

Redevelopment Underway



- 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

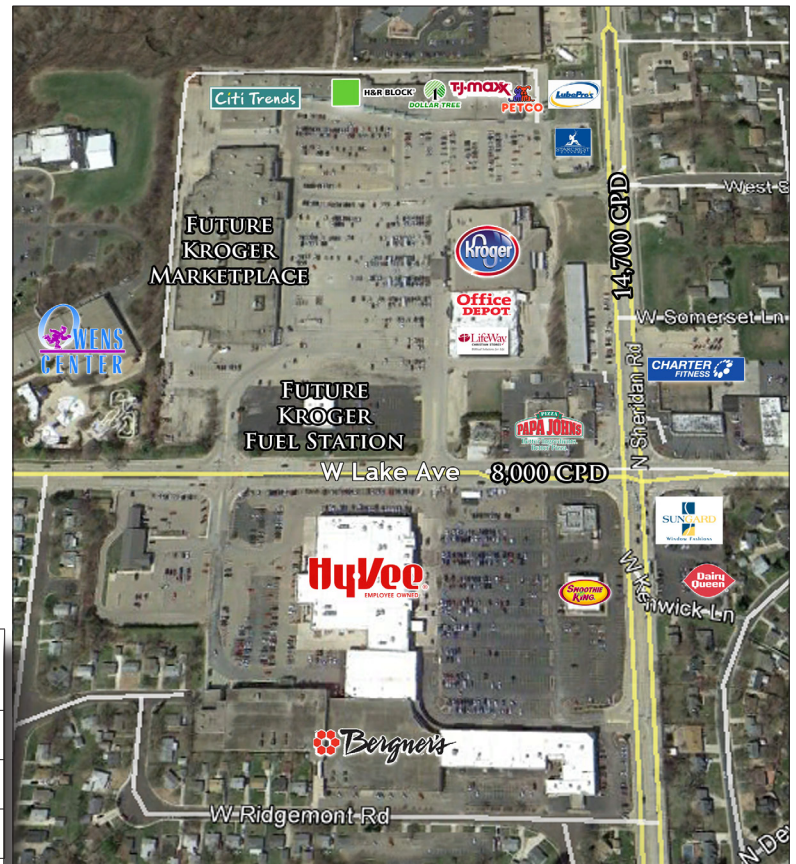
E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717



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 RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	10,076	81,989	123,735
Households	4,885	35,312	52,439
Income	\$62,488	\$58,936	\$59,828

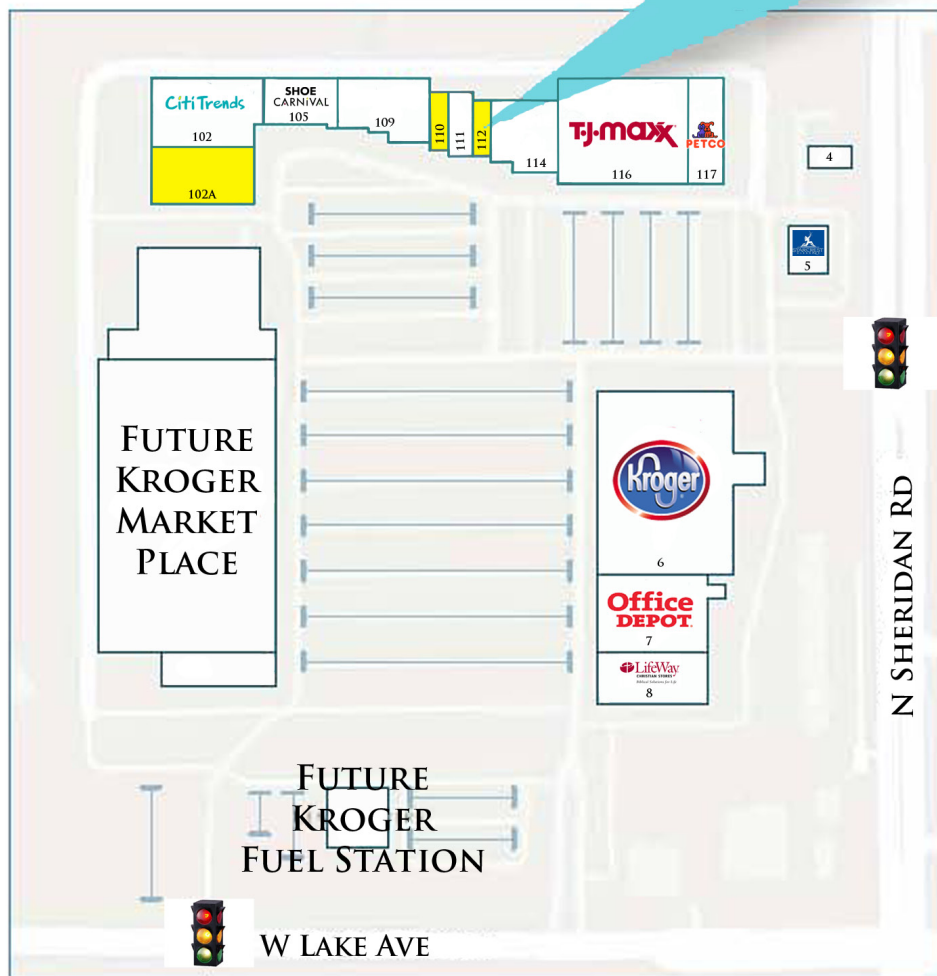
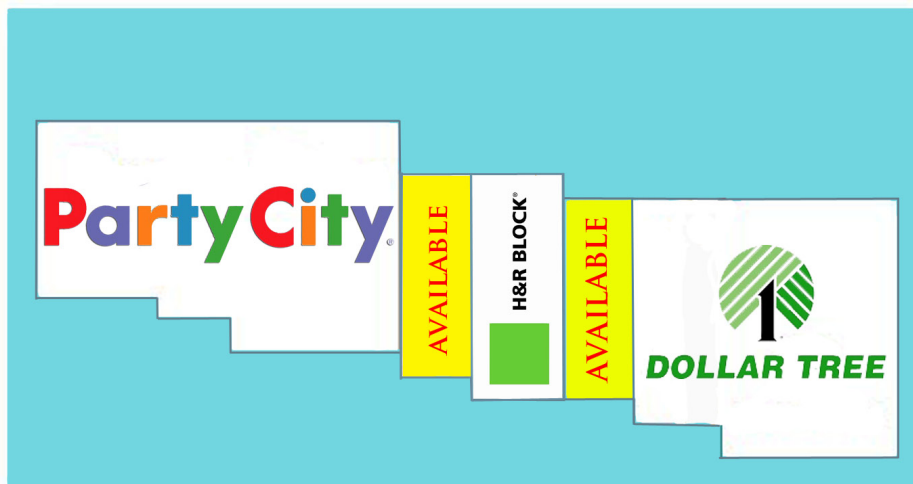


WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

JOSEPH & CAMPER COMMERCIAL | 5001 N. UNIVERSITY PEORIA, IL | 309-691-5919 | WWW.JOSEPHCAMPER.COM

SITE PLAN

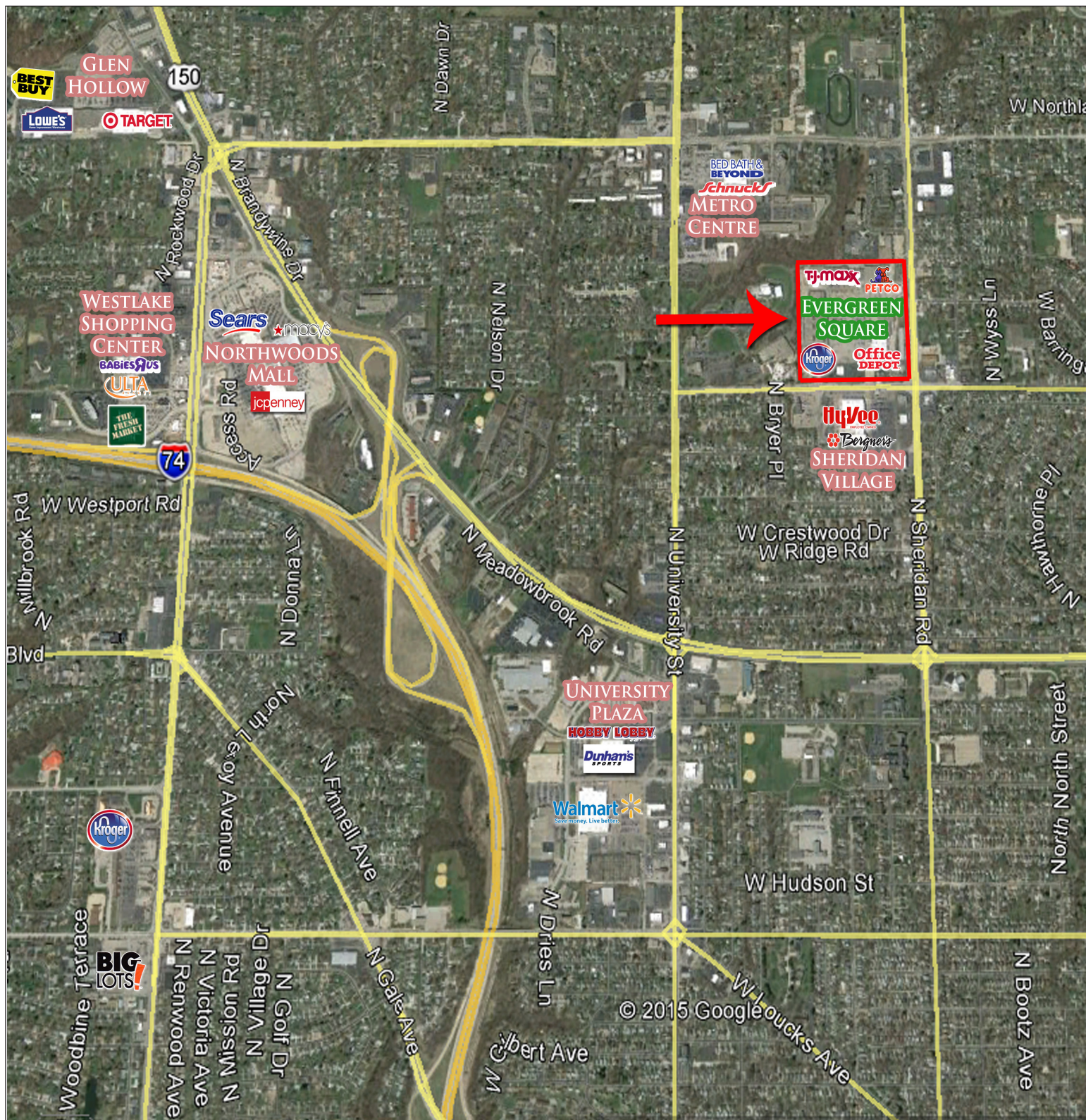


TENANT ROSTER

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

WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717



WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

JOSEPH & CAMPER COMMERCIAL | 5001 N. UNIVERSITY PEORIA, IL | 309-691-5919 | WWW.JOSEPHCAMPER.COM