

Achieve Landmark Status



The Cohen Building

*15,000 ft.² in a classic 1892 landmark building, at the corner of Adams and Harrison Street
in the central business, riverfront and museum districts, downtown Peoria, Illinois.*

May, 2017



Building Communities with Shopping Centers | Since 1970

Elevation -- Proposed Redevelopment Plan



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www.cohendev.com
(309) 671-1000

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Proven - 120 Years of Historic Retail Success



1891

Rouse, Hazard & Company, manufacturers of agricultural implements and bicycles, builds the Paddock Block Building



1892-1925

Rouse Hazard & Company become the largest manufacturers and distributors of bicycles in the United States.



1925

Cohen Furniture Company - operated by 26-year-old Louis Cohen, purchases the Paddock Block building, at 336 SW. Adams St., and moves Cohen's to what will become its new corporate headquarters for the next 80 years.



1932

Cohen's grows to three retail stores, prospering through the Great Depression.



1940s

In the years following World War II, Cohen's grows to an 11 store chain – dominating its markets, the largest furniture retailer in Illinois outside of Chicago. Headquarters remain at 336 SW. Adams St.



1952

New York City: Cohen furniture company is awarded the United States national furniture retail store of the year by the National Furniture Manufacturers Association.



1990s

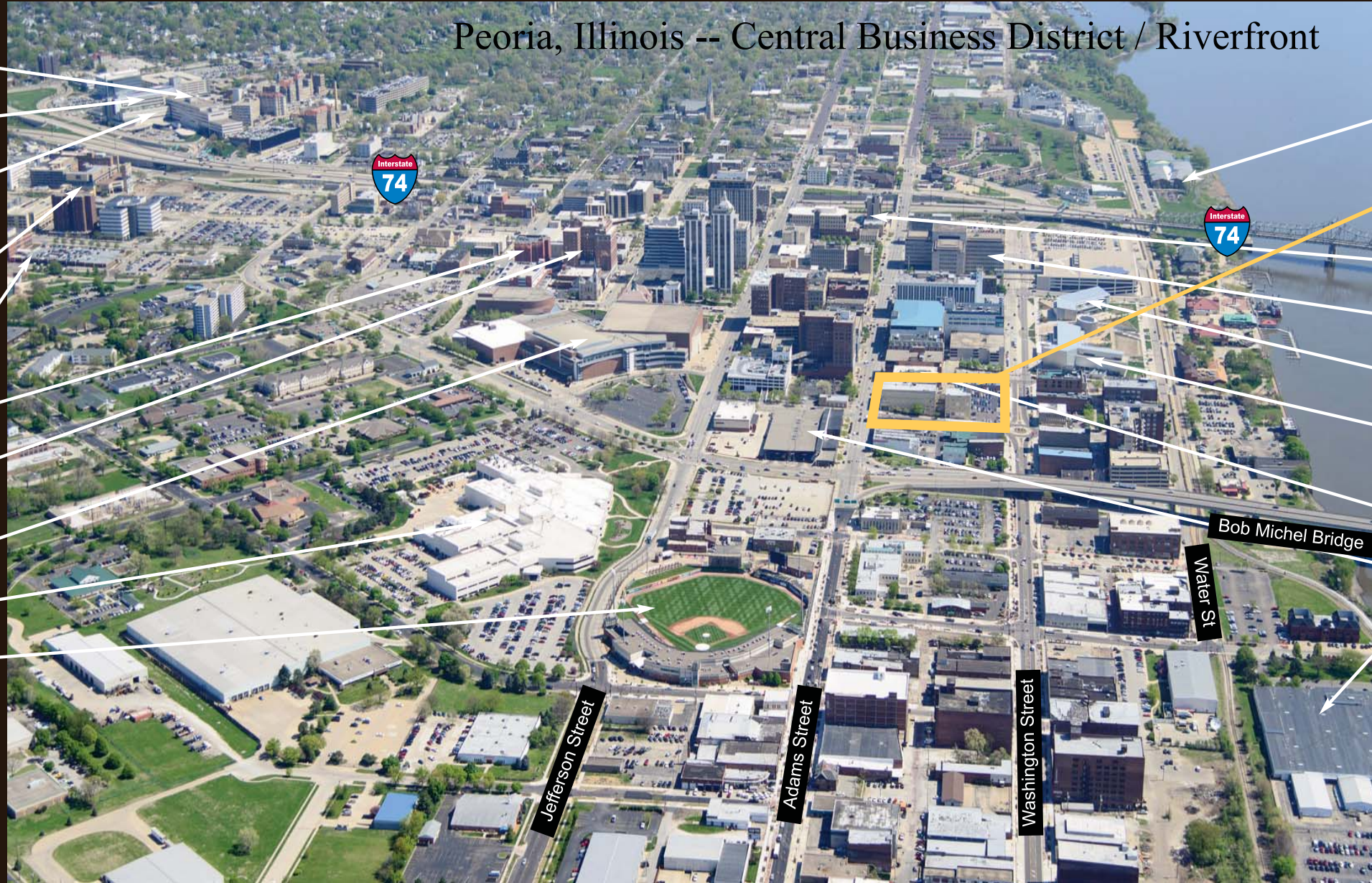
In its final years as Cohen's headquarters, the original Florentine windows bricked in to prevent furniture fading and increase merchandising flexibility "warehoused" the building. Our historic renovation plans call for a grand restoration of original natural light under 18 foot high ceilings – with advanced modern glazing, coatings, and laminates.



THE NEXT 100 YEARS

HISTORIC REDEVELOPMENT, Peoria, Illinois

Peoria, Illinois -- Central Business District / Riverfront



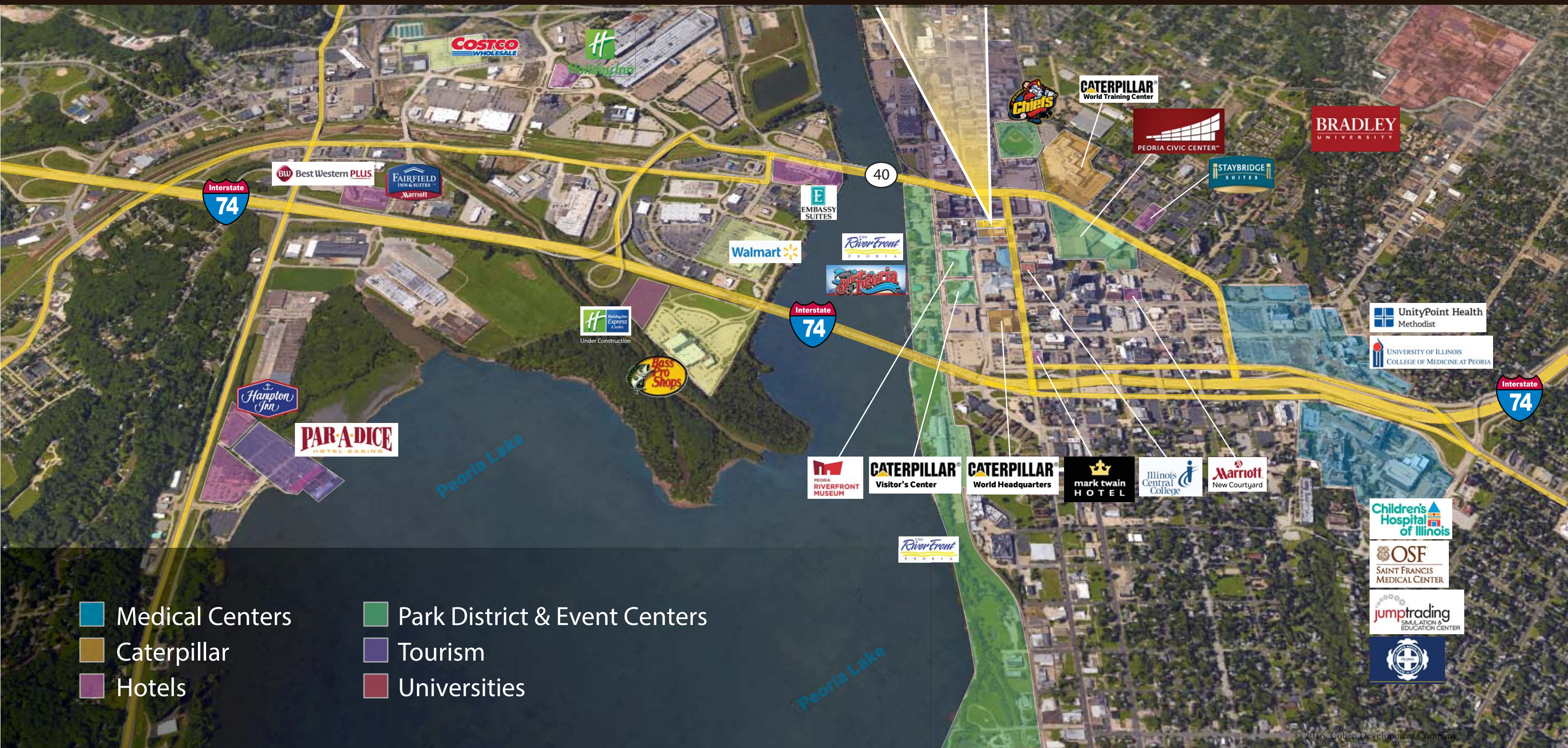
- OSF Saint Francis Medical Center
- St. Jude Children's Research Hospital
- Jump Trading Simulation & Education Center
- Methodist Medical Center
- University of Illinois College of Medicine
- New Courtyard by Marriott
- New Full Service Marriott Hotel and Conference Center
- Peoria Civic Center & Theatre
- Caterpillar World Training Center
- Peoria Chiefs - Dozer Park

- RiverPlex Recreation & Wellness Center
- The Cohen Building**
- Mark Twain Hotel
- Caterpillar World Headquarters
- Caterpillar Museum & Visitor's Center
- Peoria Riverfront Museum & Planitarium
- Caterpillar LD Building
- CityLink Transit Center
- US Post Office, Peoria Main Branch

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Peoria Metropolitan Market Central Business District and East Peoria Levee District

SITE



- Medical Centers
- Caterpillar
- Hotels
- Park District & Event Centers
- Tourism
- Universities

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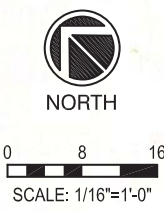
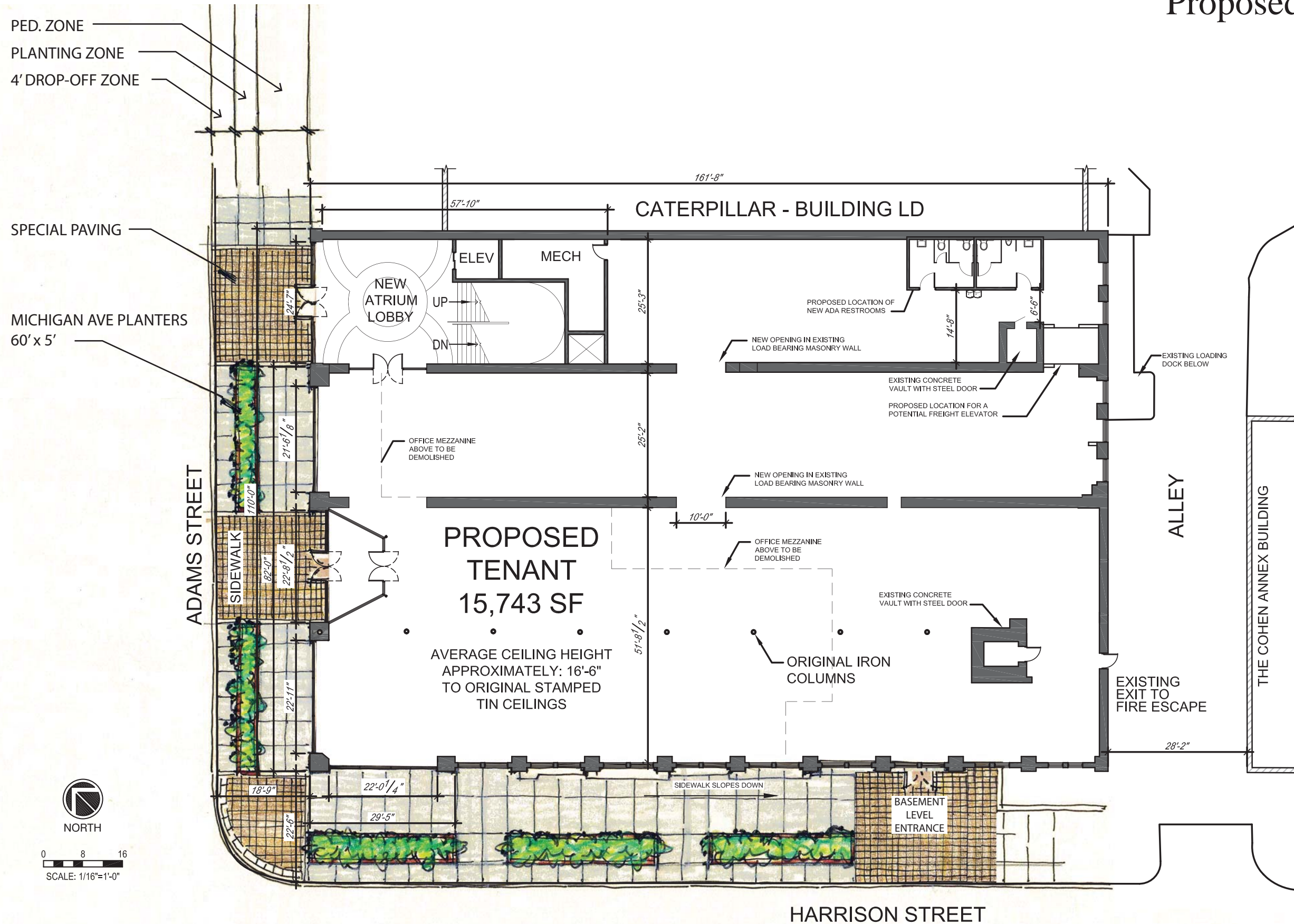
Elevation - Proposed Redevelopment Plan



SITE

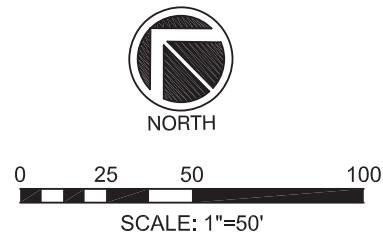


Proposed Lease Plan

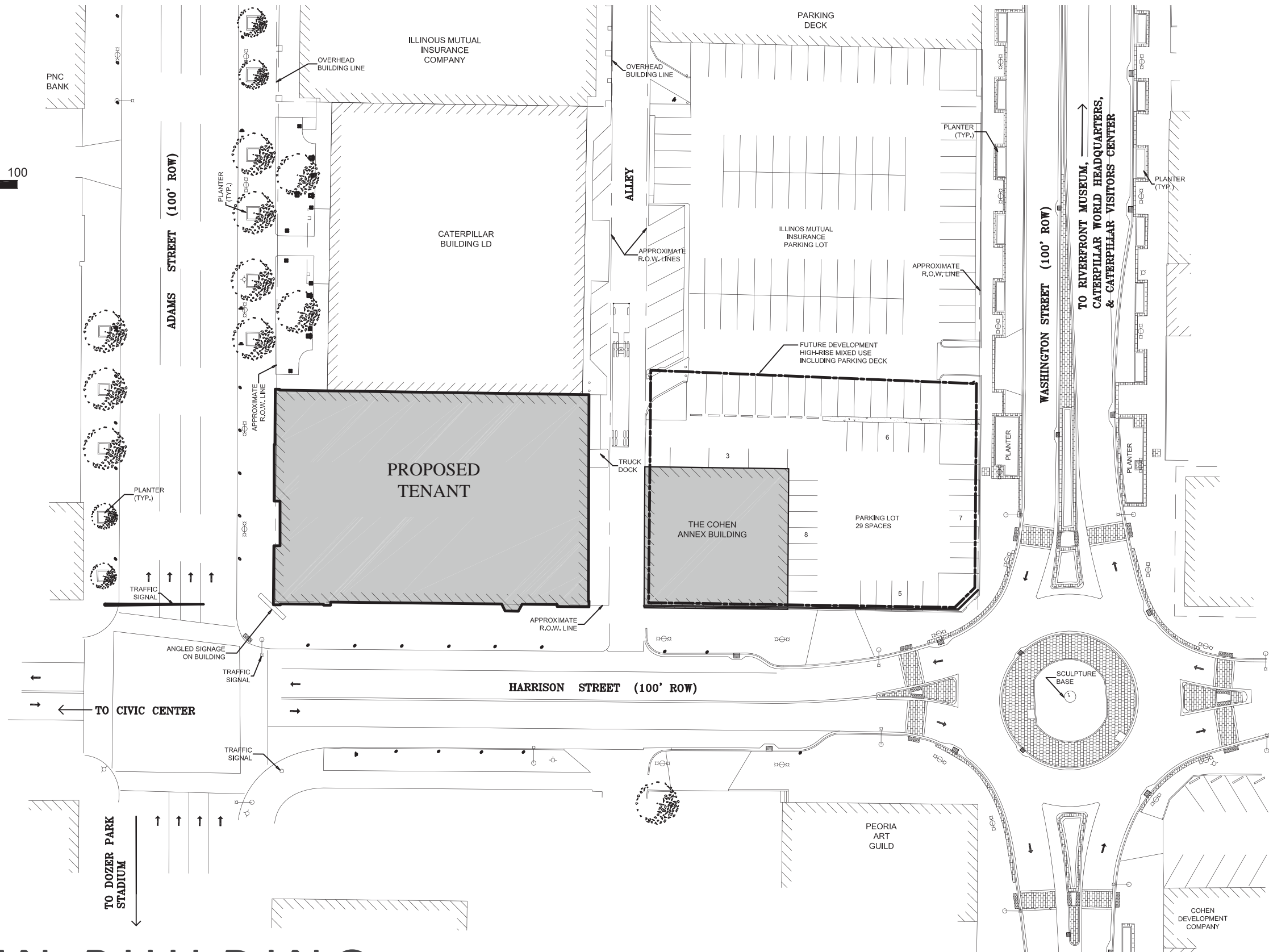


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Proposed Site Plan



- LEGEND**
- - PARKING METER
 - ⊙ - FIRE HYDRANT
 - ⊕ - LIGHT STANDARDS
 - ⊞ - LIGHT POST
 - ⊠ - SITE LIGHTING
 - ▨ - BRICK PAVER SURFACE



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Trade Area (60 Mile Ring)

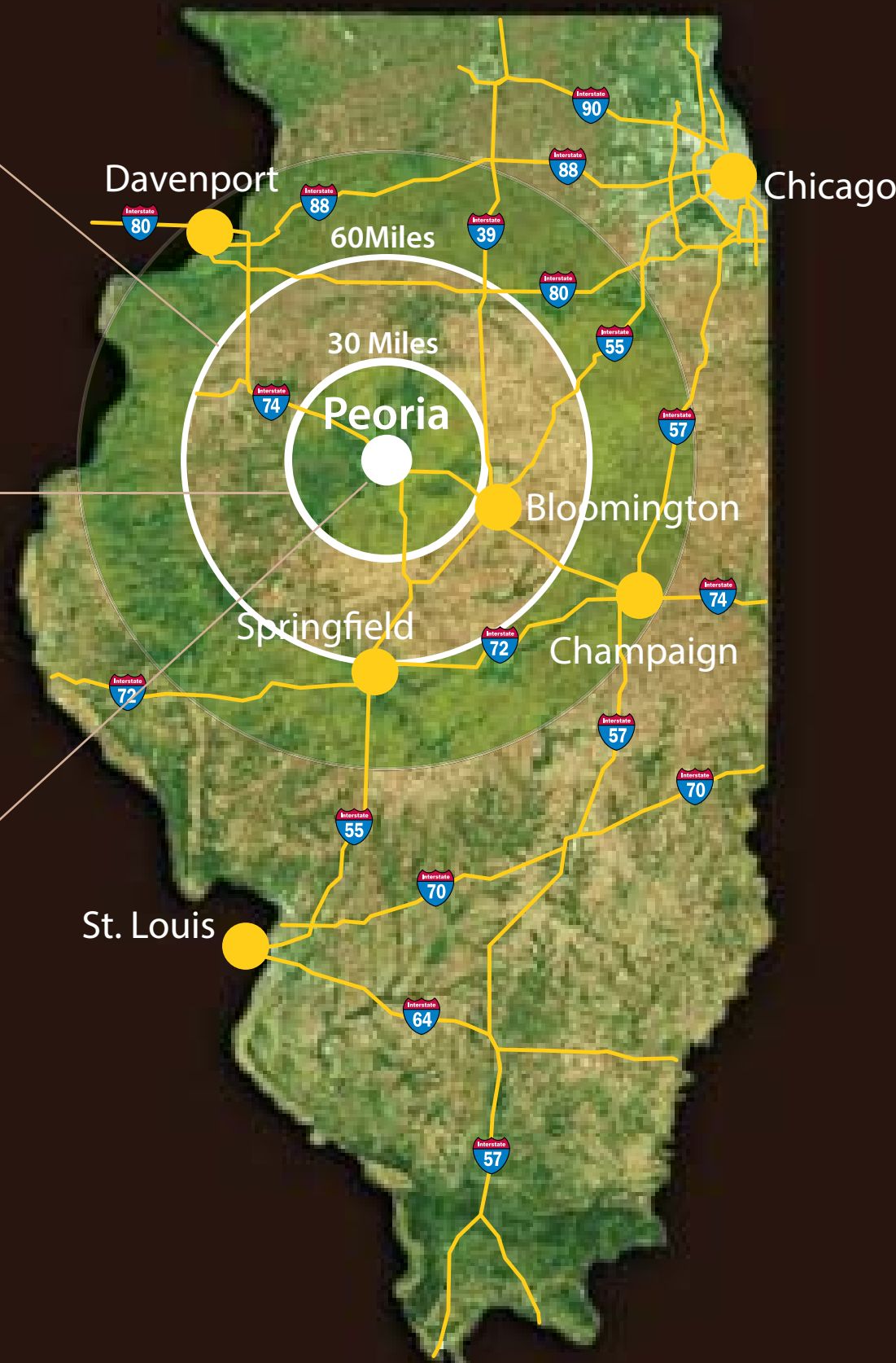
Population	959,457
Workforce Population	483,355
Median Age	43.2
Average HH Income	\$ 70,964
Median HH Income	\$ 56,413
Home Ownership	66.5%
College or Greater	59%

Metropolitan Market (30 Mile Ring)

Population	399,885
Workforce Population	198,973
Median Age	42.1
Average HH Income	\$ 73,712
Median HH Income	\$ 58,849
Home Ownership	67.5%
College or Greater	60%

Downtown (5 Mile Ring)

Population	130,055
Workforce Population	64,033
Median Age	39.6
Average HH Income	\$56,428
Median HH Income	\$44,392
Home Ownership	56.7%
College or Greater	55%



“THE JET FLIES TO MAUI EIGHT DAYS A WEEK”

Metropolitan Peoria today is a predominantly white collar economy anchored by one of the largest regional medical hubs in the Midwest – including five major hospitals, multiple medical schools including The University of Illinois School of Medicine, two schools of nursing, multiple medical professional and research and innovation centers, and eight colleges and universities.

ScanUS 2016 Workforce population MSA data shows 188,281 employed -- the vast majority (approximately 80,000) associated with the Healthcare industry.

Peoria is also home to Fortune 50 company headquarters of Caterpillar, Maui Jim, Affina, and RLI.

With extensive parklands and recreation along the Illinois river and white oak valleys carved by glaciers -- with views rivaling the Hudson River Valley and average drive times to work and school less than 15 minutes, many have been inspired, such as the owners of Maui Jim, to locate their corporate headquarters in Peoria, and then fly their jet back to Maui, when needed. Always coming home to Peoria.



SITE

On-Site 34-Car Parking Lot

Over 11,000 spaces and parking decks, over 5000 free and metered public street parking within four blocks

- | | |
|---|---|
| (1) COMMERCE BANK DECK (480 SPACES) | (17) LIBERTY/EDGEWATER/MICHEL LOTS (343 SPACES) |
| (2) ASSOCIATED BANK DECK (600 SPACES) | (18) FAYETTE/MONROE LOT * (43 SPACES) |
| (3) TWIN TOWERS GARAGE (531 SPACES) | (19) RIVERFRONT VILLAGE (162 SPACES) |
| (4) MADISON ST. LOT #2 * (95 SPACES) | (20) CATERPILLAR/CITY LOT * (280 SPACES) |
| (5) HAMILTON SQUARE DECK (425 SPACES) | (21) CIVIC CENTER LOT (231 SPACES) |
| (6) NIAGARA DECK (305 SPACES) | (22) FIRST MID ILLINOIS BANK DECK (359 SPACES) |
| (7) JEFFERSON PARKING DECK (665 SPACES) | (23) RIVER STATION (58 SPACES) |
| (8) TECHNOLOGY DECK (1150 SPACES) | (24) MICHEL - WEST LOT (80 SPACES) |
| (9) CHASE BANK DECK (264 SPACES) | (25) CAT LOT * (308 SPACES) |
| (10) CITY CENTER PLAZA LOT (311 SPACES) | (26) RIVERPLEX (432 SPACES) |
| (11) PNC BANK DECK (448 SPACES) | (27) STAYBRIDGE HOTEL |
| (12) GATEWAY SOUTH LOT (27 SPACES) | (28) FAYETTE/GLENDALE AVE LOT * (30 SPACES) |
| (13) MARK TWAIN HOTEL (130 SPACES) | (29) MADISON/FAYETTE ST. LOT * (20 SPACES) |
| (14) REGENCY PLAZA DECK (480 SPACES) | (30) 200 FAYETTE ST. LOT * (61 SPACES) |
| (15) PERE MARQUETTE HOTEL & DECK (285 SPACES) | (31) SPALDING/MADISON ST. LOT * (127 SPACES) |
| (16) CIVIC CENTER FULTON ST. LOT (325 SPACES) | (32) SPALDING/GLENDALE AVE. LOT * (12 SPACES) |



Development Team

Developer

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