

PEKIN, IL

INVESTMENT SUMMARY

Location:	1001 Court Street, Pekin, IL 61554
MSA:	Peoria, IL MSA
Building Size:	53,404 square feet
Parcel Size:	4.78 acres
Parking Spaces:	264 spaces
Year Built:	1995
Gas Station:	No

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	13,681	33,102	41,938
Households:	6,035	14,218	17,882
AHI:	\$73,121	\$80,121	\$84,137

PROPERTY HIGHLIGHTS

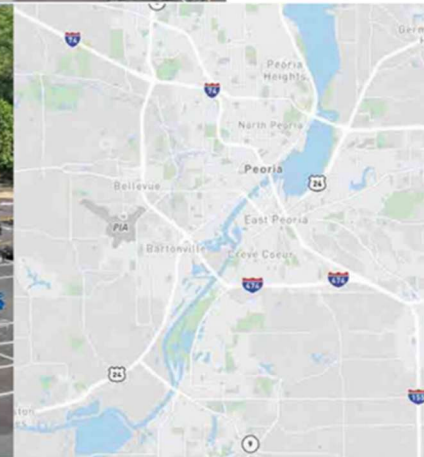
- ✦ Located 9 miles south of downtown Peoria, Schnucks is located with excellent access and visibility along Court Street (13,700 VPD), which serves as Pekin's main east-west artery.
- ✦ Schnucks is immediately adjacent to a recently-constructed Davita Dialysis and McDonald's and is directly across the street from CVS and AutoZone. The site benefits from its close proximity to a number of national and regional tenants including Rooms For Less Furniture & Mattress, Stegar's Furniture, Dollar General, O'Reilly, Auto Parts, CVS and Arby's, among many others.
- ✦ Schnucks is located in Pekin's primary retail and commercial corridor with 4.6 MSF of retail, 1.1 MSF of industrial, and 2,108 multifamily units within a 3-mile radius. Other major traffic drivers in the area include the UnityPoint Health Hospital (<1 mile east; 98 beds), Pekin Community High School (1,780, 1.2 miles east), and Dragonland Water Park (0.8 miles east).
- ✦ Pekin is a city in and the county seat of Tazewell County which is a component of the Peoria Metropolitan Area (MSA Population: 360,543). Pekin boasts a solid economic base and is home to many professional, industrial, and manufacturing jobs—including Pekin Insurance and one of the largest ethanol facilities in the nation.



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PEKIN, IL | TRADE AREA MAP

