

EAST COURT VILLAGE

RETAIL SPACE AVAILABLE EAST COURT VILLAGE

3500 Court Street | Pekin, IL 61554

Owned & Managed By:
**CULLINAN
PROPERTIES**



SPACE AVAILABLE

1,185 SF up to 96,545SF

PROPERTY OVERVIEW

- **Prime Location** – High-visibility site with strong daily traffic along Route 9 and Veterans Drive.
- **Business Development District** – Incentives available for new tenants, including tax benefits and development support.
- **Proven Tenant Mix** – Join Marshalls, Ross, Aldi, Tractor Supply Co., Hobby Lobby, Petco, Harbor Freight Tools, and Dunham's Sports.
- **Powerful Retail Synergy** – Shadow-anchored by Walmart Supercenter and Menards; near Avanti's Sports Dome, hotels, and dining.
- **Flexible Space** – Anchor, junior anchor, and inline shop opportunities, with end-cap availability.
- **Growing Market** – Pekin is part of the Peoria metro area (pop. ~400,000) with stable household incomes and a strong mix of family and professional consumers.
- **Future Growth Corridor** – The Veterans Drive expansion will connect directly to I-474, unlocking even greater access and exposure.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	23,743	38,656	106,077
Average HH Income	\$81,551	\$81,775	\$86,401
Daytime Population	22,763	36,448	106,725



ANCHOR TENANTS

Marshalls

**HOBBY
LOBBY**



ROSS
DRESS FOR LESS

**TSC TRACTOR
SUPPLY CO.**

**Dunham's
SPORTS**

OSF
HEALTHCARE



EAST COURT SHOPPING CENTER		
Suite	Tenant	SF
3422	OSF Healthcare System	21,460
3424	Hobby Lobby	57,961
3426	Gallatin	1,200
3428	OSF Healthcare System	8,477
3432	Dollar Tree	13,695
3434	Petco	11,513
3504	AVAILABLE	1,185
3505	T-Mobile	1,333
3506	AVAILABLE	6,000
3516	AVAILABLE	5,400
3520	Five Below	9,100
3521	Fresenius Dialysis	7,115
3522	Ross	18,265
3524	Marshalls	22,180
3528	COMING SOON	2,500
3529	COMING SOON	2,070
3530	COMING SOON	2,550
3531	COMING SOON	1,500
3532	COMING SOON	2,000
3533	COMING SOON	3,533
3546	COMING SOON	±9,000
3548	AVAILABLE	2,023
EAST COURT VILLAGE		
100	Tractor Supply Co.	27,322
200	AVAILABLE	46,611
300	AVAILABLE	49,934
EAST COURT VILLAGE II		
100	Aldi	23,576
300	Dunham's Sports	27,561
500	Harbor Freight Tools	18,733
550	AVAILABLE	4,210

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MATT CAVANAGH
matt@arcgrp.com
630.908.5694



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.