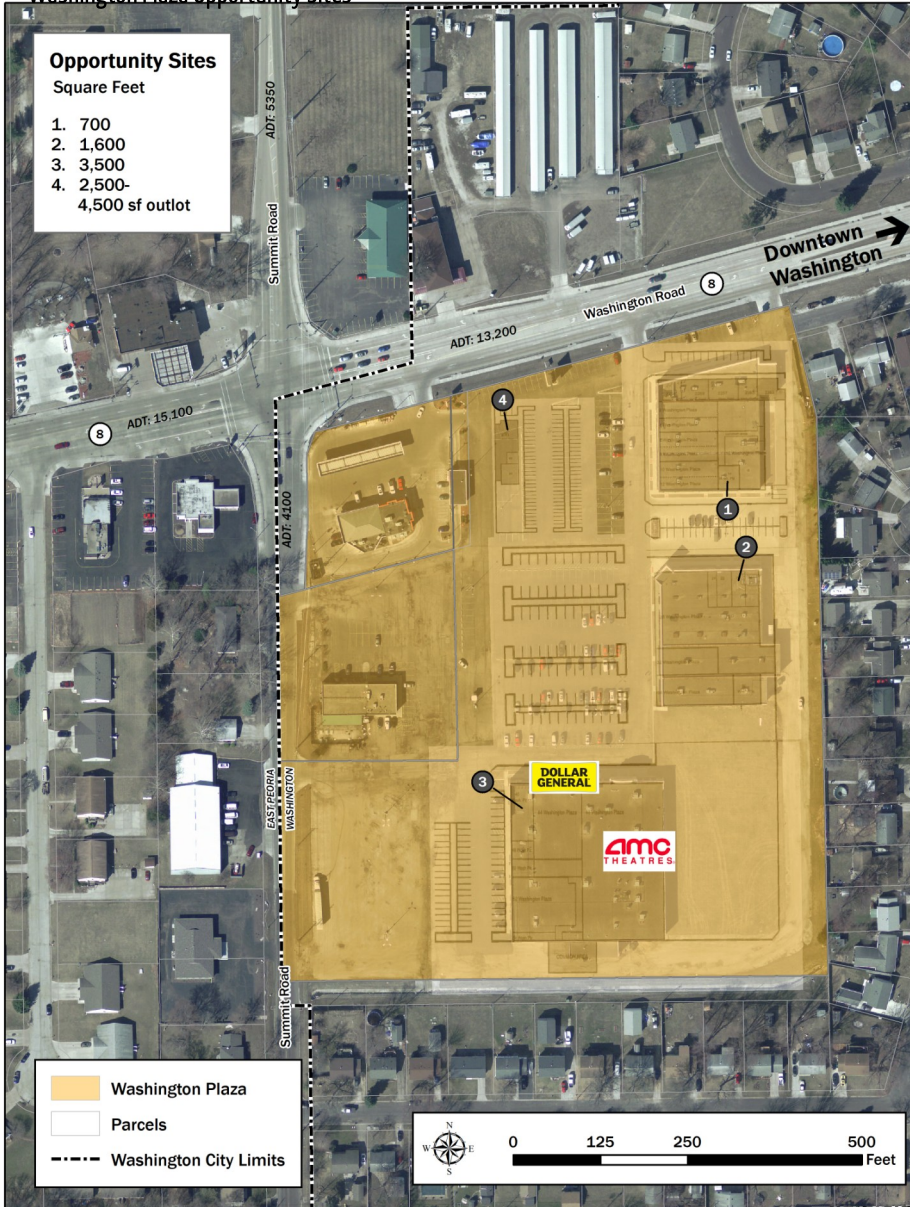


# Washington Plaza

# Washington, Illinois

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



## 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
- AMC Classic Sunnyland 10
- Washington Public Library
- Mobil
- Arby's
- Domino's
- Family Video
- Casey's General Store
- Ralph's Floor Fashions
- Papa John's
- Specialty Shops

## Sites Available.

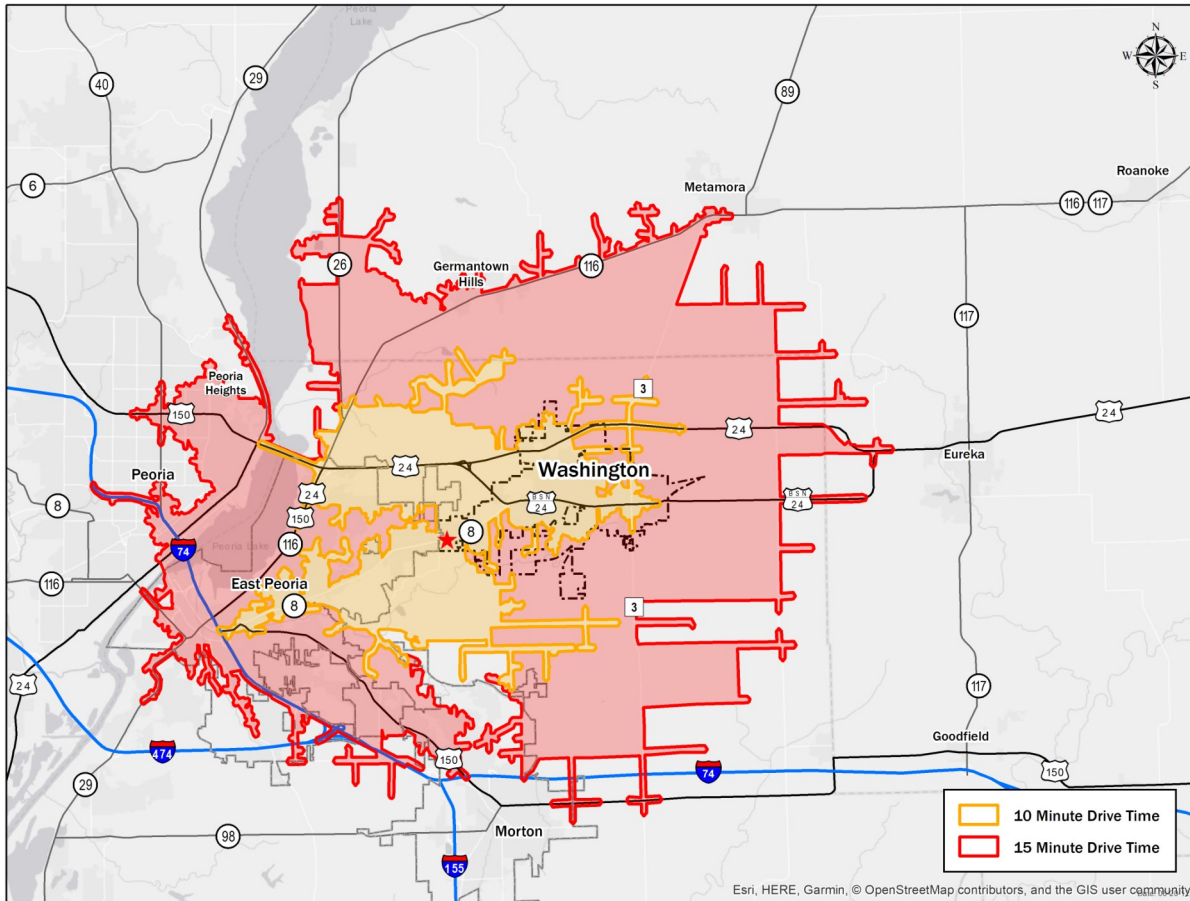
Located in the Peoria, Illinois metropolitan area, Washington Plaza has 120,000 square feet. Existing stores from 700-17,000 square feet. Available spaces range from 700-3,500 square feet on the 12.7 acre property. A build-to-suit outlet of 2,500-4,000 square feet is available to adjacent to IL Route 8.

## Opportunities.

- Smaller Grocery
- Restaurants
- Clothing
- Home Furnishings
- Electronics
- Appliance
- Neighborhood Convenience



# 10 and 15 Minute Drive Time Demographics



## 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
Households with Income \$75,000+	4,146	9,402
% of Households with Income \$75,000+	42.8%	34.8%
Average Household Size	2.4	2.4

## Total Demand for Retail Goods and Restaurants

10 Minute Drive            \$502 Million  
 15 Minute Drive            \$1.37 Billion

### Retail Gap

5 Minute Drive            \$83.1 Million  
 10 Minute Drive            \$55.7 Million



For more information contact:  
 Jon Oliphant, Planning and Development Director  
 City of Washington  
 309.444.1135  
 joliphant@ci.washington.il.us  
 Website: www.ci.washington.il.us