

1.7 Acre Interstate Outlot

Peoria, Illinois

- **Exceptional Visibility & Accessibility**

- **140,000 ADT**

consolidated from surrounding streets

- **Highest Concentration of Retail in the Market**

Over 400 retailers, 70 restaurants and 12 hotels within one mile

- **ICSC Award-Winning Redevelopment of Westlake Completed in 2015**

The only ICSC award-winning shopping center in Central Illinois

Contact: Les Cohen (309) 671-1000
leasing@cohendevelopment.com



COHEN DEVELOPMENT COMPANY

BUILDING COMMUNITIES WITH SHOPPING CENTERS | SINCE 1970

2023 Demographics	Trade Area (30 miles)	Metro Peoria (10 miles)	Neighborhood (5 miles)	MSA
Population	385,150	206,879	120,626	398,543
Average HH Income	\$103,828	\$104,141	\$90,193	\$102,966
Median HH Income	\$72,785	\$72,041	\$59,926	\$68,850
Median Age	42.5	41.2	39.2	41.2
Workforce Population	181,563	99,205	56,408	191,002
Home Ownership	62.9%	58.7%	53.6%	63.1%
College or Greater	63.9%	66.0%	64.3%	63.7%

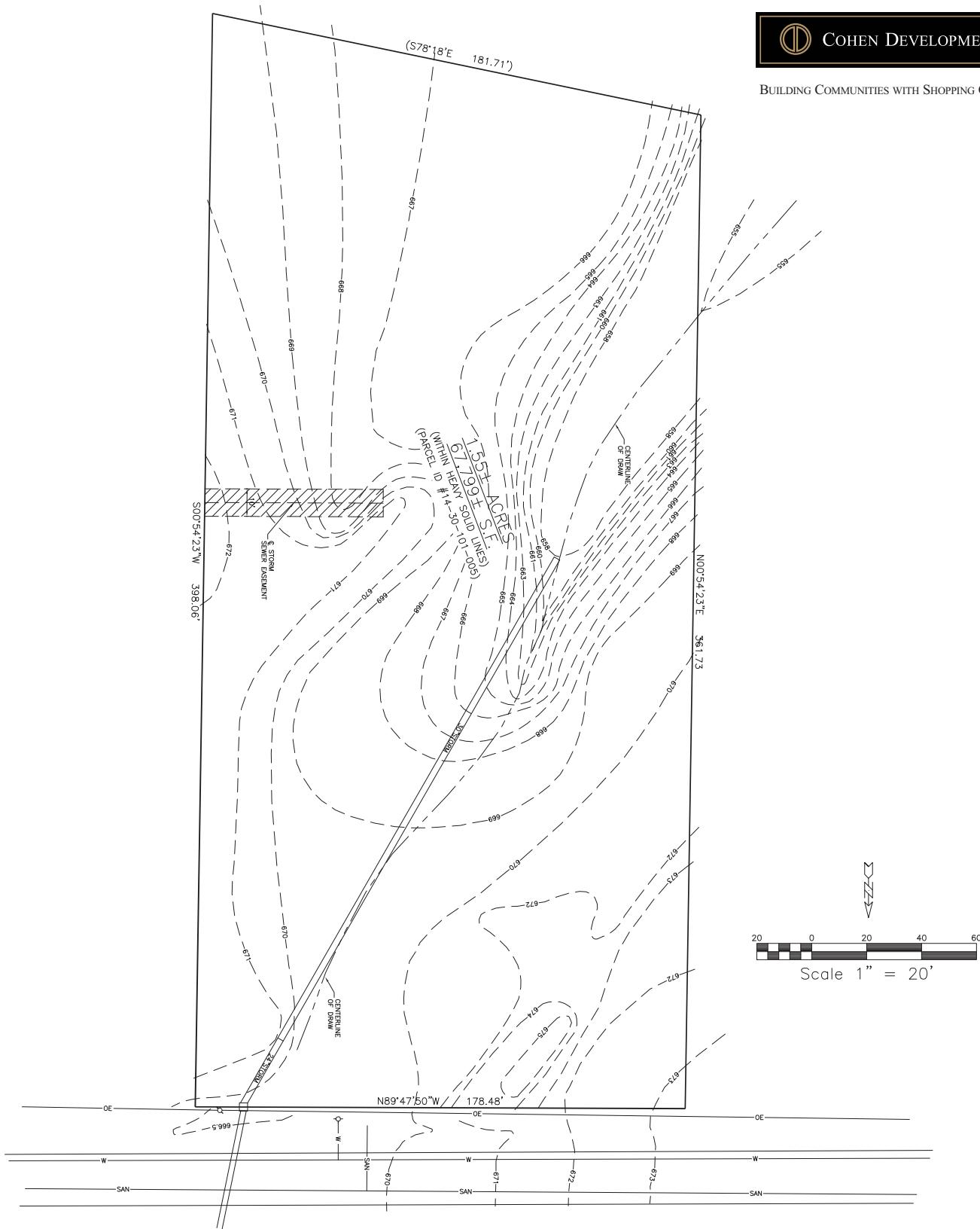
Source: Scan/US 2024



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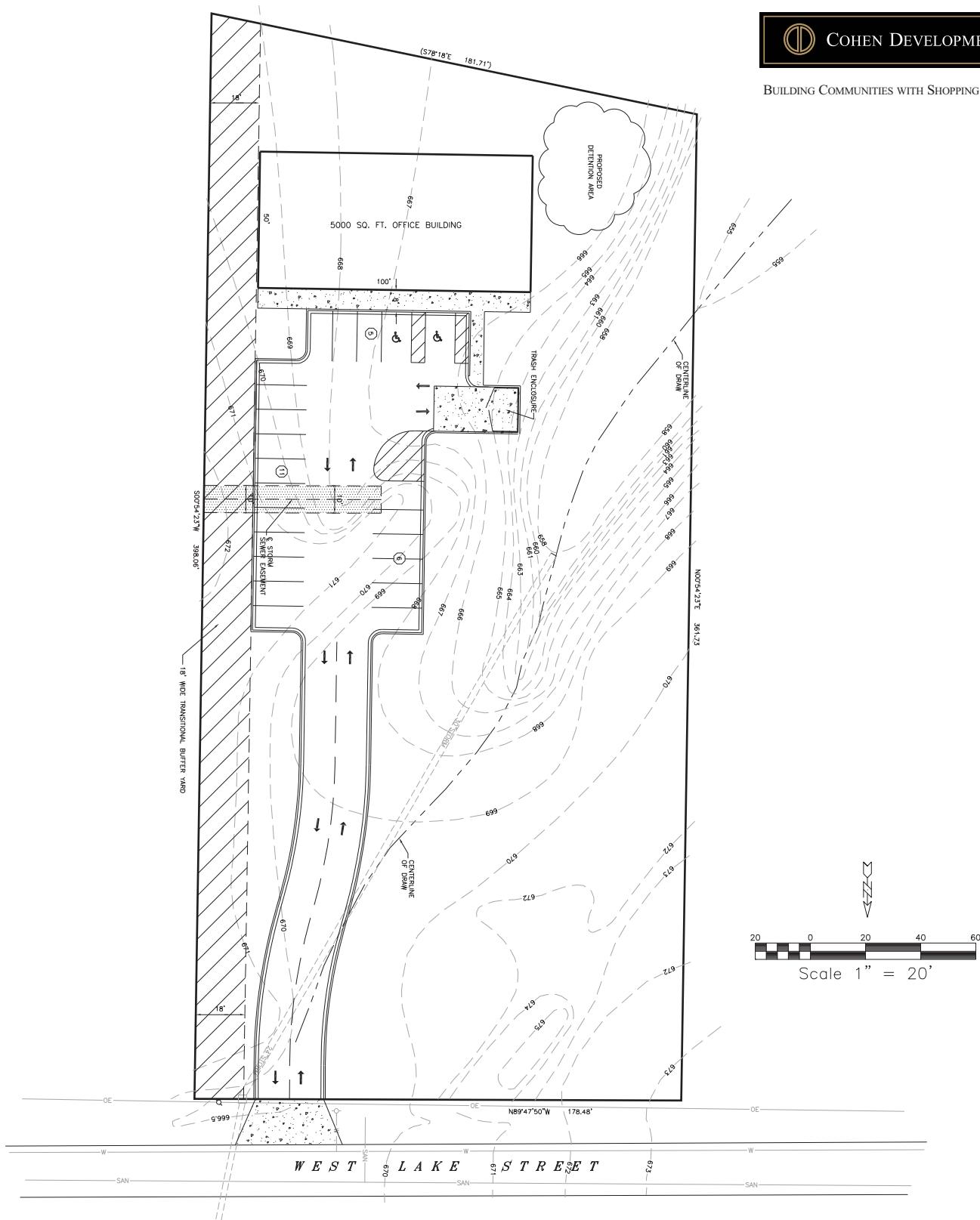
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