

FOR LEASE: 2700 May Road | Peru

CANNABIS DISPENSARY LOCATION



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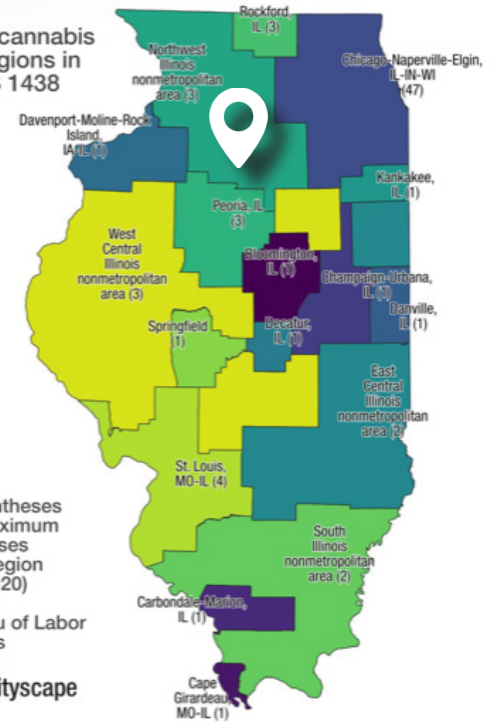




ILLINOIS VALLEY DEMOGRAPHICS

- Regional Retail Hub
- 160,000 person regional shopping center greater than Rockford, Bloomington, Peoria demo.
- \$600M annual retail sales (40% of entire LaSalle County)
- Approx. 10,000 employed with short distance
- 2.8 Million annual visitors to Starved Rock State Park
- 1 of only 550 United States Census Bureau's "Micropolitan" communities
- Local Grocery store has 30,000 unique credit card transactions monthly

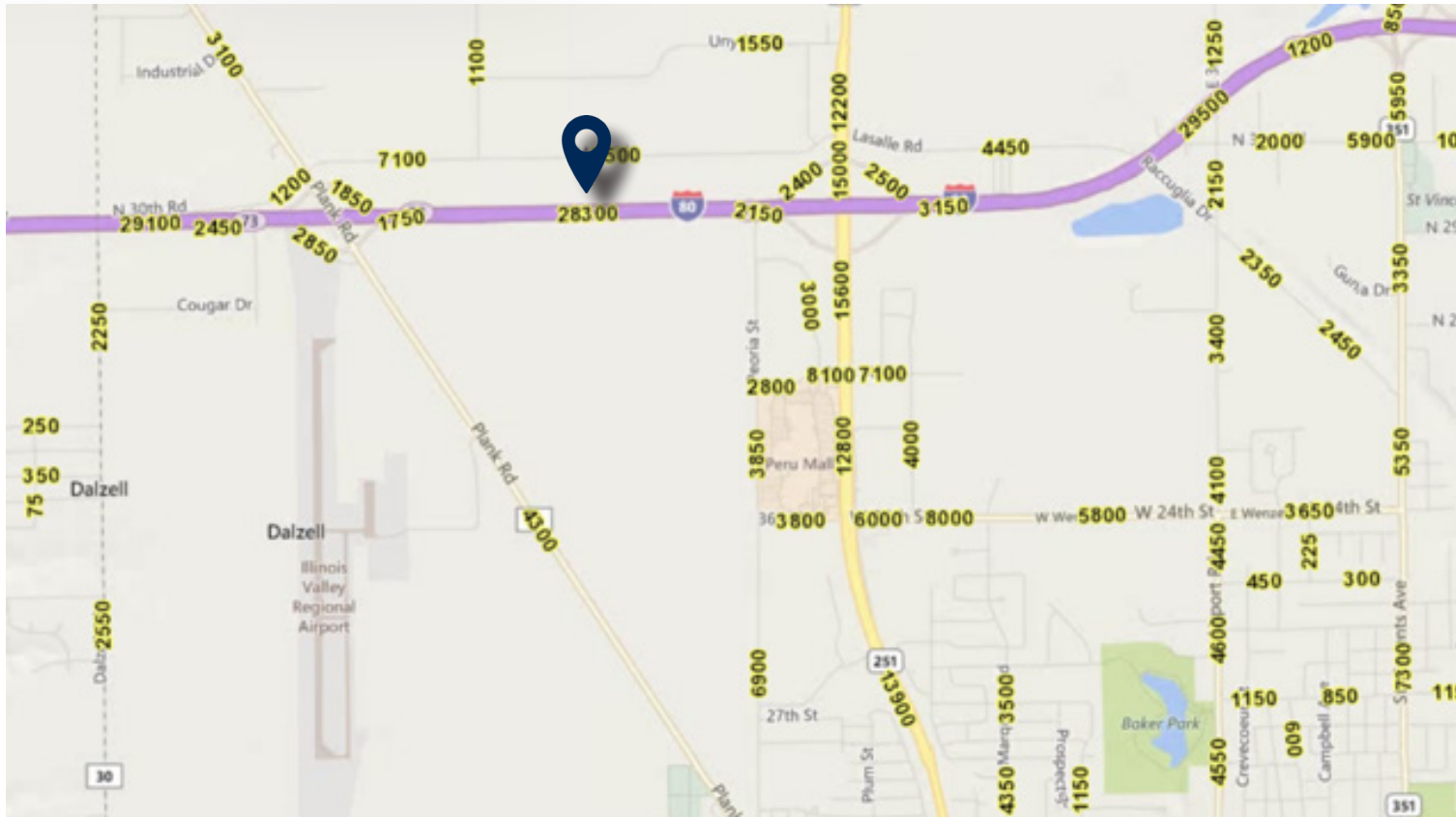
17 adult use (recreational) cannabis dispensary regions in Illinois per HB 1438



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TRAFFIC COUNTS



28,300 vehicle per day Route 80

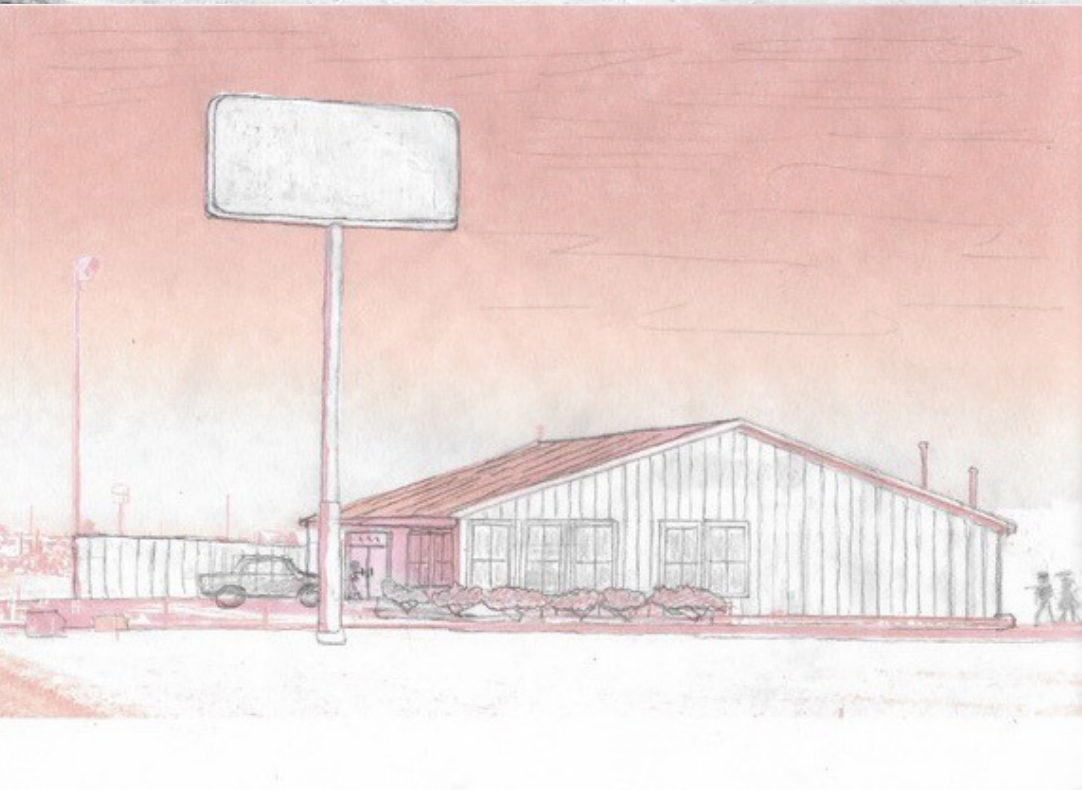
22,400 vehicles per day Route 39 (4.5 miles)

7,100 vehicles per day May Road



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2700 MAY RD. DETAILS

PROPERTY SPECIFICATIONS

- Area: 4,100 SF
- Parking: 64 vehicles & Semi truck capable
- Lease: NNN
- Zoning: B4 (highway retail) Conforming Use
Special Use Hearing May 20th, 2020
- Permit: Over the counter

HIGHLIGHTS

- Discrete private 64 car parking lot
- 45' (210 SF) highway pylon sign with Route 80 visibility
- Conveniently located one mile between two Route 80 highway exits. ("Next Exit" either way)
- Compliant ownership structure & letter of consent provided.
- Adjacent property received special use permit 2014.
- Stand alone building formerly OTB (Off Track Betting)



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2700 MAY RD. **OVERVIEW**

FOR LEASE

- Ideal Cannabis Dispensary Location
 - BLS “Northwestern Non-Metropolitan Area”
 - Speed to Market, Proven Demographic
 - Special use permit applied March 15th
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- Reputable local developer
 - Family owned civil engineering firm 60 years
 - 2014 Medical Cannabis Applicant.



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