

Sheridan Village



4125 North Sheridan Road
Peoria, Illinois 61614
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center
- Strong traffic counts (21,000+ cars/day)
- Average household income: ~\$85,000
- New parking surface completed in 2024
- Over 1,100 parking spaces
- Façade renovation in 2020

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
2	5,697 sf	NOW
4	1,200 sf	NOW
15	1,875 sf	NOW
17	19,989 sf	NOW
A1	1,353 sf	NOW
Outlot	0.5 acres	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Gary Block
gblock@broadreachretail.com 443.890.1538



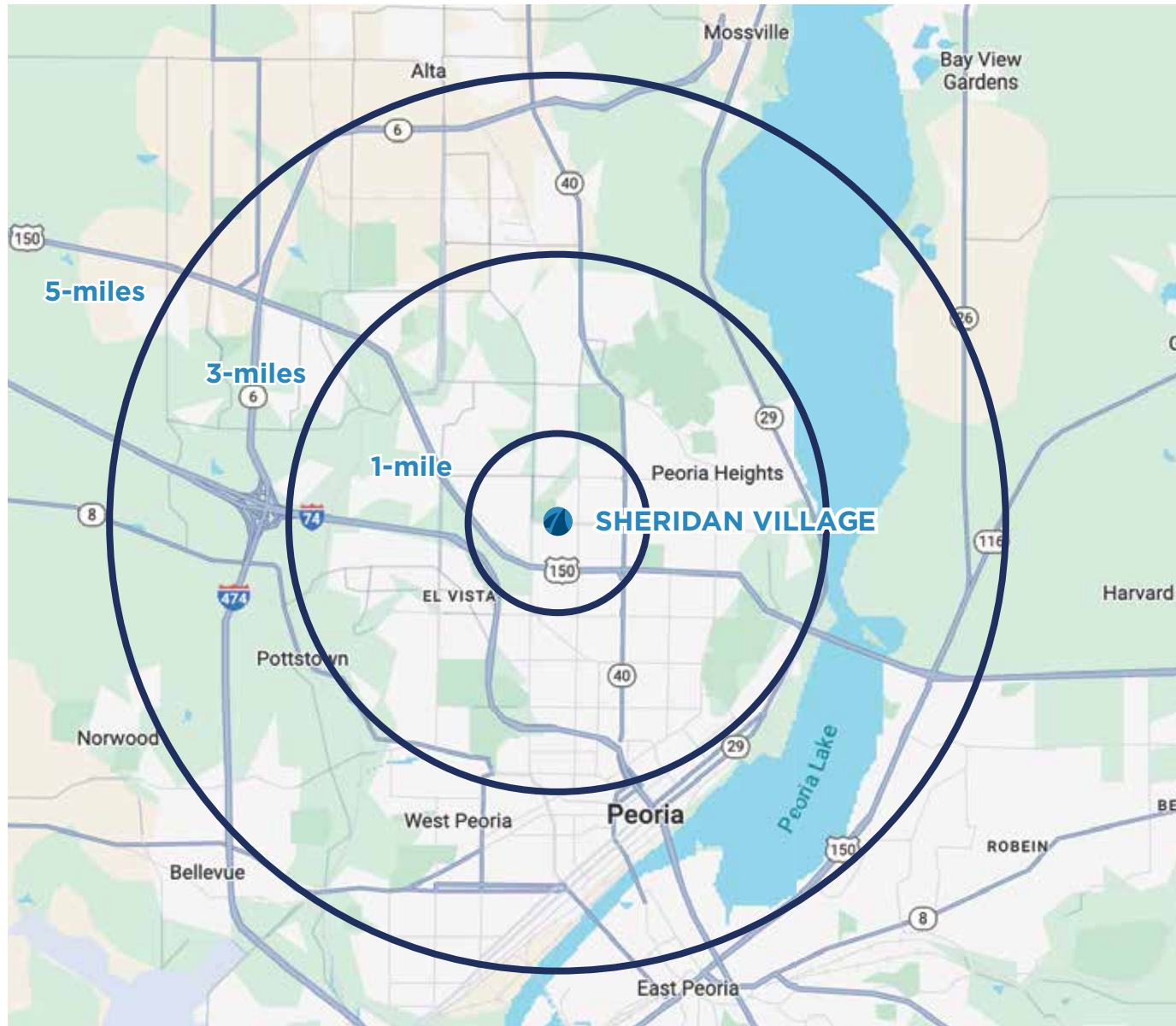
Location



Sheridan Village Shopping Center

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Demographics (2024 Estimates)

- 1-Mile Radius
 - Population: 9,813
 - Average Household Income: \$84,268
- 3-Mile Radius
 - Population: 77,975
 - Average Household Income: \$77,594
- 5-Mile Radius
 - Population: 113,832
 - Average Household Income: \$80,932

Property Highlights

- 149,052 square foot shopping center
- Anchor: Hy-Vee supermarket, 83,000 square feet
- Located at highly visible intersection of N Sheridan Road & W Lake Avenue
- Vibrant and growing city with numerous tourist attractions
- Great mix of national and local tenants

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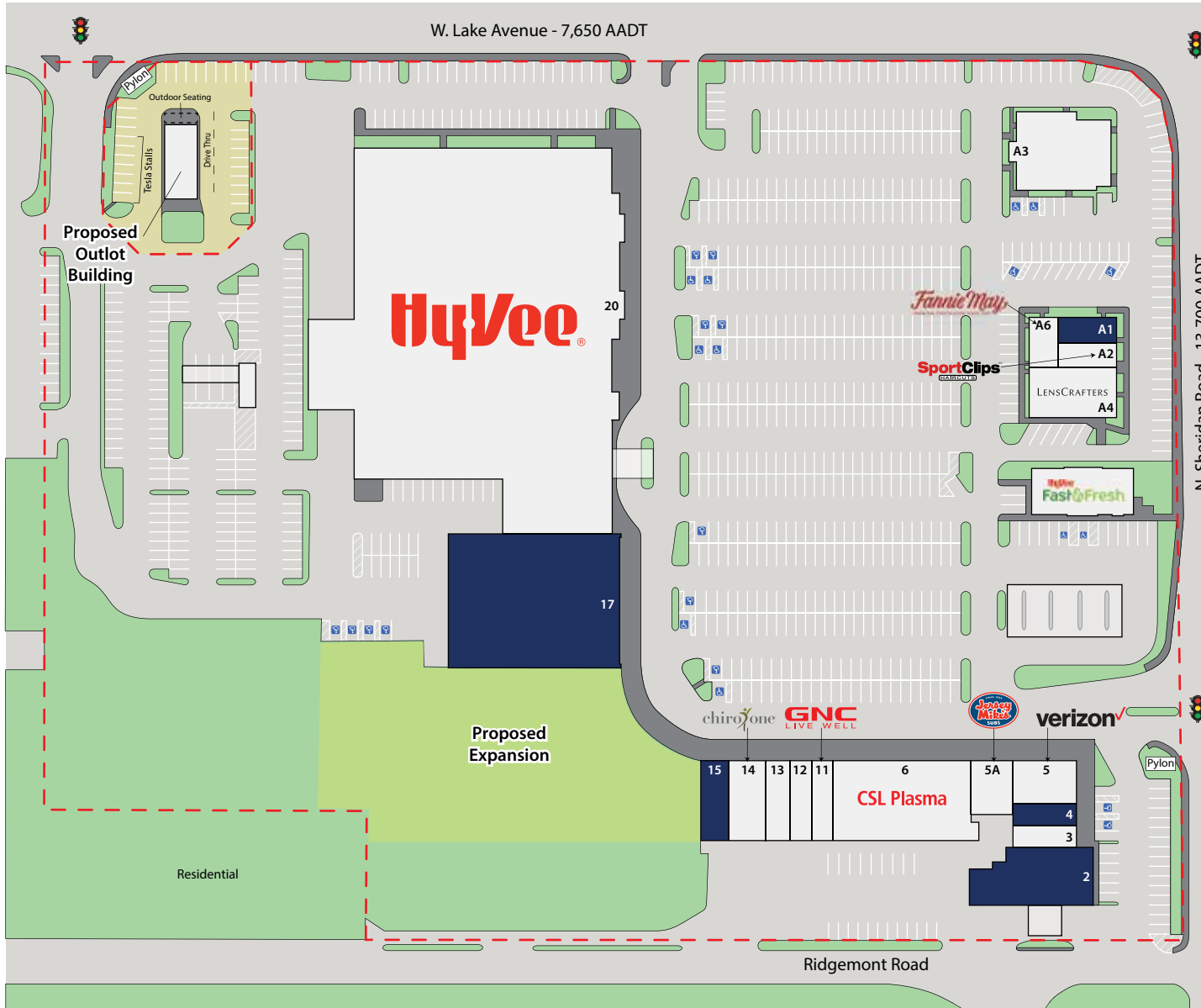


Site Plan

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Suite	Tenant	SF
2	Available	5,697
3	Touch of Class Hair Studio	1,200
4	Available	1,200
5	Verizon	2,400
5A	Jersey Mike's	1,520
6	CSL Plasma	9,714
11	GNC	1,500
12	Creative Nails	1,538
13	People Ready	1,700
14	Chiro One	2,566
15	Available	1,875
17	Available	19,989
20	Hy-Vee	83,949
A1	Available	1,353
A2	SportClips	1,199
A3	Kanpai	6,600
A4	Lenscrafters	3,802
A6	Fannie May	1,250
Total		149,052
Potential Outparcel		.5 Acres
Potential Expansion		1.9 Acres

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Market Aerial



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