UNIVERSITY PLAZA

3523 N. UNIVERSITY

PEORIA, IL

360° VIRTUAL TOUR

BACELINE GROUP

LOCATION. commercial real estate

UNIVERSITY PLAZA

NEIGHBORHOOD VIBE

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ALEX APTER
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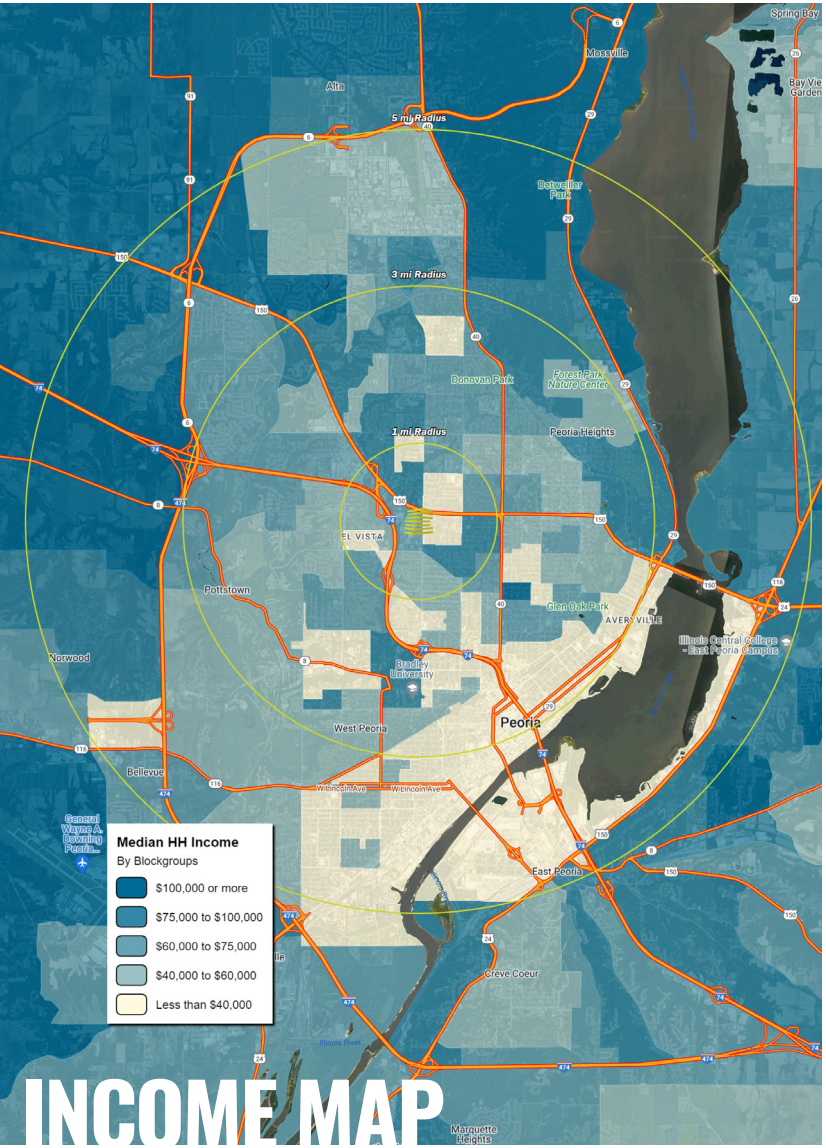

INCOME MAP

TRADE AREA OVERVIEW

Located halfway between Chicago and St. Louis in the heart of the state, a first glimpse of the city of Peoria, Illinois includes a scenic skyline the follows the banks of the Illinois River. Peoria is the largest city on the Illinois River and the seventh-largest city in the state with a rich history, including being the hometown of the famous poet and playwright, Edgar Lee Masters, and being the site of the first community high school in the United States.

Peoria is also known for its diverse economy, with major industries including healthcare, agriculture, and manufacturing. The city is home to several major hospitals, including the OSF Saint Francis Medical Center, which is the largest employer in the city. Additionally, Peoria is a hub for transportation, with a major airport and several major highways passing through the city.

In terms of culture and entertainment, Peoria has a thriving arts scene, with numerous galleries and performance spaces showcasing local and national artists. The city is also home to several museums, including the Peoria Riverfront Museum, which features exhibits on art, science, and history.

Overall, Peoria is a vibrant and diverse city with a rich history and a thriving economy, making it an attractive destination for both residents and visitors alike.

DEMOGRAPHICS

	1 mile	*3 miles*	*5 miles*
POPULATION	10,709	79,941	118,601
HOUSEHOLDS	4,976	34,982	51,273
EMPLOYEES	3,251	37,174	73,927
MED HH INCOME	$57,148	$52,457	$56,493

AREA RETAIL | RESTAURANTS

Walmart
ALDI
HOBBY LOBBY
McDonald's
Dunham's Sports
Hardee's
DUNKIN'
BURGER KING
Steak 'n Shake
Valvoline

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UNIVERSITY PLAZA

SITE PLAN + DETAILS

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- 6,000 SF, 7,010 SF, AND 33,800 SF RETAIL SPACES AVAILABLE FOR LEASE AT UNIVERSITY PLAZA IN PEORIA, IL
- CENTER IS ANCHORED BY HOBBY LOBBY AND SHADOW ANCHORED BY WALMART SUPERCENTER LOCATED ON UNIVERSITY STREET - ONE OF THE MAIN THOROUGHFARES IN PEORIA
- 2ND MOST VISITED CENTER WITHIN A 15 MILE RADIUS WITH OVER 828K VISITS ANNUALLY (SOURCE: PLACER.AI)
- EXCELLENT VISIBILITY TO OVER 20,000 VPD ON UNIVERSITY STREET
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION

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MARKET AERIAL

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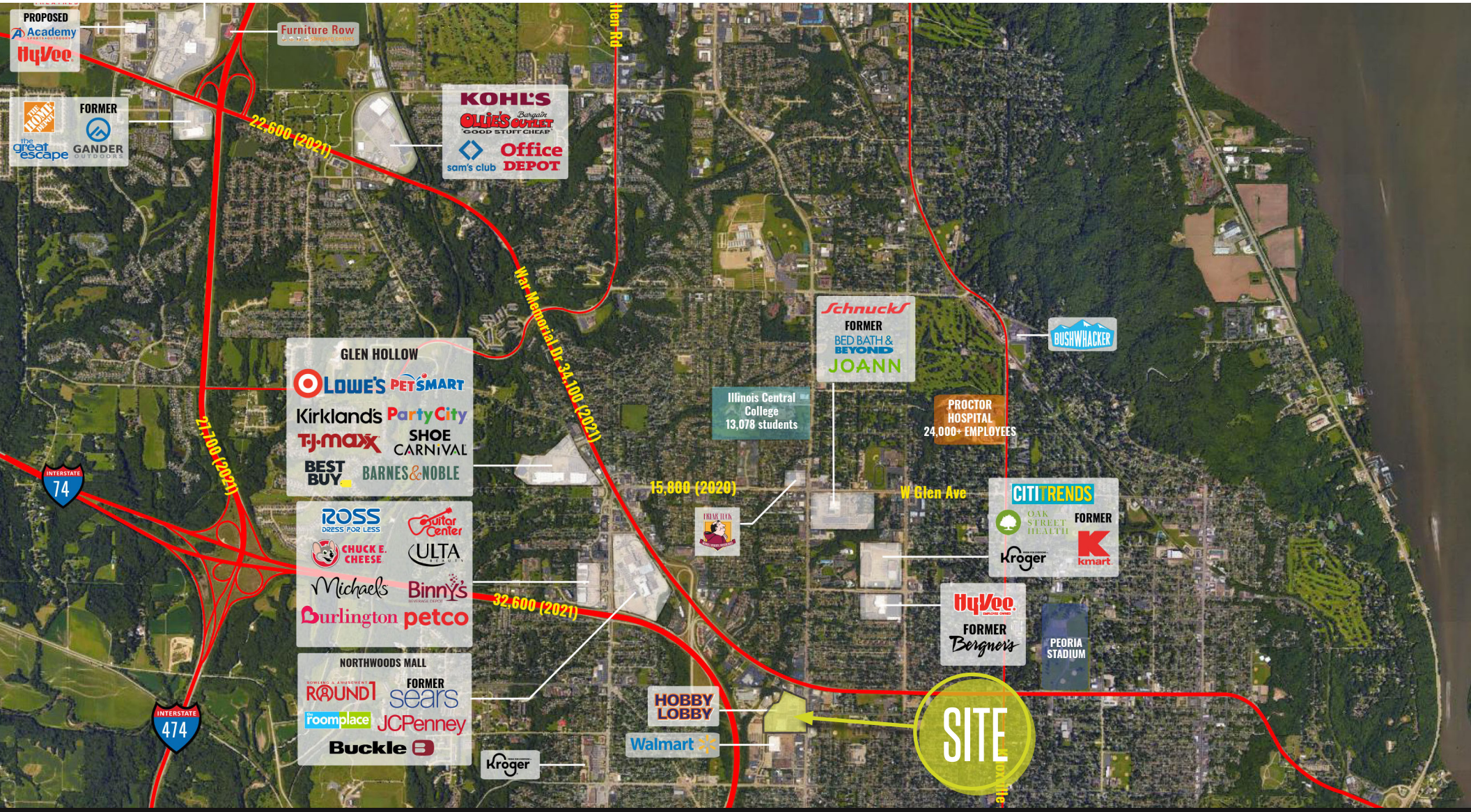

LOCATION.
commercial real estate

REALTY RESOURCES MEMBER

www.LocationCRE.com

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