



**NORTH WOODS MALL**  
**693,000 SF | \$400/SF**

JCPenney HIBBETT SPORTS maurices  
 VICTORIA'S SECRET SHOE DEPT. ENCORE rue21  
 AMERICAN EAGLE AÉROPOSTALE  
 PLACE zumiez CHAMPS  
 TORRID claire's WORKSHOP  
 Buckle ROUND boost  
 FINISH LINE HOTTOPIC

**SITE**

**2025 DEMOGRAPHICS**  
 1 Mile | 3 Miles | 5 Miles

**Population**  
 9,094 | 72,757 | 120,267

**Daytime Population**  
 8,042 | 48,441 | 112,226

**Median Household Income**  
 \$63,659 | \$64,568 | \$62,210

**RETAIL & LAND FOR LEASE OR SALE**

Northwoods Mall Outparcel  
 4150 North Sterling Avenue | Peoria, Illinois 61613  
 1.535 Acres | Lease Rate: Call for Details  
 Sale Price: \$1,800,000

**Ashley Krekovich**  
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**PROPERTY DETAILS**

High-profile 1.535-acre outparcel at Northwoods Mall  
 Located at epicenter of Peoria's primary regional retail node  
 Proposed multi-tenant buildings or ground leases available  
 Easy access to Highway 74  
 Strong food synergy with Portillo's, Chipotle, Chick-fil-A, Panera, & Mission BBQ







