

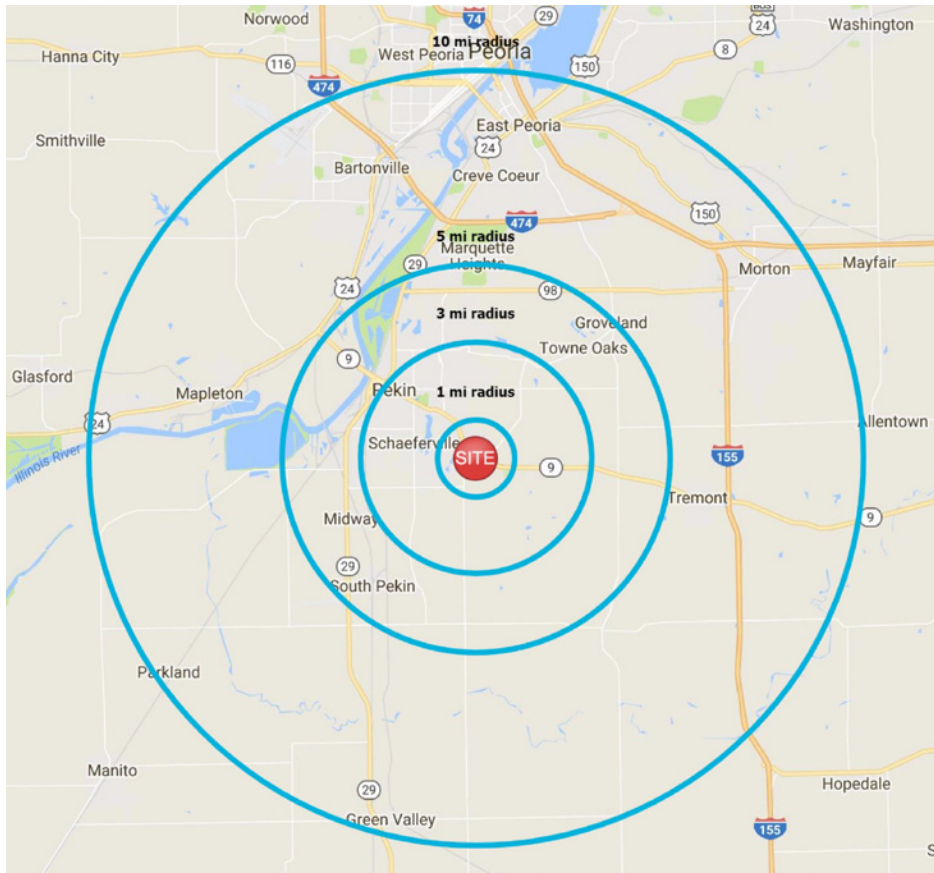
EAST COURT VILLAGE




3500 COURT STREET • PEKIN, IL
IN-LINE JUNIOR ANCHOR SPACE, SMALL SHOP SPACE, AND OUTLOT
OPPORTUNITIES AVAILABLE AT CENTRALLY LOCATED REGIONAL RETAIL CENTER



L³ CORPORATION
COMMERCIAL REAL ESTATE

MARKET OVERVIEW

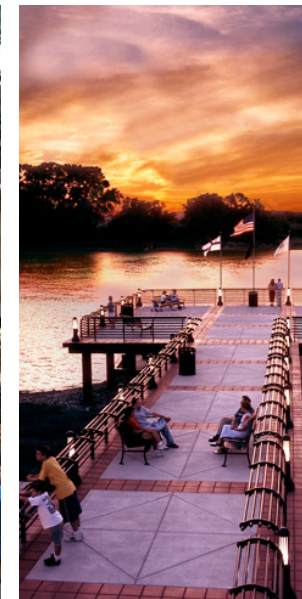


POPULATION		<u>1 MILE</u> 2,004	<u>3 MILES</u> 25,667	<u>5 MILES</u> 41,086	<u>10 MILES</u> 113,093	<u>20 MILES</u> 311,634
HOUSEHOLDS		<u>1 MILE</u> 890	<u>3 MILES</u> 11,167	<u>5 MILES</u> 16,842	<u>10 MILES</u> 46,149	<u>20 MILES</u> 128,536
AVG HH INCOME		<u>1 MILE</u> \$103,180	<u>3 MILES</u> \$74,070	<u>5 MILES</u> \$73,394	<u>10 MILES</u> \$74,592	<u>20 MILES</u> \$81,035

Pekin, Illinois is a vibrant community of over 34,000 people and the perfect mix of business and pleasure. As the county seat for Tazewell County, Pekin enjoys a solid economic base and is home to many professional, industrial and manufacturing jobs. Pekin is conveniently located halfway between Chicago and St. Louis (about 165 miles from each), a few hours from Indianapolis, just 10 miles south of Peoria and is nestled along the banks of the Illinois River.

Pekin is home to a variety of businesses that support the community, providing steady employment for residents and contributing to the hometown atmosphere that can be felt throughout the city. Pekin Insurance - a regional insurance provider - is headquartered here and is one of the area's largest employers. Other large, non-manufacturing employers in Pekin include Unity Point Health Pekin, the two local school districts, the City of Pekin, and Tazewell County. Two of the largest industrial employers in Pekin are Aventine Renewable Energy, a leading producer of ethanol, and Illinois Corn Processing, a fully integrated producer of ingredients and distillery products. Other large industrial employers located in Pekin include Tazewell Machine Works, Excel Foundry and Machine, and NRG Energy.

The Marigold Festival is an annual celebration held the first weekend after Labor Day in September. Its activities include the annual Marigold Parade, the crowning of Miss Marigold, live music, and an arts and crafts fair that attracts exhibitors from five surrounding states. Pekin has hosted the festival since 1973.



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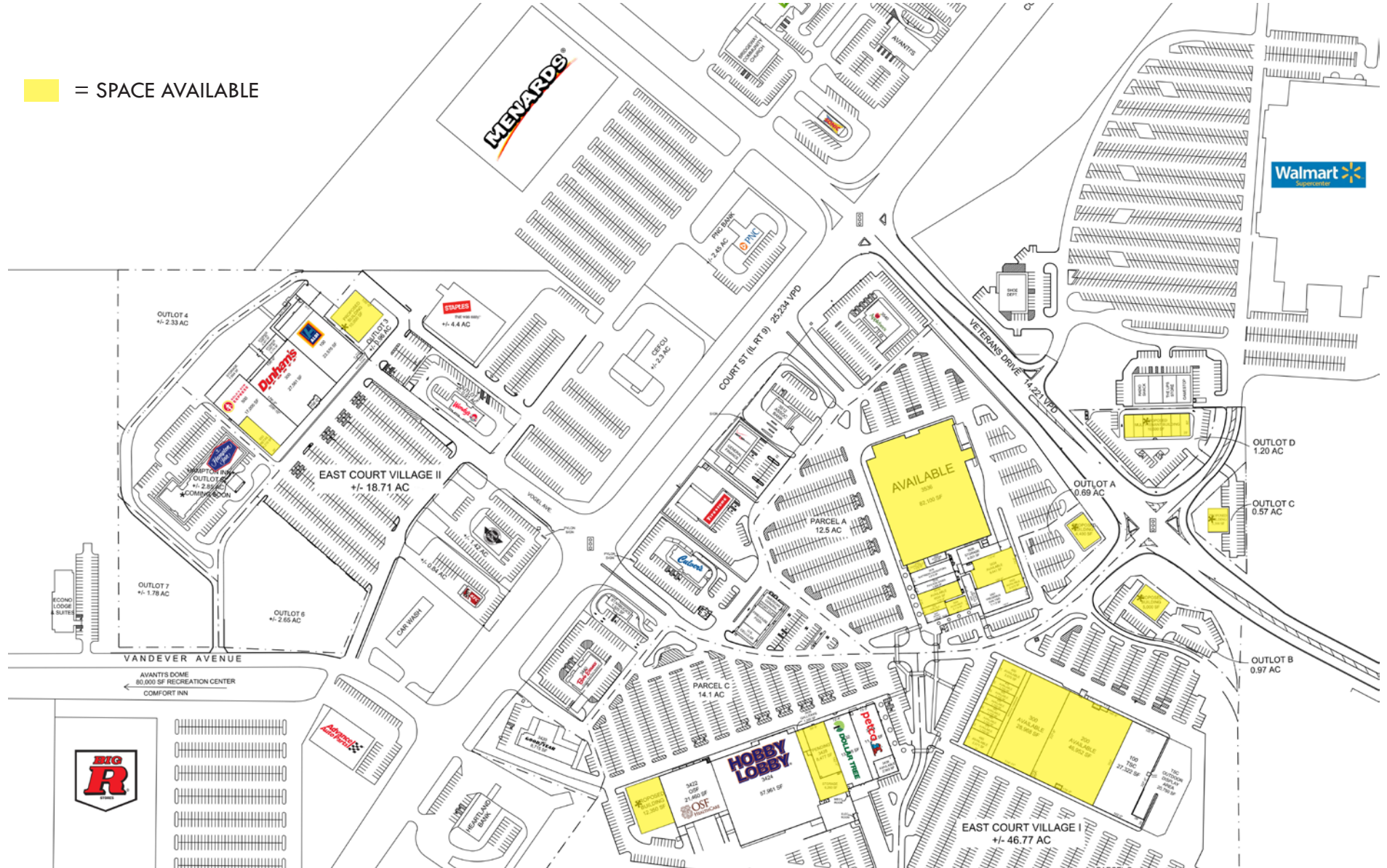
211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **L³ CORPORATION**

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SITE PLAN/DETAILS



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A E R I A L



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