



NORTHWOODS MALL - ANCHOR & PAD SITE

2200 W War Memorial Dr
Peoria, IL 61613

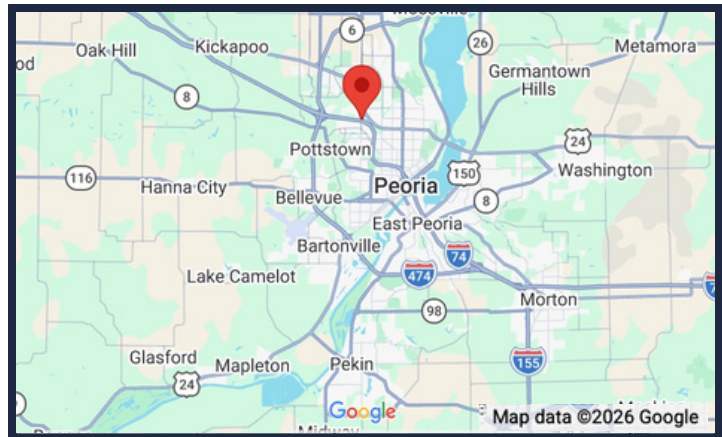


FOR LEASE: 132,480 SF & PAD SITE

AVAILABLE - CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Anchor space opportunity in the heart of Peoria at Northwoods Mall: 1.34-acre pad site available with great visibility to W. War Memorial Drive
- Excellent demographics: 173,000 daytime population within 15-min drive and 24,000 VPD on W War Memorial Drive
- Join JC Penney, Hibbett, Tilted 10 & other nearby retailers including Burlington, Ross, Petco and more
- Well located directly off I-74 with visibility to 40,000 VPD and direct access to I-474
- Only minutes to downtown Peoria, Peoria International Airport and Peoria Lake



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,877	72,448	117,924
TOTAL HOUSEHOLDS	4,201	31,460	50,963
AVG HH INCOME	\$69,131	\$80,012	\$79,393



CORNERSTONE
COMMERCIAL

Ann Smith

SVP of Commercial Sales & Leasing
704-608-8811 | asmith@prudentgrowth.com



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