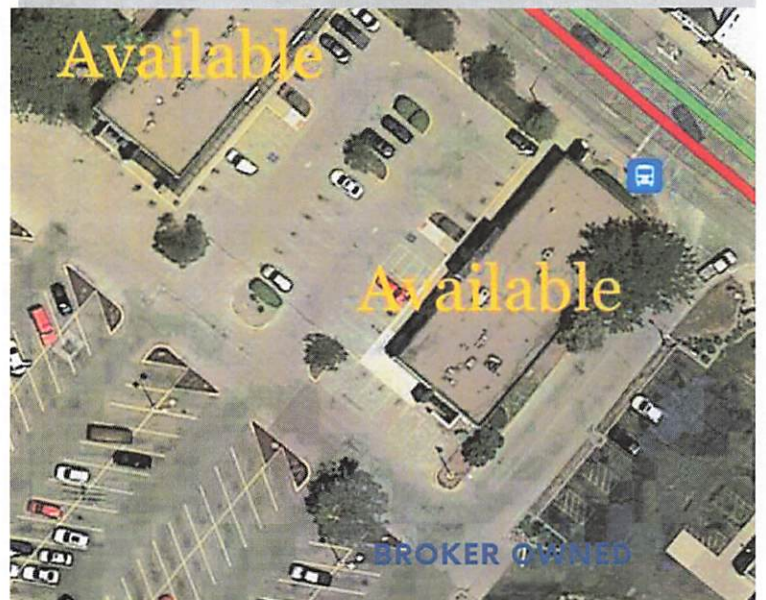
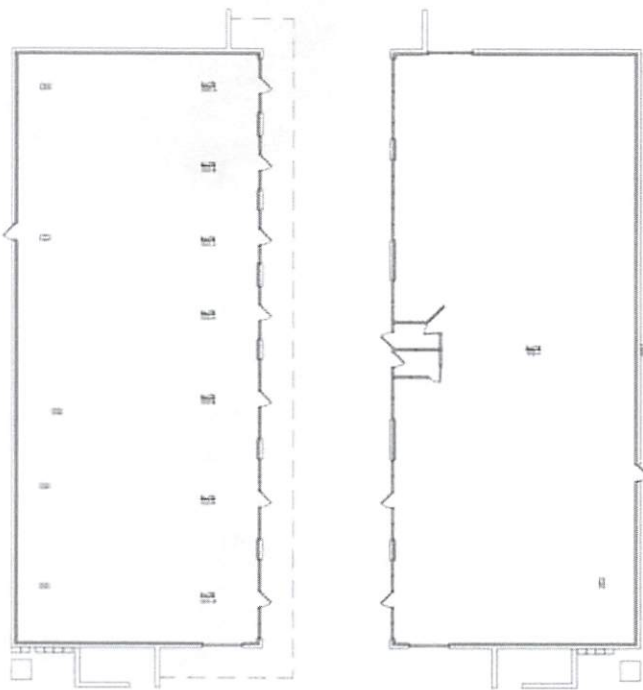
|                     | 1 mile   | 5 miles  | 10 miles |
|---------------------|----------|----------|----------|
| <b>Population</b>   | 8,953    | 140,506  | 262,370  |
| <b>Households</b>   | 4,283    | 58,934   | 107,154  |
| <b>Avg Income</b>   | \$65,254 | \$64,069 | \$67,242 |
| <b>Cars Per Day</b> | 24,900   |          |          |

## KROGER OUTLOT

Located at the SEC of Main & Washington St  
 Two 6,000 SF Masonry & Steel Bldgs  
 Constructed 1984 To Be Renovated 2023  
 Zoned B-3 Office/Retail Use

Cross Parking Easement with Kroger  
 Redevelopment to Include:  
 New Roof, Exterior Tuck Point & Paint, Repair &  
 Restripe Parking Lot, Refresh Landscaping,  
 Vanilla Box Delivery

**Available for Lease at \$18.00 PSF, NNN**



**BROKER OWNED**