

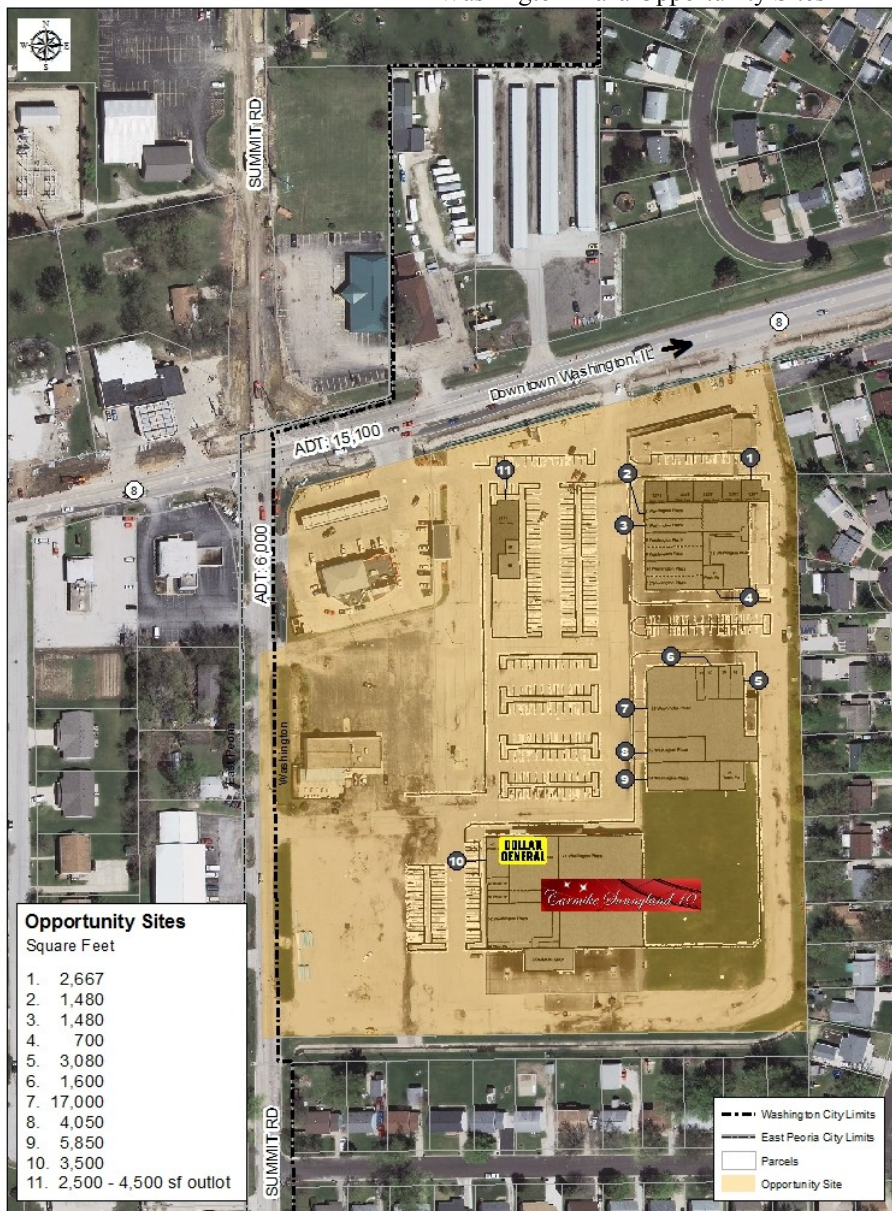
# CITY OF WASHINGTON, IL

ESTABLISHED 1825

## WASHINGTON PLAZA

Located halfway between Chicago and St. Louis and just east of Peoria, Washington lies on US Route 24 and is within close proximity to I-74, I-155, and I-39. Established in 1825, the City of Washington features a vintage downtown square that includes distinctive shops and cafes that surround a park and water fountain.

Washington Plaza Opportunity Sites



### WASHINGTON PLAZA STRENGTHS:

- Growing Area
- Visible and Readily Accessible Location
- High Traffic Counts
- IL Route 8 widening to five lanes between Summit and Legion scheduled for completion by end of 2013
- Completed Summit Road expansion from Route 8 north to Route 24.
- Proximity to East Peoria Event Center which has exhibit space and hosts special events throughout the year.

### EXISTING RETAILERS:

- Dollar General
- Sunnyland Cinemas
- Washington Public Library
- Mobil
- Arby's
- Family Video
- Casey's General Store
- Ralph's Floor Fashions
- Papa John's
- Specialty Shops

### SITES AVAILABLE OPPORTUNITIES

Located in the Peoria, Illinois metropolitan area, Washington Plaza has 120,000 square feet. Existing stores from 700-17,000 square feet available for lease or redevelopment of 12.7 acre plaza.

- Medium Sized Grocery
- Restaurants
- Clothing
- Home Furnishings
- Electronics
- Appliance
- Neighborhood Convenience



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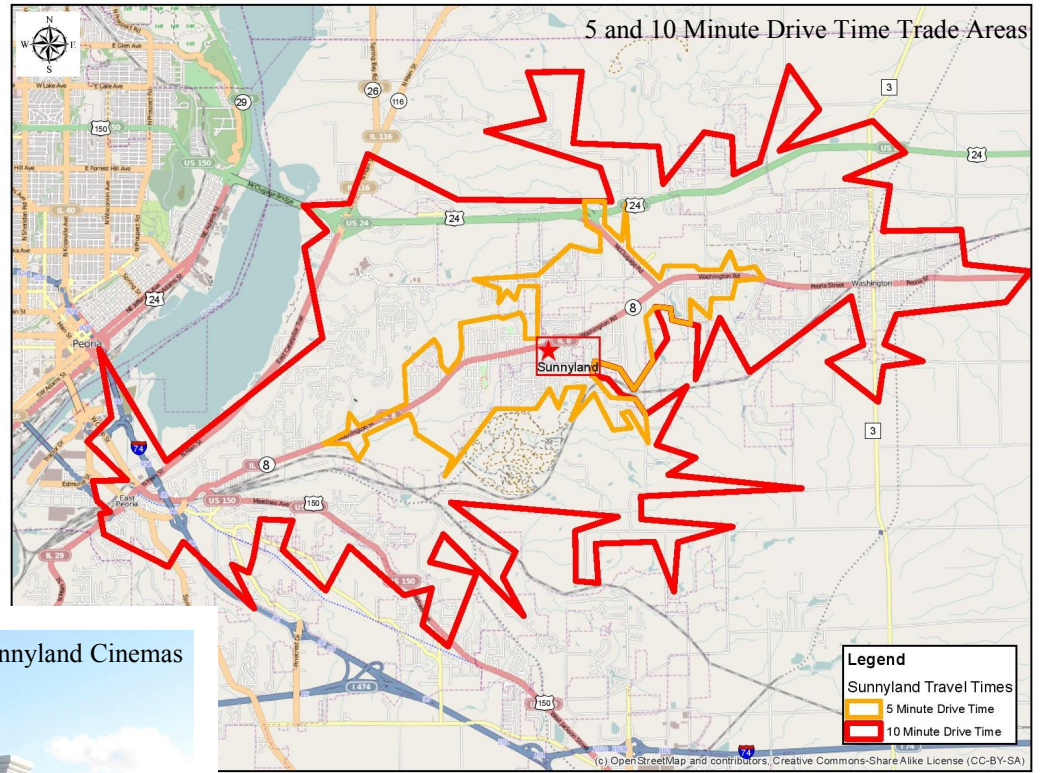
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## Total Demand for Retail Goods and Restaurants

5 Minute Drive	\$154million
10 Minute Drive	\$592 million
15 Minute Drive	\$1.1 billion

## Retail Gap in Areas within a 5 and 10 Minute Drive

5 Minute	\$84.5 million
10 Minute	\$110.3 million



Newly Renovated Sunnyland Cinemas



Available Anchor Space



## City and Commercial Area Statistics

	10-Minute Drive	15-Minute Drive
Estimated Population	32,708	102,428
Median Age	39.5	35.3
Households	13,492	40,646
Median Household Income	\$55,823	\$43,315
Household with Income \$75,000+	4,146	9,402
% of Households with \$75,000+	30.7%	23.1%
Average Household Size	2.4	2.4

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