

1.7 Acre Interstate Outlot

Peoria, Illinois

- **Exceptional Visibility & Accessibility**

- **162,100 ADT**

consolidated from surrounding streets

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

Over 400 retailers, 70 restaurants and 10 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@cohendev.com



COHEN DEVELOPMENT COMPANY

BUILDING COMMUNITIES WITH SHOPPING CENTERS | SINCE 1970

Demographics	Trade Area (30 miles)	Metro Peoria (10 miles)	Neighborhood (5 miles)	MSA
Population	384,930	202,573	117,842	398,543
Average HH Income	\$93,831	\$91,845	\$79,242	\$102,966
Median HH Income	\$70,559	\$66,064	\$54,835	\$68,850
Median Age	40.2	37.9	36.5	41.2
Workforce Population	179,021	94,872	52,993	191,002
Home Ownership	73.2%	68.5%	58.8%	63.1%
College or Greater	63.8%	65.9%	63.1%	63.7%

Source: Placer.ai 2025



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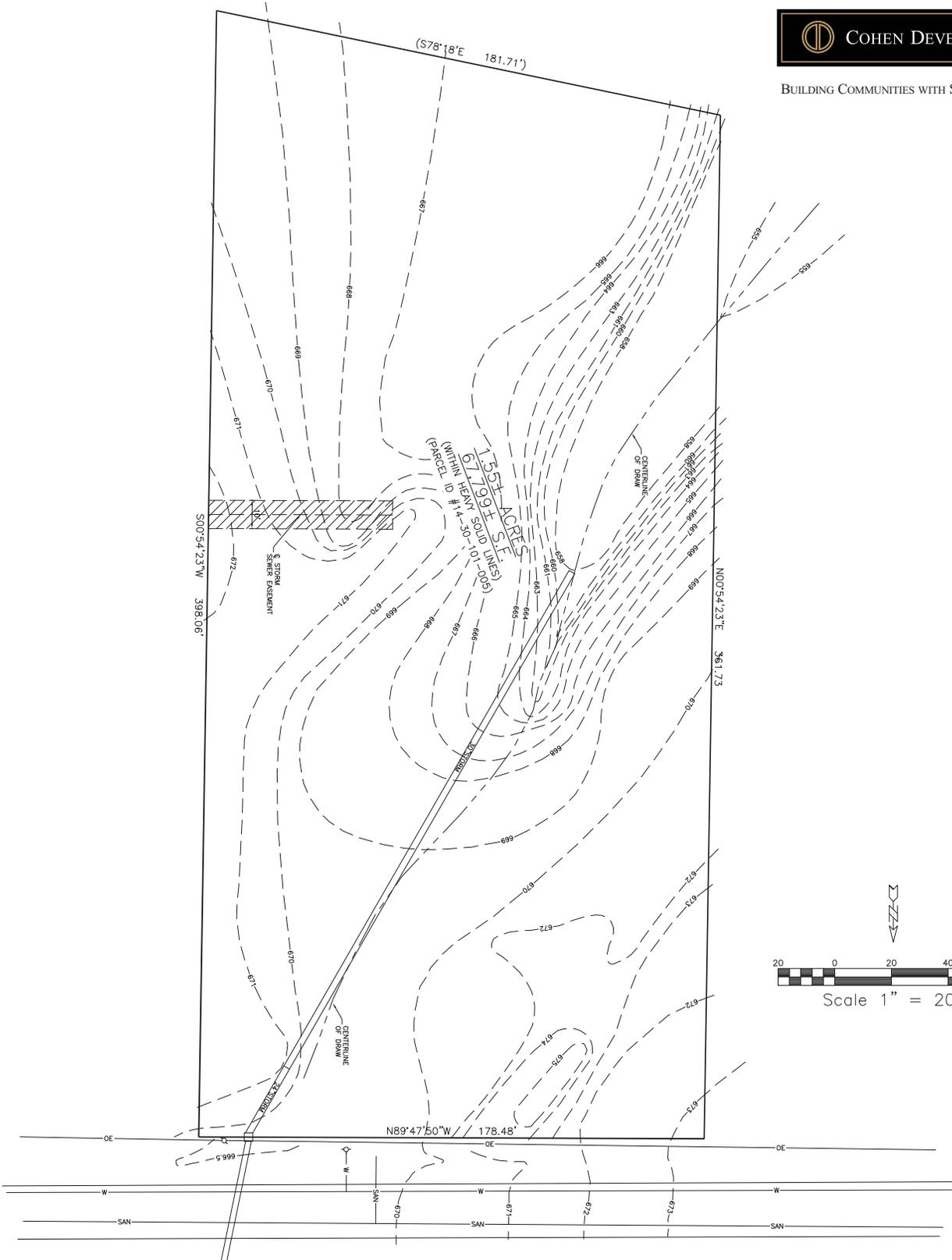
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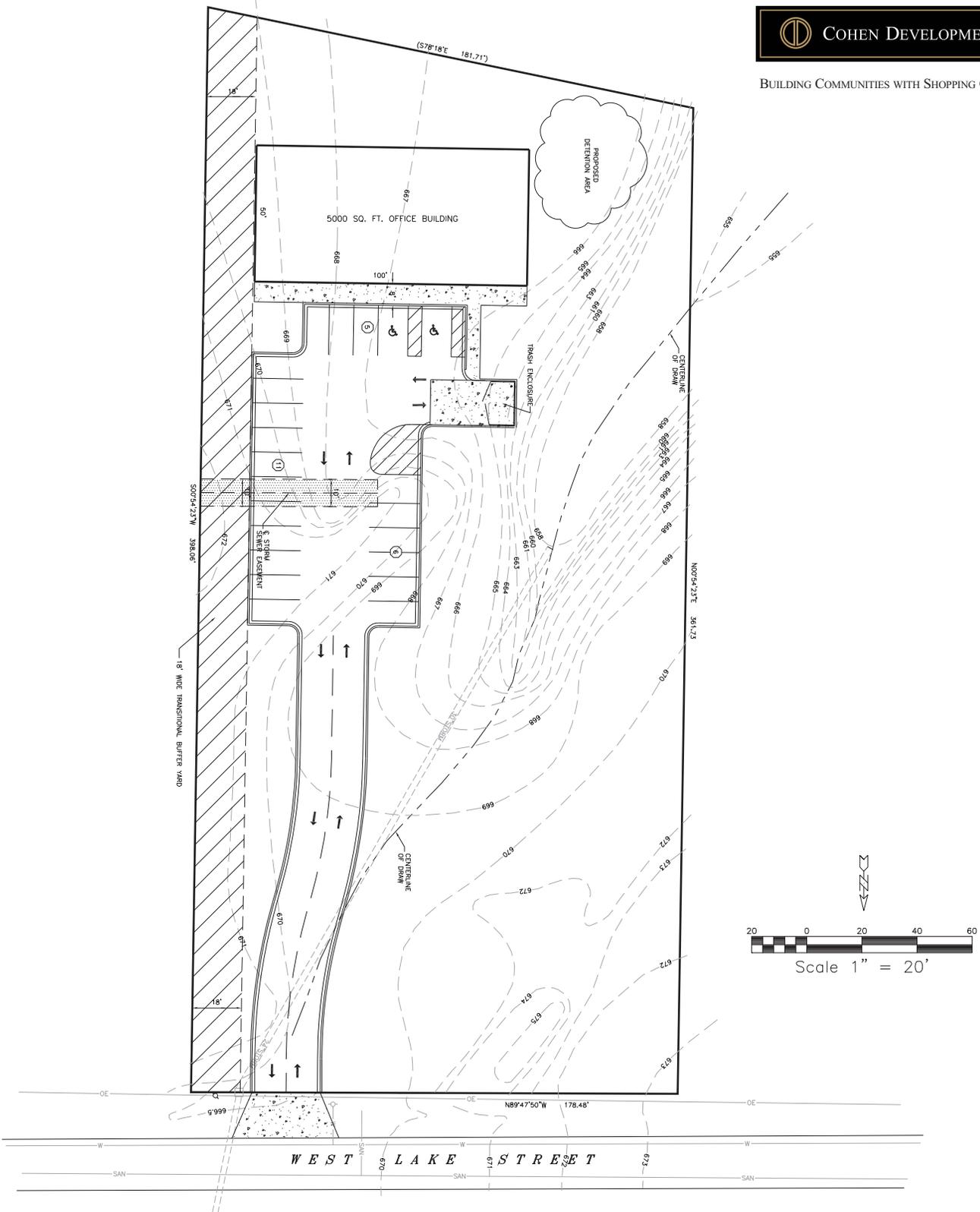
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