



Built deep into the friendliest small town in America. Since 1970*

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

* Rand McNally's 2013 Best of the Road Contest



Building Communities with Shopping Centers | Since 1970



The Story

The April 8, 1970 front page news in Kewanee's Star Courier was Midland Plaza - Kewanee's first major shopping center.

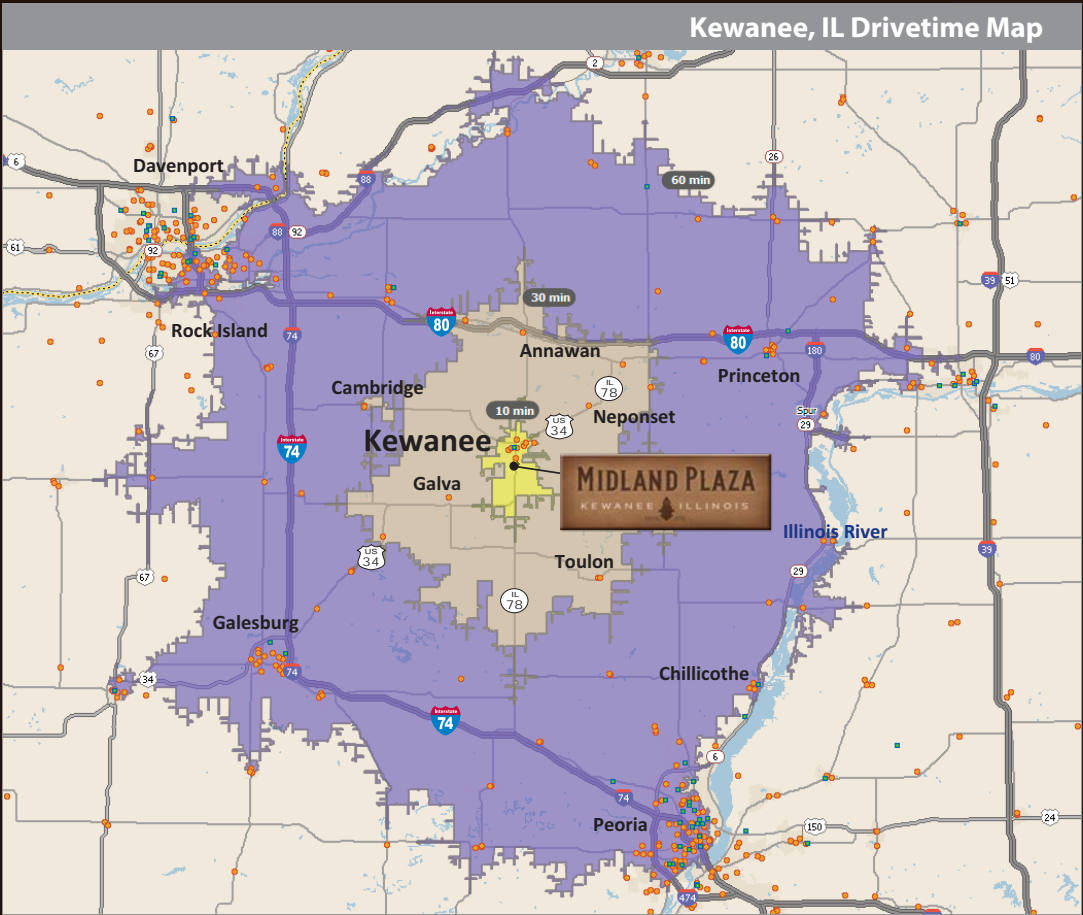
Servicing Kewanee residents who would routinely drive to Galesburg or The Quad Cities or Peoria to shop, the new center's developer, Robert Cohen of Peoria, Illinois, said "I look upon the center as a partner in the progress of all Kewanee".

After 55 years, Midland Plaza today remains Kewanee's largest shopping center, providing essential goods and services and entertainment for all of Kewanee, proud of its legacy of generating millions in sales and real estate tax revenues for the City of Kewanee while becoming part of the community of Kewanee.

Today, through the retail real estate company Cohen founded, the Midland Plaza Shopping Center success story continues. Existing stores are stable and flourishing. New stores will open soon. Future expansions and renovations are planned. And the largest and original Shopping Center in Kewanee is on track to continue as the largest and the best retail in Kewanee.

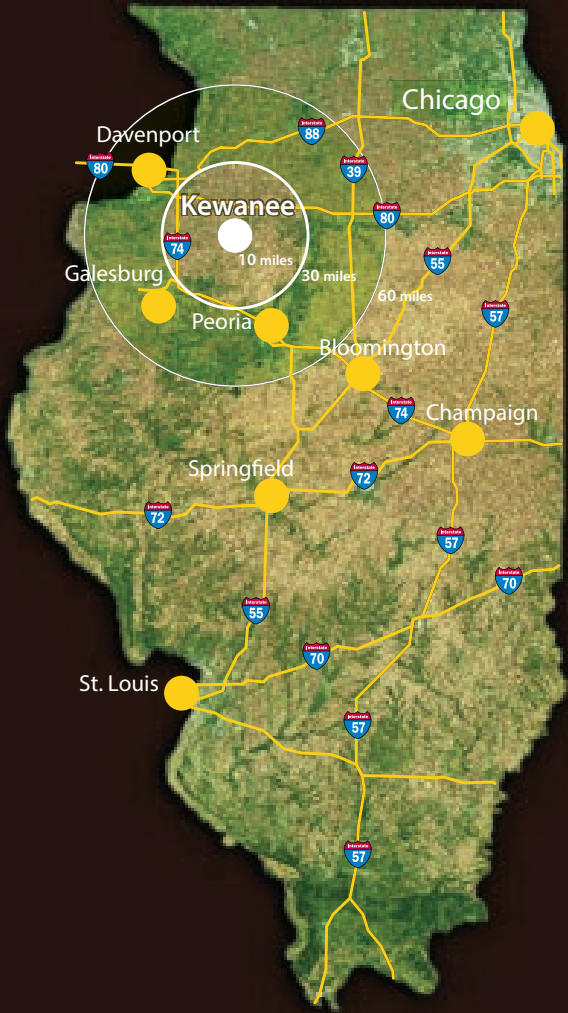
Part of the community. Part of its progress.
Part of its future.

KEWANEE, ILLINOIS - MSA MARKET



60 Minute Drivetime	30 Minute Drivetime	10 Minute Drivetime
Population 858,961	Population 38,073	Population 13,305
Median Age 40.4	Median Age 43.8	Median Age 43.0
Average HH Income \$ 89,700	Average HH Income \$ 78,892	Average HH Income \$ 68,368

• Placer.ai 2025



REGION (60 Miles)

Population	1.1 M
Median Age	40.9
Average HH Income	\$ 90,001

TRADE AREA (30 Miles)

Population	120,544
Median Age	43.0
Average HH Income	\$85,705

KEWANEE METRO (10 Miles)

Population	18,856
Median Age	43.7
Average HH Income	\$ 71,921

*Placer.ai 2025

KEWANEE, IL

Retail
Concentration

Satellite View



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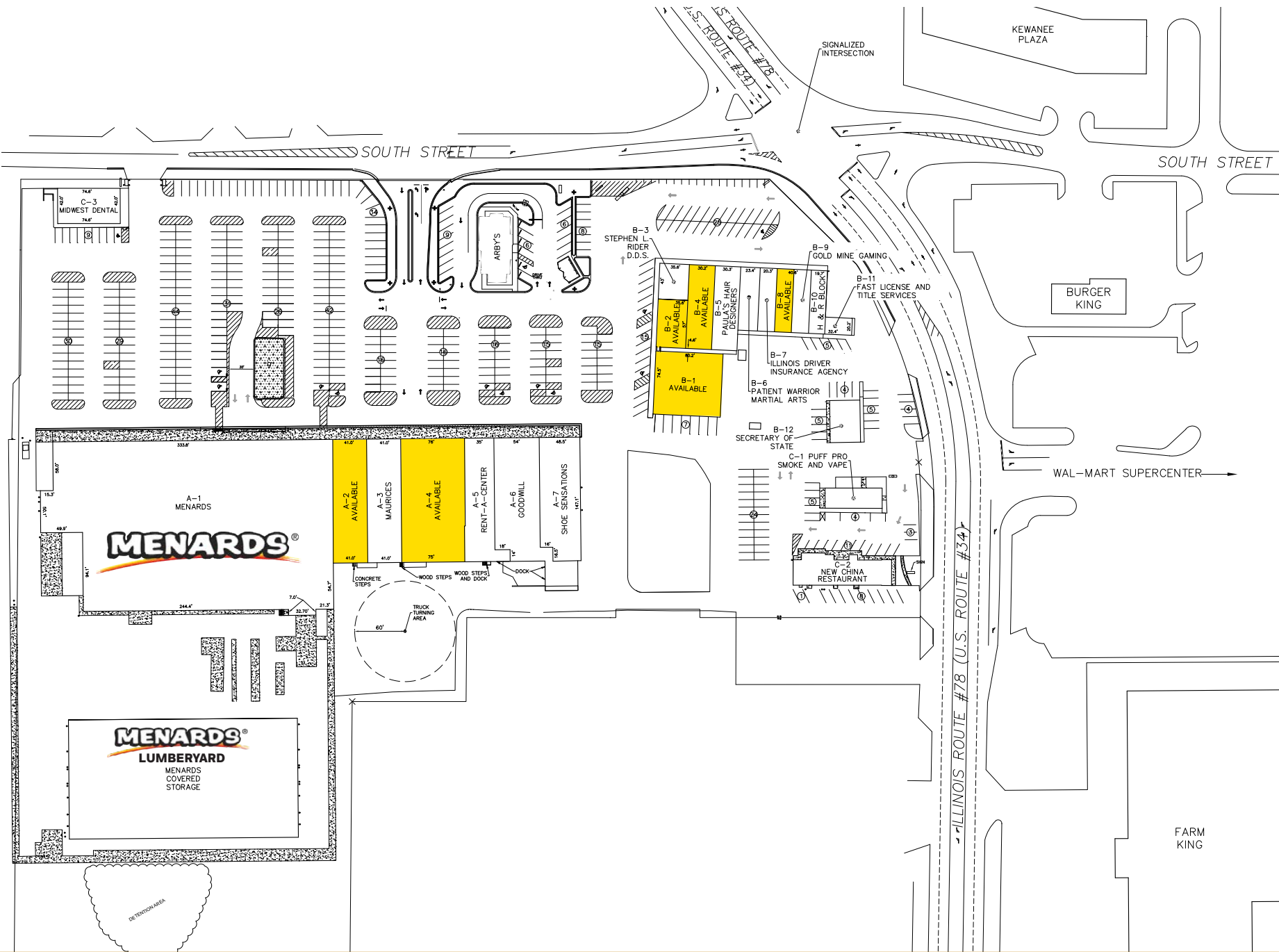
Midland Plaza Shopping Center is strategically located at Kewanee's only 100% retail corner -- the junction of Illinois Route 78 and US Route 34, directly across a six-lane intersection from Wal-Mart Supercenter and in Kewanee's growing retail corridor. This proven site has exceptional visibility and accessibility.

Midland Plaza is the only super community center in Kewanee, Illinois.



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LEASE PLAN



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
AVAILABLE	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.	1,380sq/FT	B-3
AVAILABLE	2,894 SQ/FT	B-4
PAULA'S HAIR DESIGNERS	2,967 SQ/FT	B-5
PATIENT WARRIOR	1,711 SQ/FT	B-6
IL DRIVERS INSURANCE AGENCY	1,520 SQ/FT	B-7
AVAILABLE	1,467 SQ/FT	B-8
GOLD MINE GAMING	1,524 SQ/FT	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
PUFF PRO SMOKE & VAPE	1,632 SQ/FT	C-1
NEW CHINA RESTAURANT	3,900 SQ/FT	C-2
MIDWEST DENTAL	3,133 SQ/FT	C-3
GROSS LEASABLE AREA	185,260 SQ/FT	

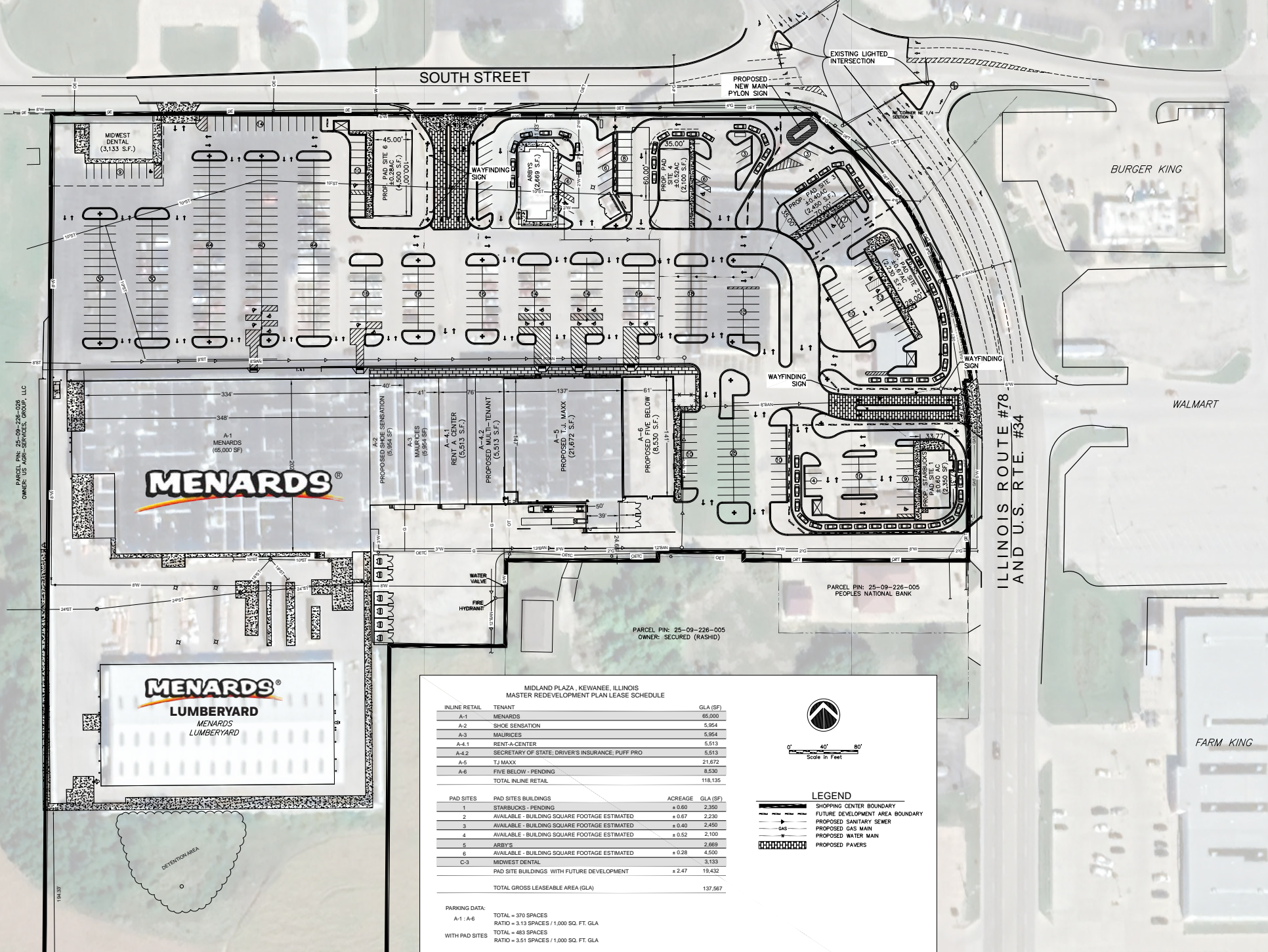
PARKING DATA

TOTAL	444
RATIO	303 / 1000 SQ/FT

SHOPPING CENTER ACREAGE 17.194 ACRES

PROPOSED OUTLOT EXPANSION AND REPOSITIONING PLAN

Expansion approximately
20,000 sq/ft GLA retail plus five
retail outlots approximately
15,000-20,000 sq/ft GLA



for more information,
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