



THE SHOPPES AT GRAND PRAIRIE

ROUTE 91 & WAR MEMORIAL DRIVE | PEORIA, IL



MID-AMERICA[®]
Asset Management, Inc.

Joseph & Camper
COMMERCIAL





THE SHOPPES
AT GRAND PRAIRIE

The Shoppes at Grand Prairie is an open-air lifestyle center and is Peoria, IL's newest and most unique retail destination. Anchored by Dick's, Old Navy, HomeGoods, DSW, Marshalls, Eddie Bauer, and Planet Fitness, the tenant mix includes more than 30 specialty stores and restaurants, many of which are exclusive to the Peoria market.



DEMOGRAPHICS

within a 20-minute drive time



189,987
Population



210,329
Daytime Population



\$74,426
Average Income



77,958
Households

SITE PLAN

War Memorial Dr: 34,400 vpd



Grand Prairie Drive: 5,200 vpd



Area F: 1.14 AC

OUTPARCEL OPPORTUNITIES
For Sale or Lease

Area G: 1.62 AC

Area C-E: 5.09 AC

Suite	Tenant	SF
100	Home Goods	21,000
105	Available	7,871
115	Old Navy	15,000
120	Available	5,000
200	DSW	17,416
225	Peoria Art Guild	3,797
230	The Zone	4,687
235	Available	2,000
240	Adagio Bridal	2,171
247	White House Black Market	2,428
250	Carlos Menswear	4,500
255	Available	1,901
260	Childer's Eatery	5,163
300	The Back Store	20,760
320	J. Jill	4,000
325	Available	9,418
335	Dry Goods	3,637
337	Available	1,800
350	Planet Fitness	16,175
400A	Available Mattress Liquidators	86,615
400B	Available	93,378
405	Available	66,403
410	House of Handsome	2,500
415	Available	1,257
420	Soma	2,414
430	Chicos	2,744

Suite	Tenant	SF
440	Cornerstone Academy of Performing Arts	7,577
445	Wild Daisies	1,076
470	Cornerstone Academy of Performing Arts	7,000
475	Eddie Bauer	4,920
477	Available	683
490	Sola Salon Studios	6,267
500	Marshalls	28,000
502	Osaka Japanese Sushi Bar	6,922
515	Available	1,192
520	Play Area	2,429
525	Behind The Door	1,200
527	Nailspace	699
530	Bake and Brew	1,007
532	Available	1,026
533	I Do Events	5,842
535	Available	1,798
545	LOFT	5,145
547	Available	1,372
550	Ivy Rehab	3,234
555	The Hairspace Salon	1,040
560	Available	2,229
565	America's Best	3,499
600	Dicks Sporting Goods	65,000
Total GLA		467,385



FULL BUILDING
179,993 SF

400A
86,615 SF

400B
93,378 SF
Conceptual Demising
Plans Per Request

Route 91: 19,400 VPD

PEORIA TRADE AREA



Academy SPORTS+OUTDOORS wahiburgers TheVine Fast&Fresh

AMC GOLD'S GYM BUFFALO WILD WINGS

Hampton by HILTON

WINGATE BY WYNDHAM

Holiday Inn

DICK'S SPORTING GOODS

FURNITURE ROW

THE SHOPPES AT GRAND PRAIRIE

DSW DESIGNER SHOE WAREHOUSE

planet fitness

ME Massage Envy blue boutique

OLD NAVY

HomeGoods

Marshalls

ETHAN ALLEN

SMOOTHIE KING

Calver's

THE HOME DEPOT

the great escape

Sam's Club

KOHL'S

Willow Knolls 14

WILLOW KNOLLS COURT

Styles STUDIOS FITNESS
Office DEPOT

L A Z B O Y



WAR MEMORIAL RD



13,500

25,000

24,000





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