

QUINCY, IL

6200-6270 BROADWAY STREET, QUINCY, IL 62305



LOCATION.  
commercial real estate



NOW LEASING:

**Prairie Trail**

**1,750-7,000 SF AVAILABLE**  
**1.41 AC & 1.50 AC OUTLOTS AVAILABLE**  
**MAJOR RETAIL DESTINATION**  
**2.1 MILLION ANNUAL VISITORS**  
(PER PLACER.AI)

A VIBRANT RETAIL DESTINATION OFFERING SHOPPING, DINING, AND DAILY ESSENTIALS IN A HIGHLY VISIBLE, HIGH-TRAFFIC LOCATION. ANCHORED BY LOWE'S, KOHL'S, DICK'S SPORTING GOODS, AND TJ MAXX, THE CENTER ATTRACTS MILLIONS OF VISITORS ANNUALLY AND PROVIDES A DYNAMIC ENVIRONMENT FOR BOTH LOCAL AND REGIONAL SHOPPERS.



ABOUT PRAIRIE TRAIL

1,750–7,000 SF OF SMALL SHOP SPACE AND TWO OUTLOT OPPORTUNITIES (1.41 AC AND 1.50 AC) AVAILABLE AT PRAIRIE TRAIL, THE DOMINANT POWER CENTER SERVING THE QUINCY TRADE AREA. THE CENTER DRAWS MORE THAN 2.1 MILLION ANNUAL VISITS (PLACER.AI) AND OFFERS A HIGHLY VISIBLE RETAIL ENVIRONMENT WITH STRONG REGIONAL TRAFFIC AND CONVENIENT ACCESS.

ANCHORED BY DICK'S SPORTING GOODS, LOWE'S, KOHL'S, OLD NAVY, PETCO, SHOE CARNIVAL, AND TJ MAXX, PRAIRIE TRAIL FEATURES A STRONG MIX OF NATIONAL RETAILERS THAT ESTABLISH THE PROPERTY AS A PRIMARY SHOPPING DESTINATION FOR THE REGION.

SMALL SHOP CO-TENANTS INCLUDE BATH & BODY WORKS, MILAN LASER HAIR REMOVAL, MAURICES, SPENCER GIFTS, CARTER'S, AND HALLMARK, CREATING A COMPLEMENTARY TENANT MIX THAT DRIVES CONSISTENT DAILY TRAFFIC.

WITH AVAILABLE SMALL SHOP SPACE AND TWO PAD-READY OUTLOTS, PRAIRIE TRAIL OFFERS A PRIME OPPORTUNITY FOR RETAILERS AND RESTAURANTS SEEKING A PRESENCE IN QUINCY'S MOST ESTABLISHED AND HEAVILY TRAFFICKED RETAIL CORRIDOR.



JOIN



KOHL'S



TJ-maxx

OLD NAVY

petco

five BELOW

SHOE CARNIVAL

Bath & Body Works

carter's



maurices



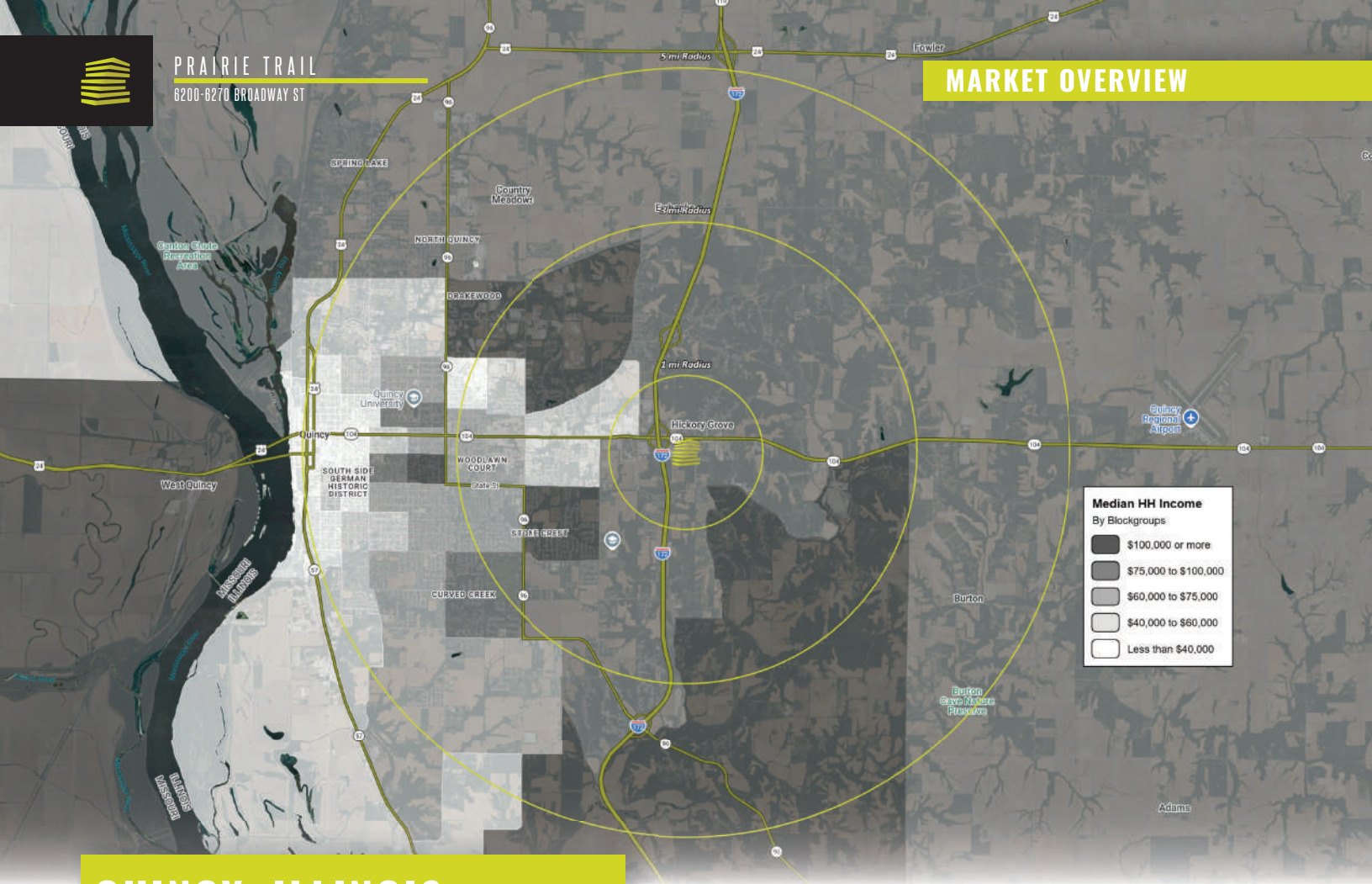
TENANT ROSTER

TENANT NAME	SF	TENANT NAME	SF
LOWE'S	ANCHOR	14 KIRLIN'S GIFTS	4,000
KOHL'S	ANCHOR	15 AVAILABLE	4,000
1 OLD NAVY	12,000	16 SPENCER'S	2,500
2 SHOE CARNIVAL	6,800	17 MAURICES	6,000
3 TJ MAXX	28,000	18 PROPOSED	1,750
4 PETCO	13,580	19 PROPOSED	1,750
5 BUFF CITY SOAP	3,165	20 PROPOSED	1,750
6 BATH & BODY WORKS	3,334	21 PROPOSED	1,750
7 BARD OPTICAL	3,120	MCALISTER'S DELI	1,505
8 JEN NAIL SPA	1,200	BUFFALO WILD WINGS	1,585
9 GREAT CLIPS	1,200	LOT 6 AVAILABLE	1.50 AC
10 MILAN LASER HAIR REMOVAL	1,584	DEPT. OF VETERANS AFFAIRS	N/A
11 MERCANTILE SWEETS & GOODS	1,590	LOT 3 AVAILABLE	1.41 AC
12 CARTER'S	3,000	DICK'S SPORTING GOODS	N/A
13 AVAILABLE	3,000	FIVE BELOW	N/A



**PRAIRIE TRAIL**  
8200-8270 BROADWAY ST

**MARKET OVERVIEW**



**QUINCY, ILLINOIS**

QUINCY, ILLINOIS, IS A THRIVING REGIONAL HUB IN THE HEART OF A 90-MILE TRADE AREA, MAKING IT A PRIME LOCATION FOR RETAIL OPPORTUNITIES. WITH A STRONG TRANSPORTATION INFRASTRUCTURE AND OVER 100 MANUFACTURERS BASED IN THE AREA, QUINCY BOASTS A ROBUST ECONOMIC FOUNDATION THAT SUPPORTS A DIVERSE ARRAY OF INDUSTRIES.

MAJOR EMPLOYERS, INCLUDING QUINCY MEDICAL GROUP, BLESSING HEALTH SYSTEM, TITAN INTERNATIONAL, AND BLUE CROSS BLUE SHIELD, CONTRIBUTE TO A STABLE LOCAL ECONOMY WHILE ATTRACTING A SIGNIFICANT WORKFORCE AND CONSUMER BASE. EDUCATIONAL INSTITUTIONS LIKE QUINCY UNIVERSITY AND JOHN WOOD COMMUNITY COLLEGE FURTHER ENHANCE THE COMMUNITY BY FOSTERING TALENT AND INNOVATION.

AS THE LARGEST PROVIDER OF ADVANCED MEDICAL SERVICES WITHIN A 100-MILE RADIUS, QUINCY ALSO DRAWS VISITORS FROM SURROUNDING REGIONS, ADDING TO ITS APPEAL AS A RETAIL DESTINATION. THE CITY'S VIBRANT MIX OF AMENITIES, COUPLED WITH A STEADY INFLUX OF RESIDENTS, EMPLOYEES, AND VISITORS, CREATES A DYNAMIC ENVIRONMENT IDEAL FOR RETAILERS SEEKING TO ESTABLISH OR EXPAND THEIR PRESENCE IN A HIGH-DEMAND MARKET.

**BY THE NUMBERS**

**POPULATION**

<b>1,187</b> 1 MILE	<b>12,185</b> 3 MILE	<b>46,406</b> 5 MILE
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**HOUSEHOLDS**

<b>506</b> 1 MILE	<b>5,362</b> 3 MILE	<b>20,036</b> 5 MILE
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**MEDIAN HH INCOME**

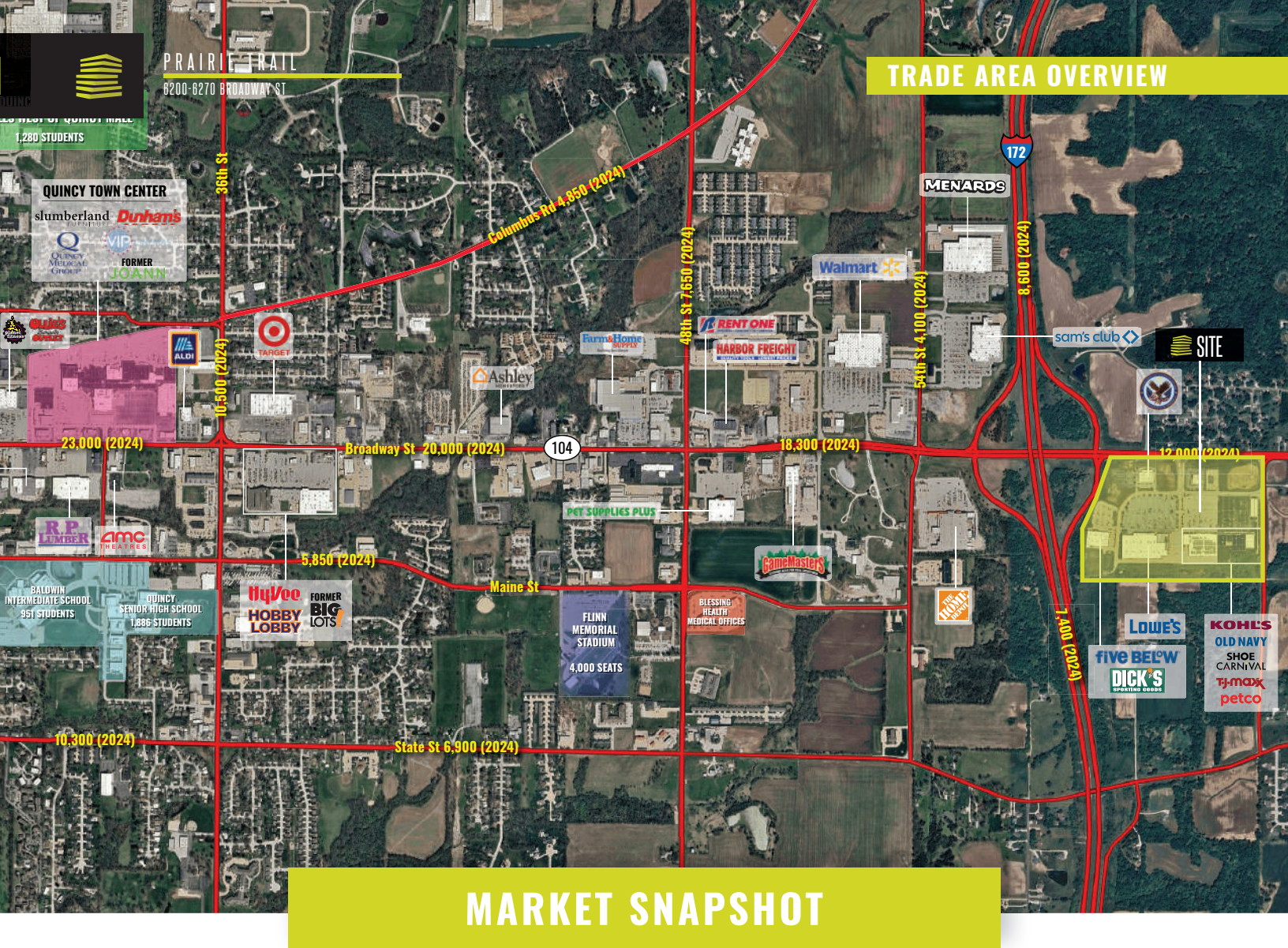
<b>\$78,351</b> 1 MILE	<b>\$78,335</b> 3 MILE	<b>\$66,001</b> 5 MILE
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**EMPLOYEES**

<b>1,295</b> 1 MILE	<b>9,199</b> 3 MILE	<b>23,564</b> 5 MILE
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**MEDIAN AGE** **43.9** YEARS OLD  
3 MILE

**HOME OWNERSHIP** **70.3%**  
3 MILE



**PRAIRIE TRAIL**

8200-8270 BROADWAY ST

1,280 STUDENTS

**QUINCY TOWN CENTER**  
slumberland *Durham's*  
VIP  
QUINCY MEDICAL GROUP  
FORMER JOANN

23,000 (2024)

23,000 (2024)

10,300 (2024)

10,300 (2024)

36th St  
10,500 (2024)

Broadway St 20,000 (2024)

5,850 (2024)

State St 6,900 (2024)

Columbus Rd 4,850 (2024)

48th St 7,650 (2024)

54th St 4,100 (2024)

8,600 (2024)

1,400 (2024)

12,000 (2024)

**MENARDS**

**Walmart**

**RENT ONE**

**HARBOR FREIGHT**

**Furne Home SUPPLY**

**Ashley**

**sam's club**

**SITE**

104

18,300 (2024)

**PET SUPPLIES PLUS**

**GameMasters**

**R.P. LUMBER**

**amc THEATRES**

**BALDWIN INTERMEDIATE SCHOOL**  
951 STUDENTS

**QUINCY SENIOR HIGH SCHOOL**  
1,886 STUDENTS

**HuVee**  
**HOBBY LOBBY**  
FORMER **BIG LOTS**

**FLINN MEMORIAL STADIUM**  
4,000 SEATS

**BLESSING HEALTH MEDICAL OFFICES**

**THE HOME DEPOT**

**LOWE'S**  
**FIVE BELOW**  
**DICK'S**  
SPORTING GOODS

**KOHL'S**  
**OLD NAVY**  
**SHOE CARNIVAL**  
**TJ-maxx**  
**petco**

**MARKET SNAPSHOT**

**MAJOR EMPLOYERS**

**B BLESSING Health System**  
HEALTHCARE  
**2,515 EMPLOYEES**

**KNAPHEIDE**  
SINCE 1848  
MANUFACTURING  
**1,700 EMPLOYEES**

**QUINCY PUBLIC SCHOOLS**  
EDUCATION  
**1,100 EMPLOYEES**

**QUINCY MEDICAL GROUP**  
A DIVISION OF **duly** HEALTH AND CARE  
MANUFACTURING  
**1,070 EMPLOYEES**

**MAJOR ATTRACTIONS**

**QUINCY TOWN CENTER**  
3.0 MILLION ANNUAL VISITORS

**QUINCY COMMONS**  
2.9 MILLION ANNUAL VISITORS

**PRAIRIE TRAIL**  
2.1 MILLION ANNUAL VISITORS

**TRAFFIC COUNTS**

**I-172 & BROADWAY ST**  
**30K VPD**

**BROADWAY ST & 48TH ST**  
**27K VPD**

**BROADWAY ST & 36TH ST**  
**33K VPD**

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ST. LOUIS, MO



LOCATION. Commercial Real Estate was built on a central concept. The guiding principle was derived from a statement by Jimmy Lovine, an American record producer.

“Get in the room with the best people you can and open your heart, ears, and mind. Open up and learn. Be of service. Because if you’re of service, they will teach you.”

LOCATION. Commercial Real Estate’s purpose is to be of service to our clients and to create extraordinary results for retailers, developers, and owners. At every turn we strive to exceed these obligations within the ever-evolving industry.

LOCATION. is a proud member of Realty Resources, a unique alliance of independent commercial real estate brokerage firms from across the nation. Realty Resources combines leading firms from more than 25 cities around the country into one network. Additionally, LOCATION. has strategic partners in nearly all additional major markets throughout the United States.



[www.LocationCRE.com](http://www.LocationCRE.com)