

Midland Plaza Shopping Center Proposed Redevelopment -- Master Plan

Draft: December, 2021



Midland Plaza Shopping Center -- Groundbreaking, April 08, 1970

* Rand McNally's 2013 Best of the Road Contest

Midland Plaza Shopping Center Proposed Redevelopment -- Aerial Views

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Aerial View



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Satellite View -- Line-of-Sight Corridors



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Drone View



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MIDLAND PLAZA
KEWANEE ILLINOIS
ESTD 1970



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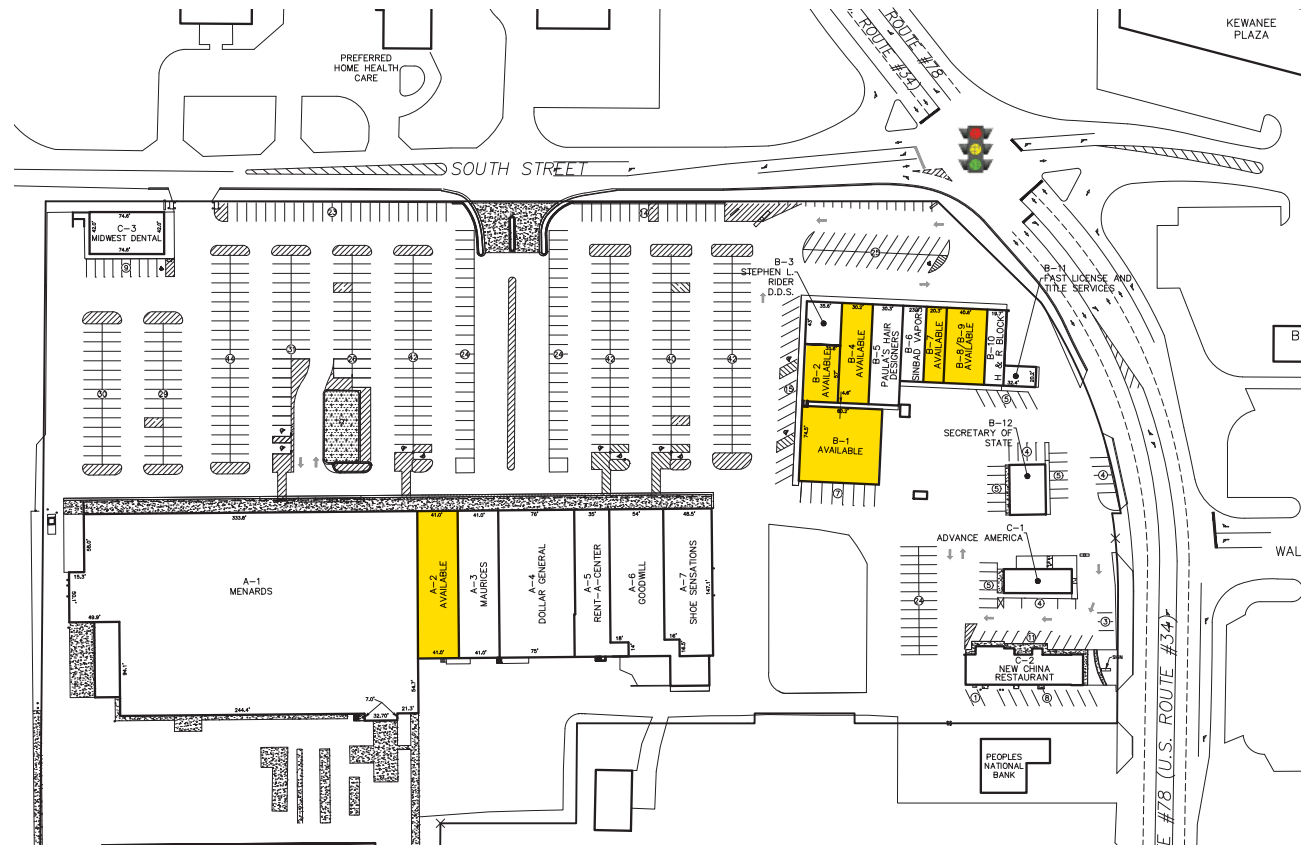
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BEFORE

EXISTING LEASE PLAN

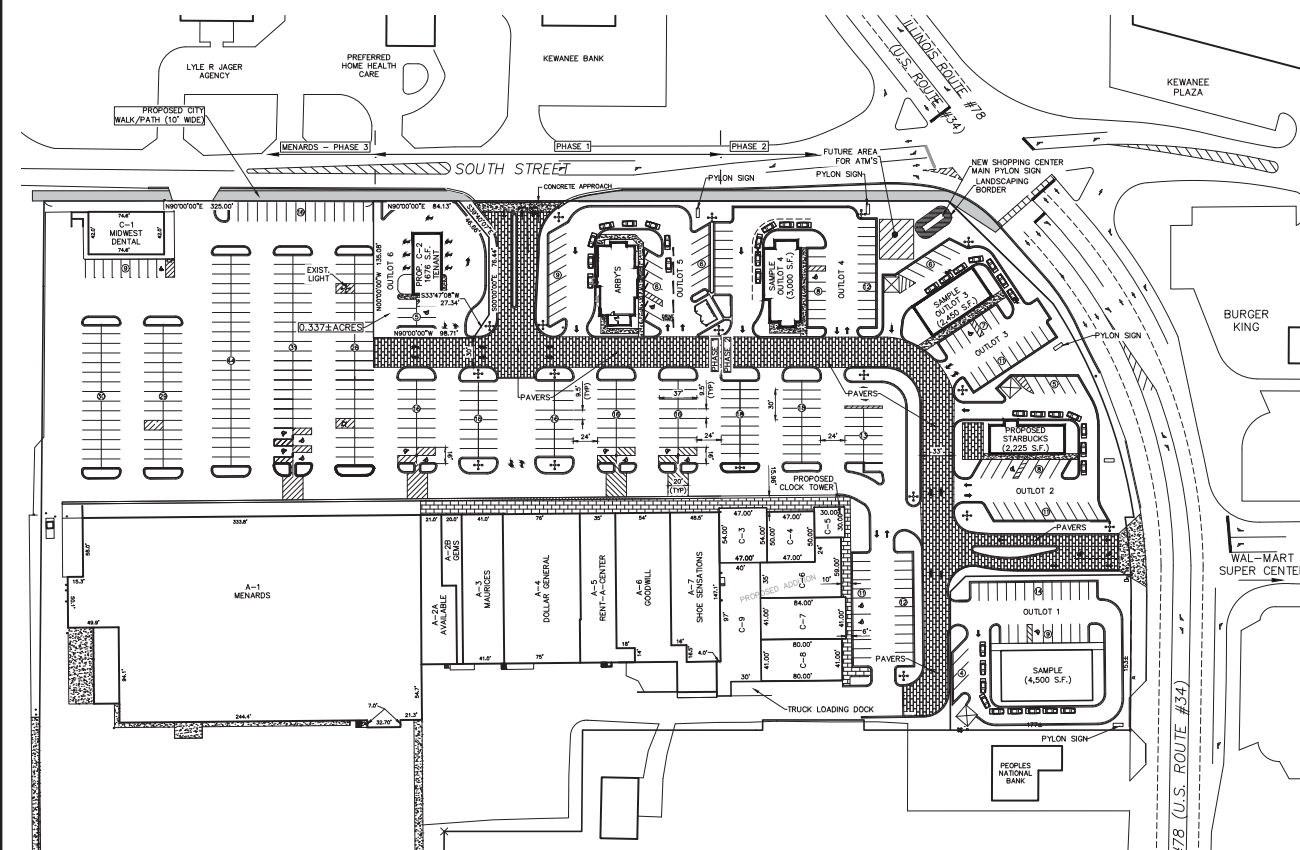


EXISTING LEASE SCHEDULE

TENANT	LEASE AREA	LOCATION
MENARDS	64,844 SQ/FT	A-1
AVAILABLE	5,941 SQ/FT	A-2
MAURICE'S	5,929 SQ/FT	A-3
DOLLAR GENERAL	11,000 SQ/FT	A-4
RENT-A-CENTER	5,490 SQ/FT	A-5
GOODWILL	9,310 SQ/FT	A-6
SHOE SENSATION	6,920 SQ/FT	A-7
AVAILABLE	5,937 SQ/FT	B-1
AVAILABLE	2,200 SQ/FT	B-2
STEPHEN L. RIDER D.D.S.	1,380 SQ/FT	B-3
AVAILABLE	2,894 SQ/FT	B-4
PAULA'S HAIR DESIGNERS	2,967 SQ/FT	B-5
SINBAD VAPORS	1,711 SQ/FT	B-6
AVAILABLE	1,520 SQ/FT	B-7
AVAILABLE	2,991 SQ/FT	B-7 & B-9
H&R BLOCK	1,503 SQ/FT	B-10
FAST LICENSE & TITLE	659 SQ/FT	B-11
IL SECRETARY OF STATE	1,810 SQ/FT	B-12
ADVANCE AMERICA	1,632 SQ/FT	C-1
NEW CHINA RESTAURANT	3,900 SQ/FT	C-2
MIDWEST DENTAL	3,133 SQ/FT	C-3

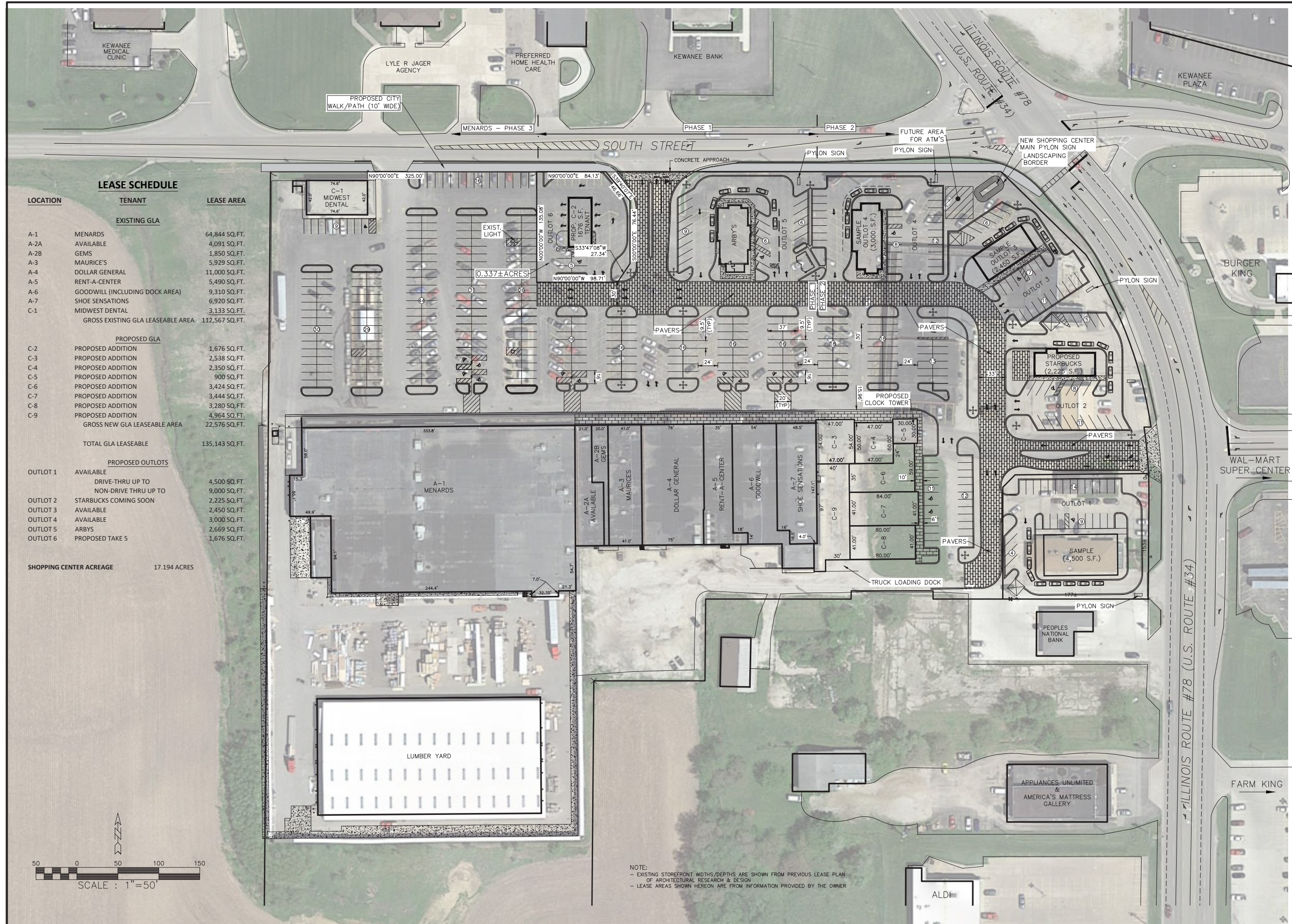
AFTER

PROPOSED REDEVELOPMENT PLAN



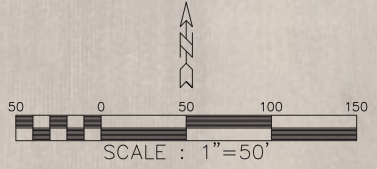
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MIDWEST DENTAL	3,133 SQ/FT	C-1
PROPOSED ADDITION	20,000 SQ/FT	C-2
AVAILABLE	4,250 SQ/FT	OUTLOT 1
PROPOSED STARBUCKS	2,225 SQ/FT	OUTLOT 2
AVAILABLE	2,450 SQ/FT	OUTLOT 3
AVAILABLE	3,000 SQ/FT	OUTLOT 4
ARBY'S	2,883 SQ/FT	OUTLOT 5



LEASE SCHEDULE

LOCATION	TENANT	LEASE AREA
EXISTING GLA		
A-1	MENARDS	64,844 SQ.FT.
A-2A	AVAILABLE	4,091 SQ.FT.
A-2B	GEMS	1,850 SQ.FT.
A-3	MAURICE'S	5,929 SQ.FT.
A-4	DOLLAR GENERAL	11,000 SQ.FT.
A-5	RENT-A-CENTER	5,490 SQ.FT.
A-6	GOODWILL (INCLUDING DOCK AREA)	9,310 SQ.FT.
A-7	SHOE SENSATIONS	6,920 SQ.FT.
C-1	MIDWEST DENTAL	3,133 SQ.FT.
	GROSS EXISTING GLA LEASEABLE AREA	112,567 SQ.FT.
PROPOSED GLA		
C-2	PROPOSED ADDITION	1,676 SQ.FT.
C-3	PROPOSED ADDITION	2,538 SQ.FT.
C-4	PROPOSED ADDITION	2,350 SQ.FT.
C-5	PROPOSED ADDITION	900 SQ.FT.
C-6	PROPOSED ADDITION	3,424 SQ.FT.
C-7	PROPOSED ADDITION	3,444 SQ.FT.
C-8	PROPOSED ADDITION	3,280 SQ.FT.
C-9	PROPOSED ADDITION	4,964 SQ.FT.
	GROSS NEW GLA LEASEABLE AREA	22,576 SQ.FT.
	TOTAL GLA LEASEABLE	135,143 SQ.FT.
PROPOSED OUTLOTS		
OUTLOT 1	AVAILABLE	4,500 SQ.FT.
	DRIVE-THRU UP TO	9,000 SQ.FT.
	NON-DRIVE THRU UP TO	2,225 SQ.FT.
OUTLOT 2	STARBUCKS COMING SOON	2,450 SQ.FT.
OUTLOT 3	AVAILABLE	3,000 SQ.FT.
OUTLOT 4	ARBY'S	2,669 SQ.FT.
OUTLOT 6	PROPOSED TAKE 5	1,676 SQ.FT.
SHOPPING CENTER ACREAGE		17.194 ACRES



NOTE:
 - EXISTING STOREFRONT WIDTHS/DEPTHS ARE SHOWN FROM PREVIOUS LEASE PLAN OF ARCHITECTURAL RESEARCH & DESIGN
 - LEASE AREAS SHOWN HEREON ARE FROM INFORMATION PROVIDED BY THE OWNER

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-9074
 DESIGN FIRM REGISTRATION NO. 184-003189

DATE: DECEMBER 22, 2021
 JOB NO. 20294
 DWG. 20294-L-17

DEVELOPED AND MANAGED BY

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 406 SW WASHINGTON STREET PEORIA, ILLINOIS 61602 (309) 671-1000

MIDLAND PLAZA
 KEWANEE ILLINOIS
 EST. 1970

REDEVELOPMENT MASTER PLAN

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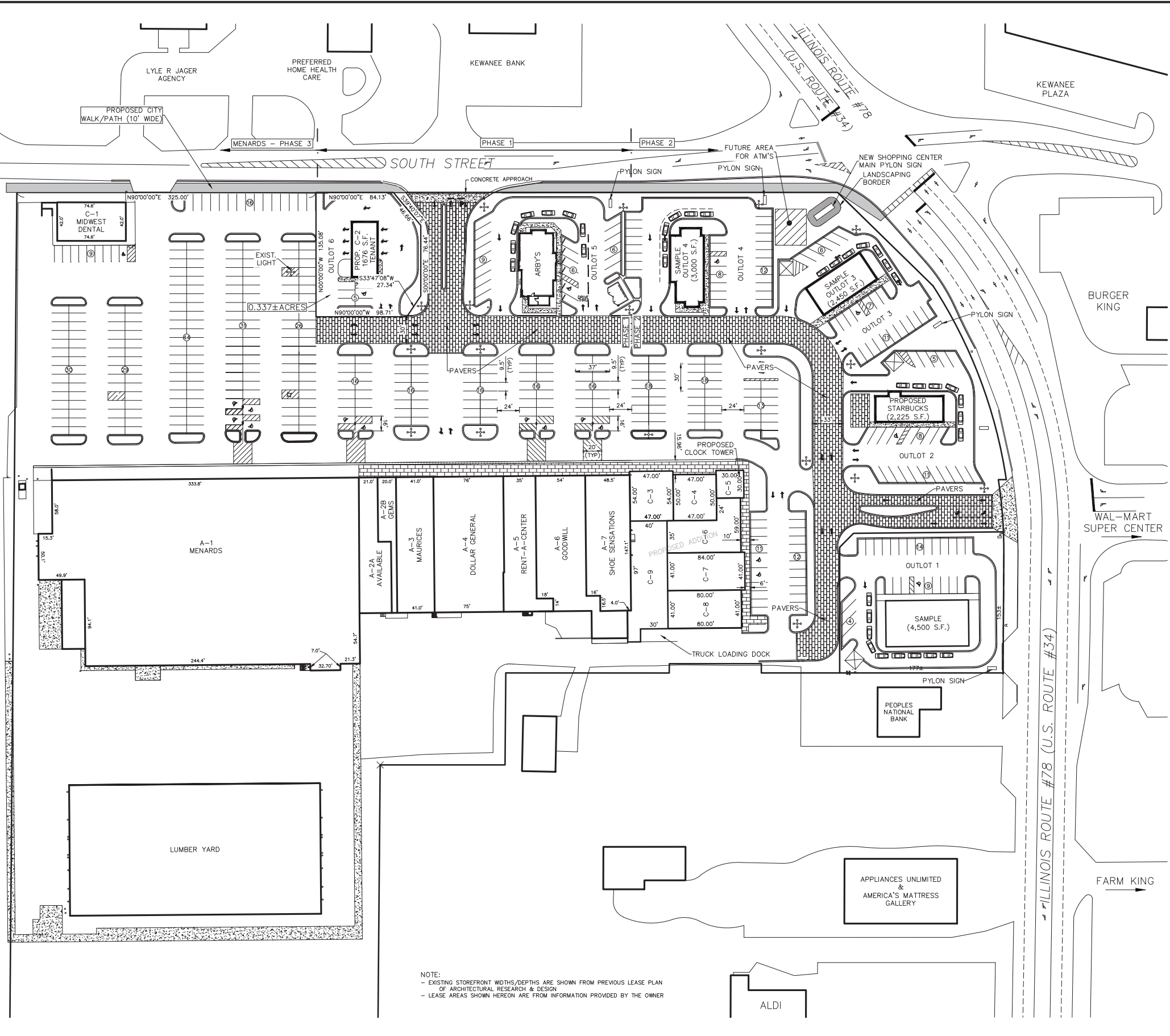
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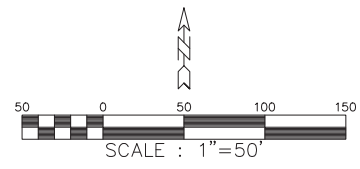
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