



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,518 | 72,004 | 120,146



### Daytime Population

7,817 | 49,643 | 112,374



### Median Household Income

\$61,191 | \$61,739 | \$60,371

# RETAIL & LAND FOR LEASE

Northwoods Mall Outparcel

4200 North Sterling Avenue | Peoria, Illinois 61613

2.76 Acres | Call for Details

**Mike Sweargin**

314.785.7635

msweargin@paceproperties.com

## PROPERTY DETAILS

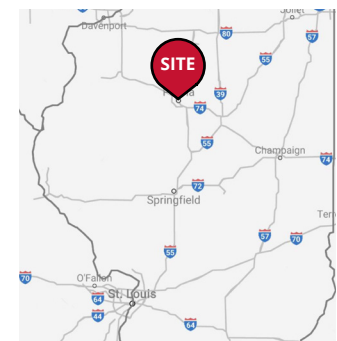
High-profile 2.76-acre outparcel at Northwoods Mall

Located at epicenter of Peoria's primary regional retail node

Proposed multi-tenant buildings or ground leases available

Easy access to Highway 74

Strong food synergy with Portillo's, Chipotle, Chick-fil-A, Panera, & Mission BBQ

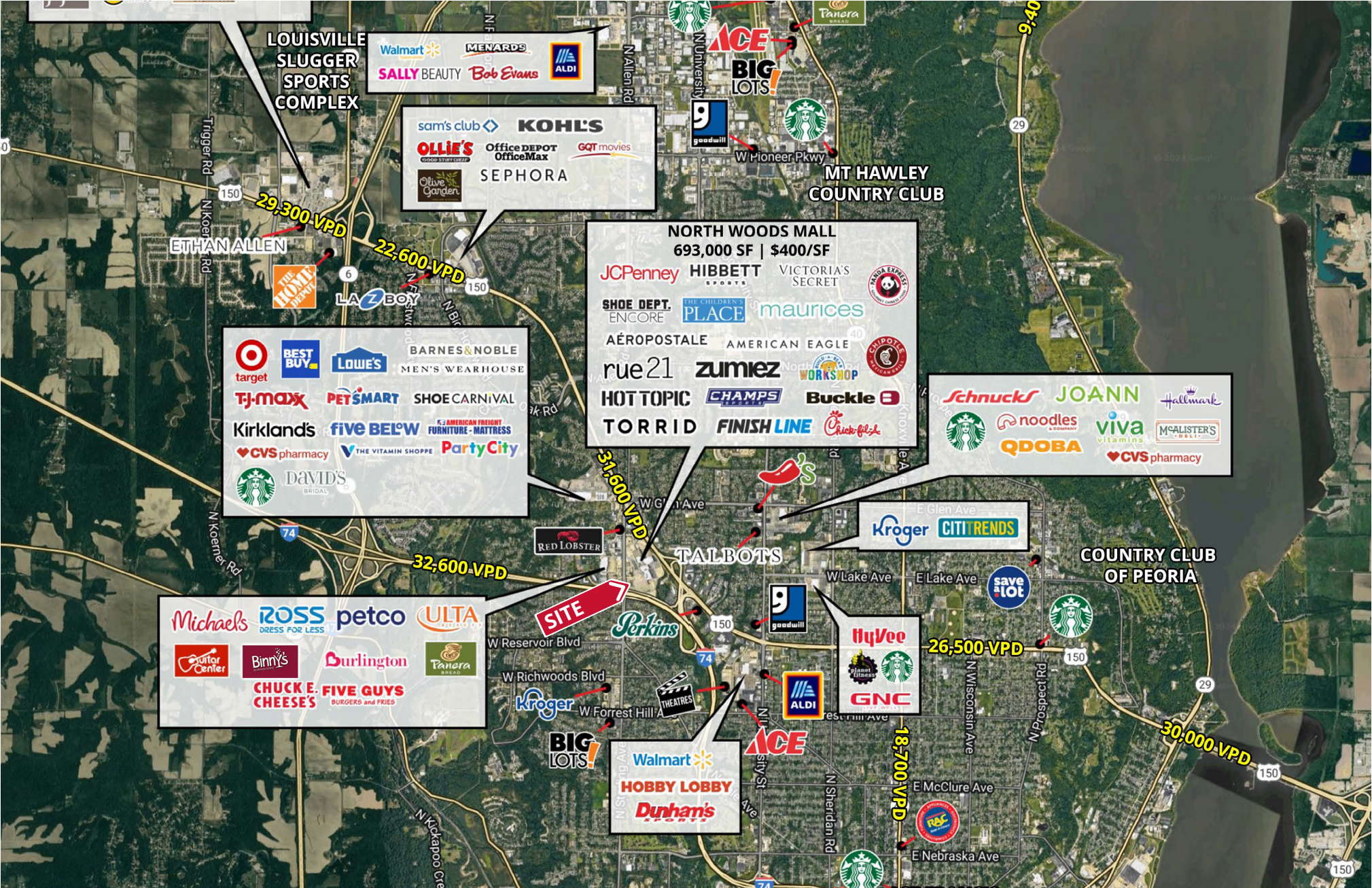


PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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# Trade Area Aerial



# Zoomed Aerial



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