



ANCHOR, JUNIOR ANCHOR & OUTLOT OPPORTUNITIES

NORTHWOODS MALL

2200 W WAR MEMORIAL DR, PEORIA, IL

AVAILABLE



CONTACT: STEVEN BAER sbaer@metrocre.com 847.412.9898



PROPERTY HIGHLIGHTS

- Anchor or Junior Anchors to Regional Northwoods Mall (GLA 669,759 SF)
- Outlot Opportunity at Lighted Intersection off Sterling Ave
- Strong Visibility and Multiple Access Points
- Just North of I-74 Interchange Ramp
- Flexibility of Sites Available

SITE DETAILS

BUILDING SIZE.....	Sears: 148,655 SF / Auto: 15,444 SF
SITE SIZE.....	11.39 AC
PARKING SPACES.....	983
ZONING	C2

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	68,730	119,422	158,065
DAYTIME POPULATION	50,985	149,026	183,399
MEDIAN INCOME	\$56,428	\$53,091	\$58,862
AVERAGE AGE	38.3	36.6	37.4

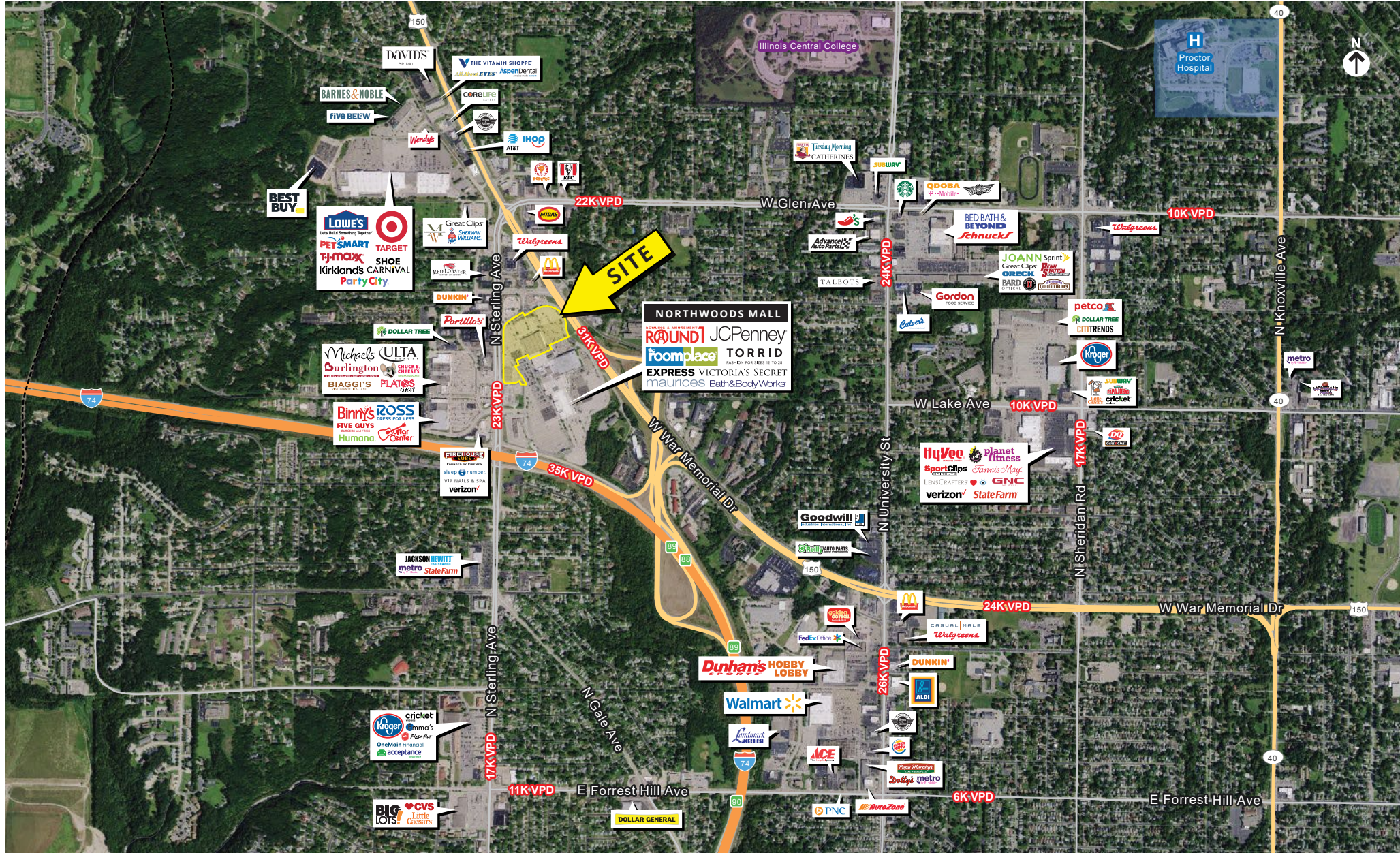
TRAFFIC COUNTS

	COUNT
W WAR MEMORIAL DR	31,518 VPD
STERLING AVE	23,387 VPD
I-74	35,401 VPD
SCENIC DR	9,363 VPD

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METRO
 COMMERCIAL REAL ESTATE

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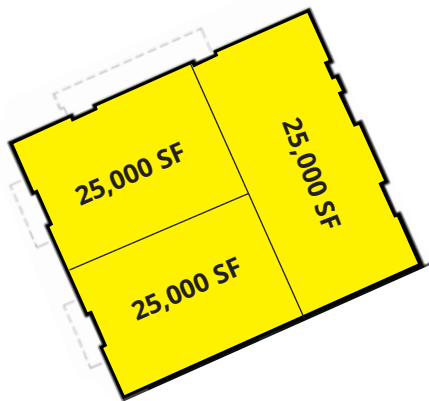
AVAILABLE

FORMER SEARS ANCHOR
 BUILDING: 148,655 SF
 LAND: 9.89 AC
 PARKING: 935 STALLS

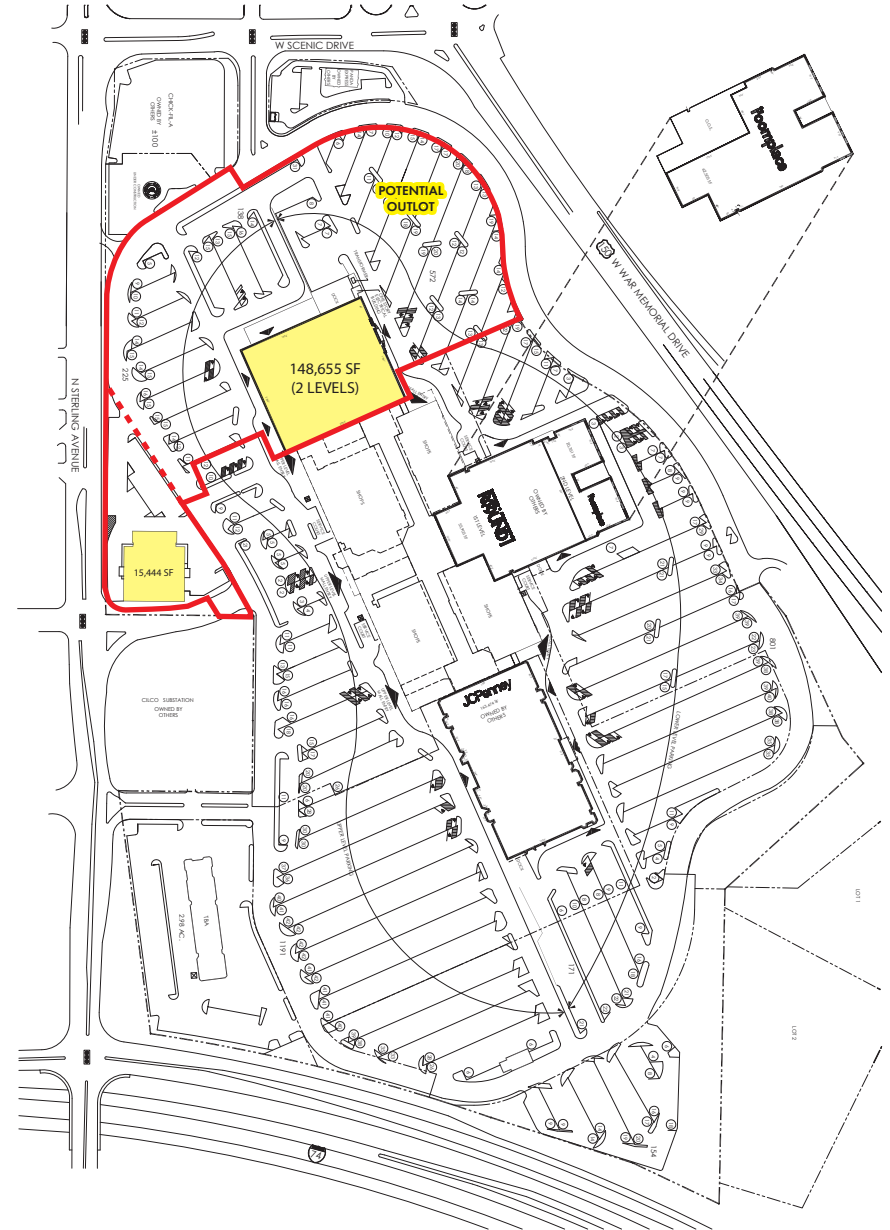
AUTO OUTLOT
 BUILDING: 15,444 SF
 LAND: 1.5 AC
 PARKING: 48 STALLS

EAST OUTLOT
 BUILDING: TBD
 LAND: TBD

UPPER LEVEL: DEMISING CONCEPT



LOWER LEVEL



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**MULTI-TENANT OUTLOT
 REDEVELOPMENT WITH DRIVE-THRU**

N. STERLING AVE.

