



## Redevelopment Scheduled for 2019



- 2,680-16,000 square feet available at Evergreen Square.
- Centrally located in Peoria with a high surrounding population density.
- Excellent visibility and accessibility with entrances to the center on Sheridan and Lake Street.
- Under new ownership with attractive leasing packages available.
- Evergreen Square has a large scale redevelopment in process.
- Kroger will be constructing a new 124,000 sq ft Kroger Marketplace where the existing Kmart sits.
- Marketplace concept draws over 30,000 customers per week.
- New 18 pump fuel station located along Lake Street.
- New pylon signage on both Sheridan and Lake entries.



**WILL HAYES**

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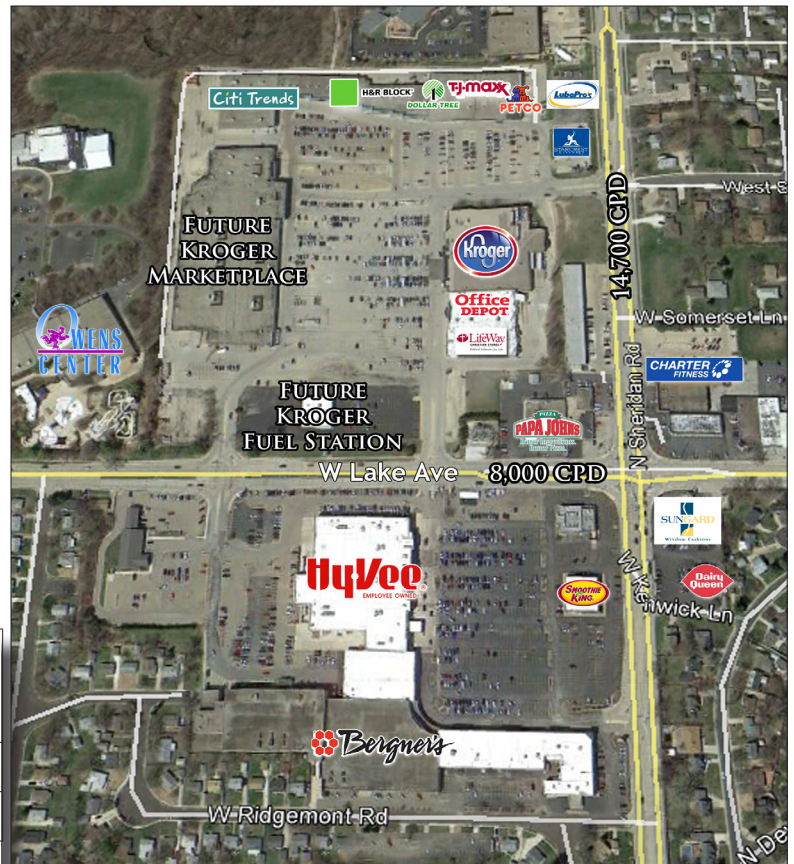




## PROPERTY DETAILS

PROPERTY TYPE	RETAIL - SHOPPING CENTER
SQUARE FEET	2,680 - 16,000 AVAILABLE
ZONING	C-2
YEAR BUILT	1985
LEASE PRICE	\$11.50 - \$14.00 PSF
NNN	\$3.54 (ESTIMATE)

	1 MILE RADI- US	3 MILE RADI- US	5 MILE RADIUS
Population	10,076	81,989	123,735
Households	4,885	35,312	52,439

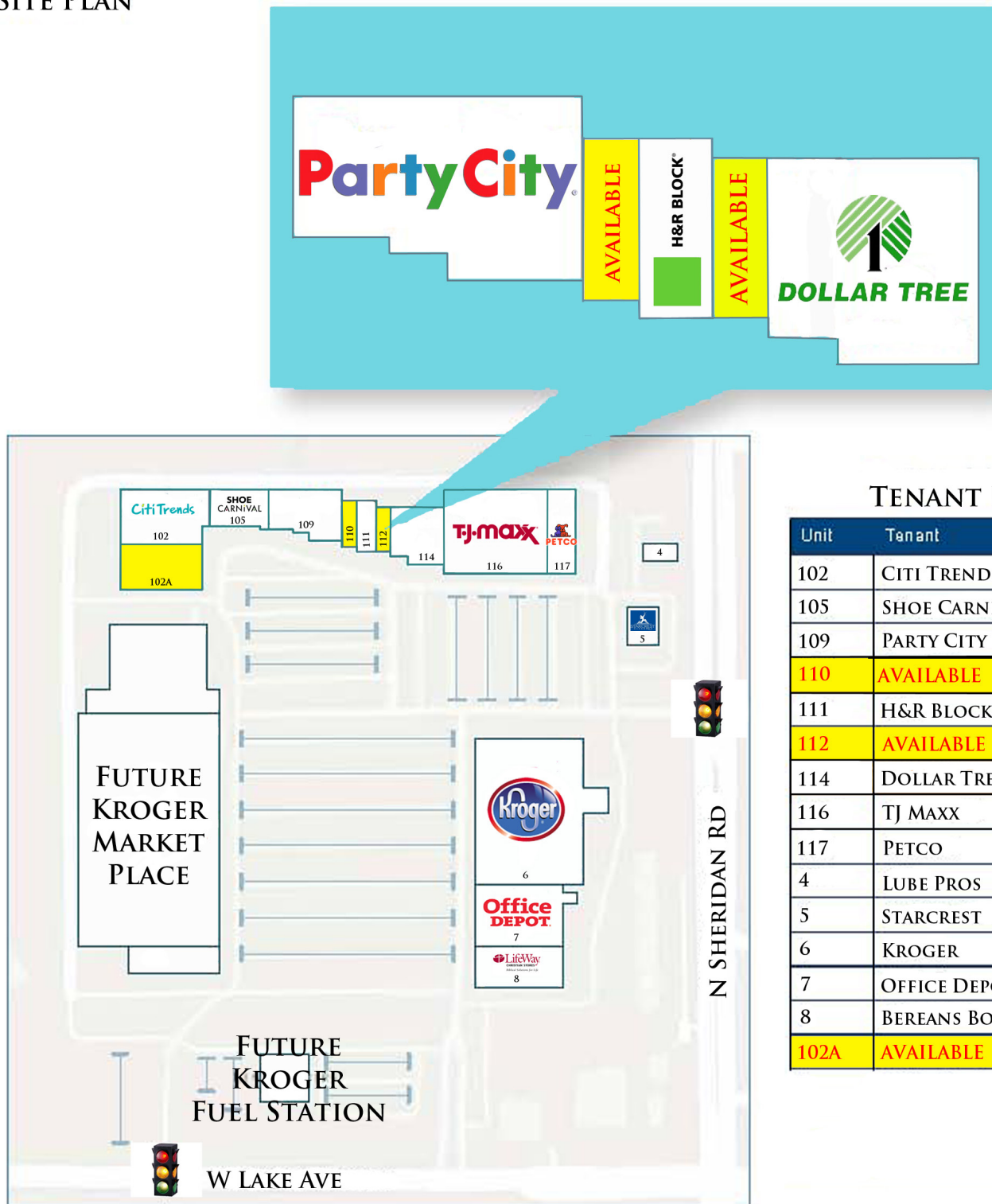


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**SITE PLAN**



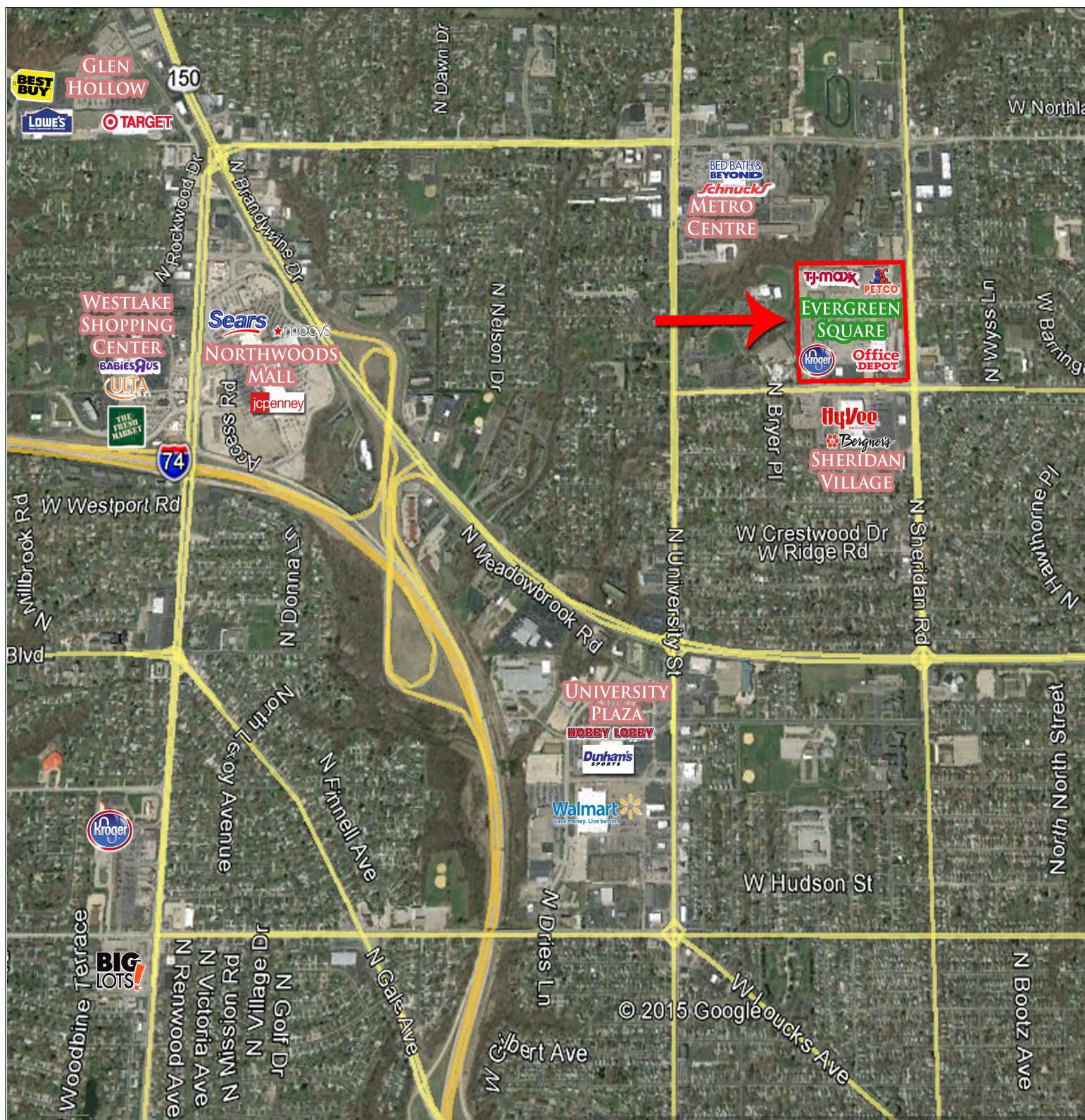
**TENANT ROSTER**

Unit	Tenant	SQ. FT.
102	CITI TRENDS	
105	SHOE CARNIVAL	
109	PARTY CITY	
110	AVAILABLE	2,748
111	H&R BLOCK	
112	AVAILABLE	2,680
114	DOLLAR TREE	
116	TJ MAXX	
117	PETCO	
4	LUBE PROS	
5	STARCREST	
6	KROGER	
7	OFFICE DEPOT	
8	BEREANS BOOKS	
102A	AVAILABLE	7,500-16,000SF

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