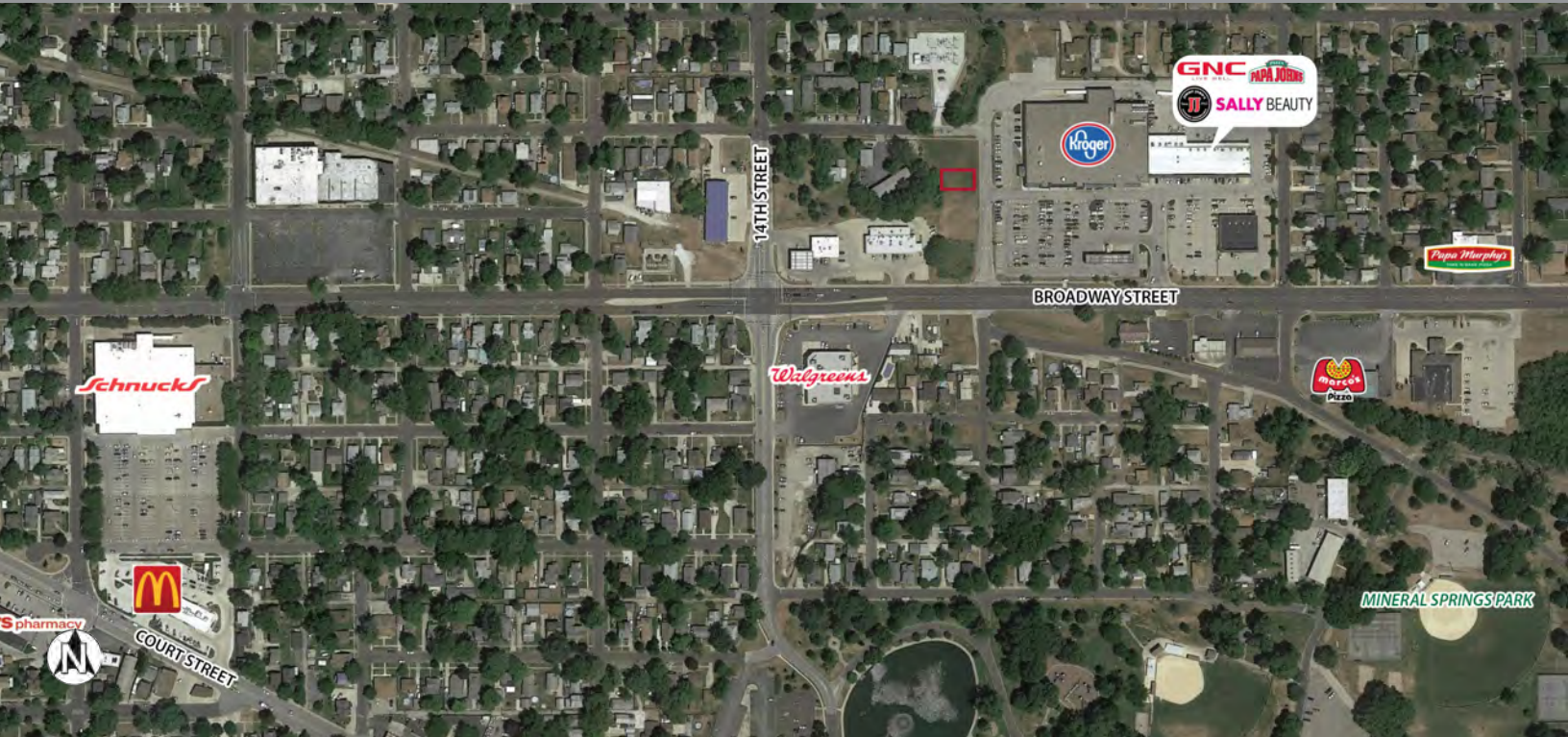


Kroger Outlot

1607 Broadway St.
Pekin, IL 61554
Tazewell County



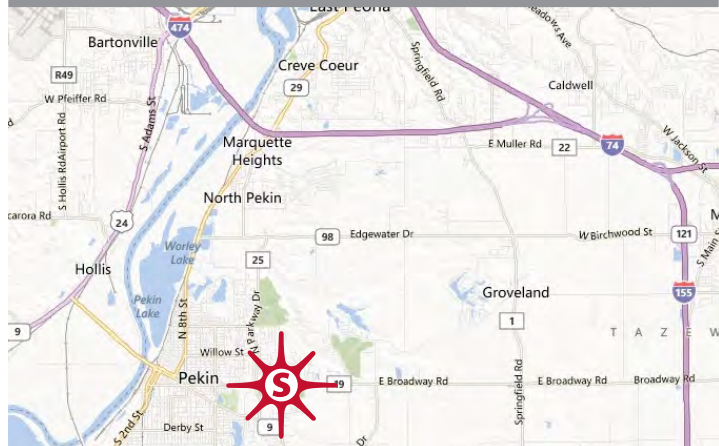
key features

- anchored by Kroger
- zoned Commercial
- daily traffic count: 11,300 on Broadway Street

demographics

	1 mile	3 miles	5 miles
population	14,090	33,818	42,721
households	6,323	14,612	18,198
avg. household income	\$75,117	\$81,094	\$86,070
daytime population	9,990	30,597	35,711

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



outlot for sale or lease ±0.06 acre

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sandor

Kroger Outlot

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outlot

UNIT	AC
OUTLOT	0.06

owned by others

UNIT	TENANT	DIMS.	S.F.	UNIT	TENANT	DIMS.	S.F.
1613	U.S. ARMY/NAVY RECRUITING	35.2 x 100	3,520	1627	ADVANCE AMERICA	15 x 80	1,200
1617	GNC	15 x 100	1,500	1629	H&R BLOCK	25 x 80	2,000
1619A	VACANT	17.5 x 100	1,750	1631	JIMMY JOHN'S	20 x 80	1,600
1619	CHINA KING	14.4 x 100	1,444	1633	WISE FINANCIAL	15 x 80	1,200
1621	NAIL EXPERT	19.4 x 100	1,940	1635	STATE FARM INSURANCE	15 x 80	1,210
1623	SALLY BEAUTY	17 x 80	1,360	1637	AVALON FOOT & BODY	14 x 80	1,115
1625	VACANT	20 x 80	1,600	1639	PAPA JOHN'S	18 x 80	1,440

