



**1,927-2,318 SF AVAILABLE**

**7425 Grand Prairie Drive**

**Peoria, IL**



**GREAT STREET**



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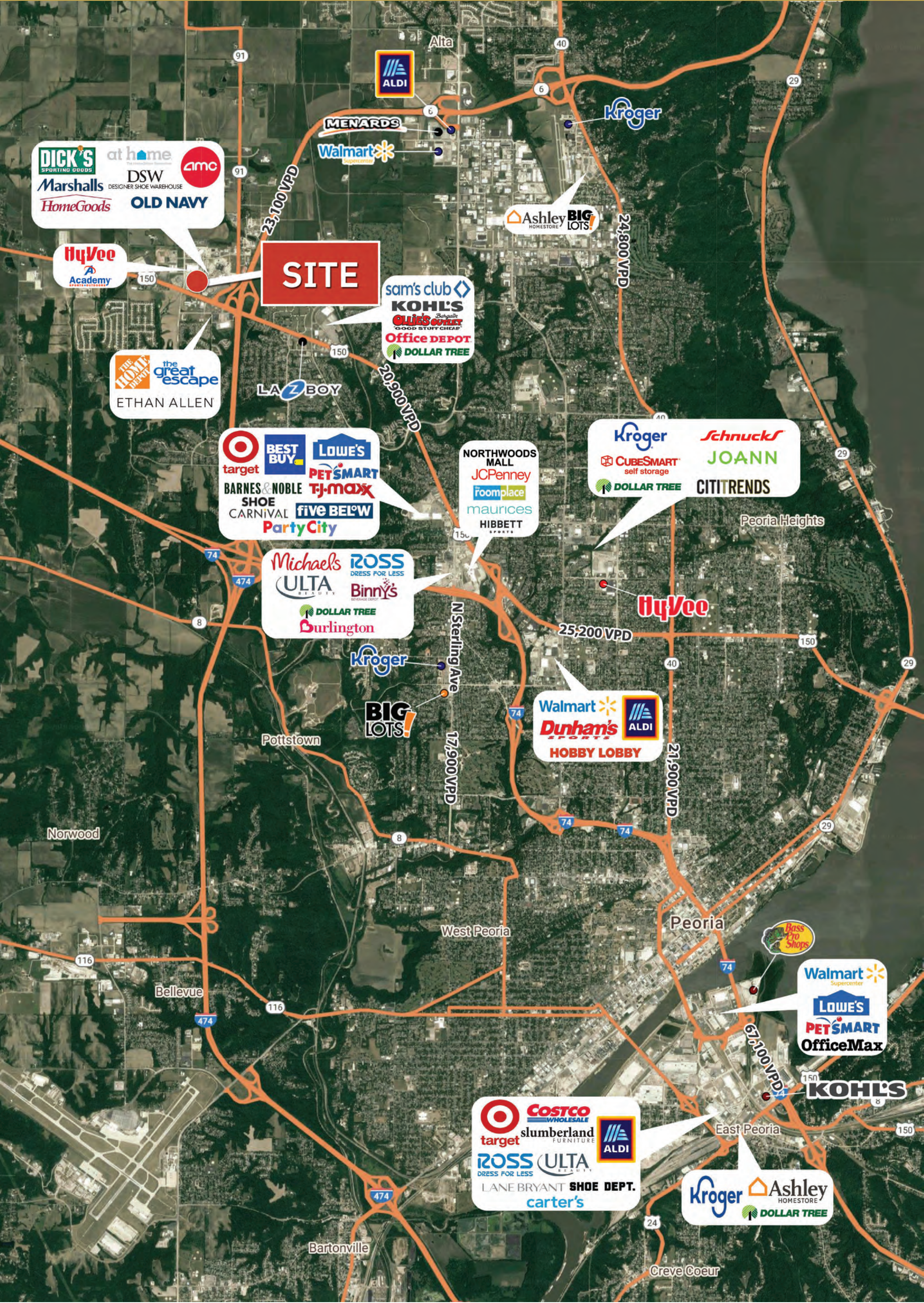
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AERIAL





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## PROPERTY OVERVIEW



- Adjacent to the Shoppes at Grand Prairie, an 853,123 square foot super regional shopping center that includes Dicks, DSW, Marshall's, HomeGoods, and at home
- 2,285 SF space in an outparcel to a high performing Hy-Vee store with over 1 million visits per year
- Adjacent to the \$18 million Louisville Slugger Sports Complex which draws over 1 million visitors per year
- Location serves the growing, affluent, northwest side of Peoria that has outstanding demographics with an annual average household income of \$172,047 within a 1 mile radius

### DEMOGRAPHICS

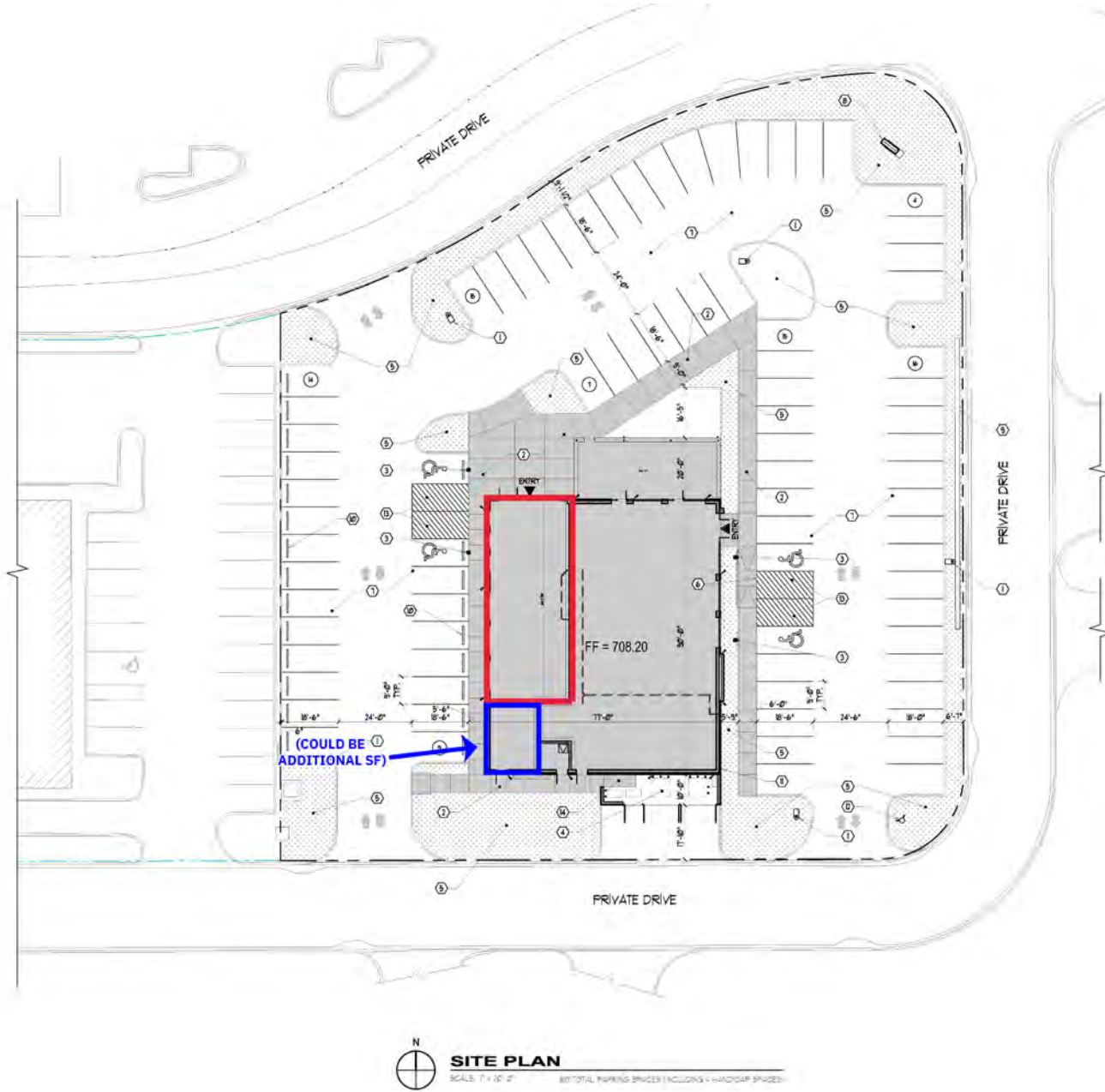
TOTAL POPULATION	1 MILE	3,773
	3 MILE	20,827
	5 MILE	65,453
DAYTIME POPULATION	1 MILE	2,179
	3 MILE	9,736
	5 MILE	32,228
AVERAGE HH INCOME	1 MILE	\$172,047
	3 MILE	\$132,779
	5 MILE	\$128,299



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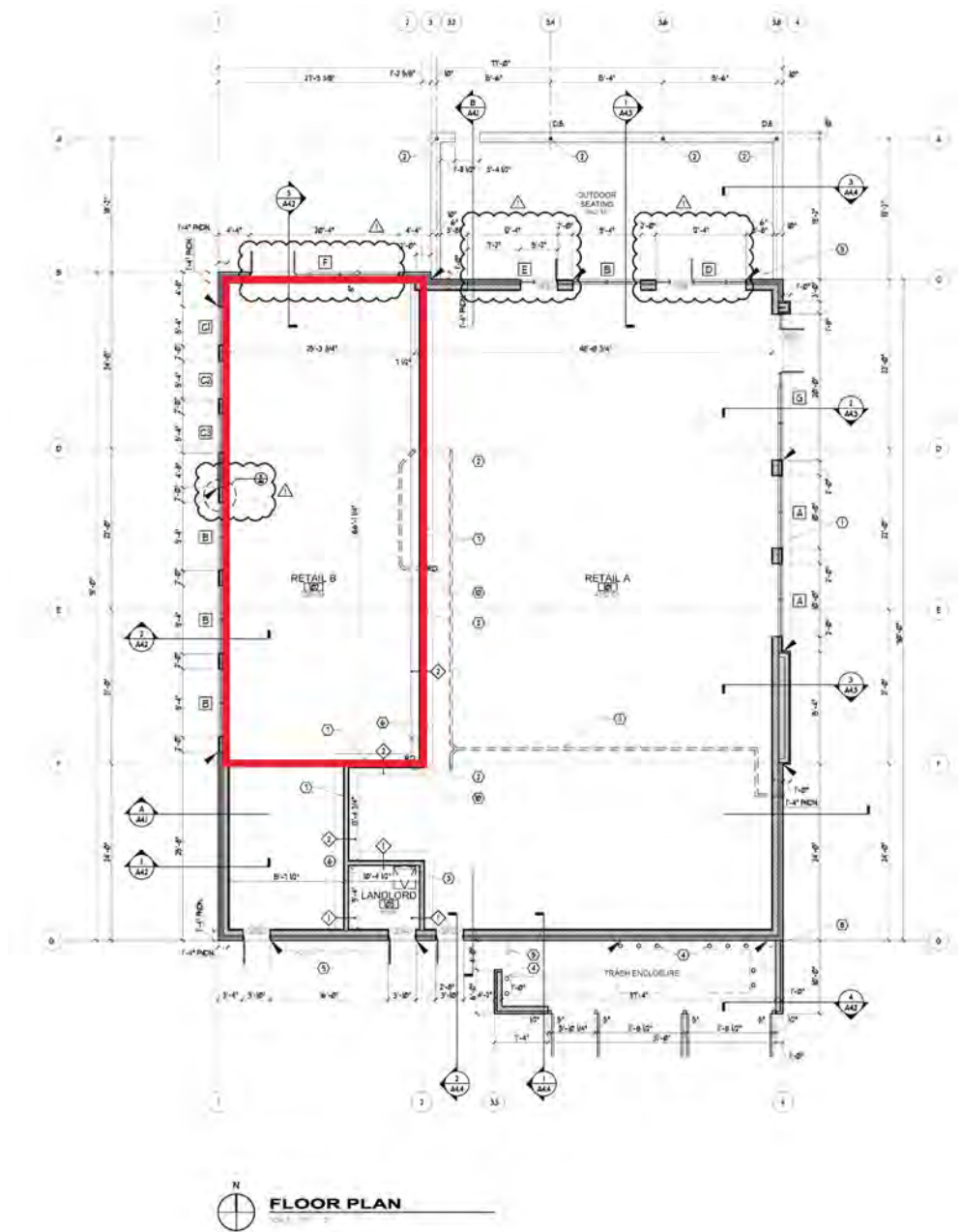
SITE PLAN



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FLOOR PLAN



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.