RETAIL SPACE AVAILABLE

EAST COURT VILLAGE

3500 Court Street | Pekin, IL 61554





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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













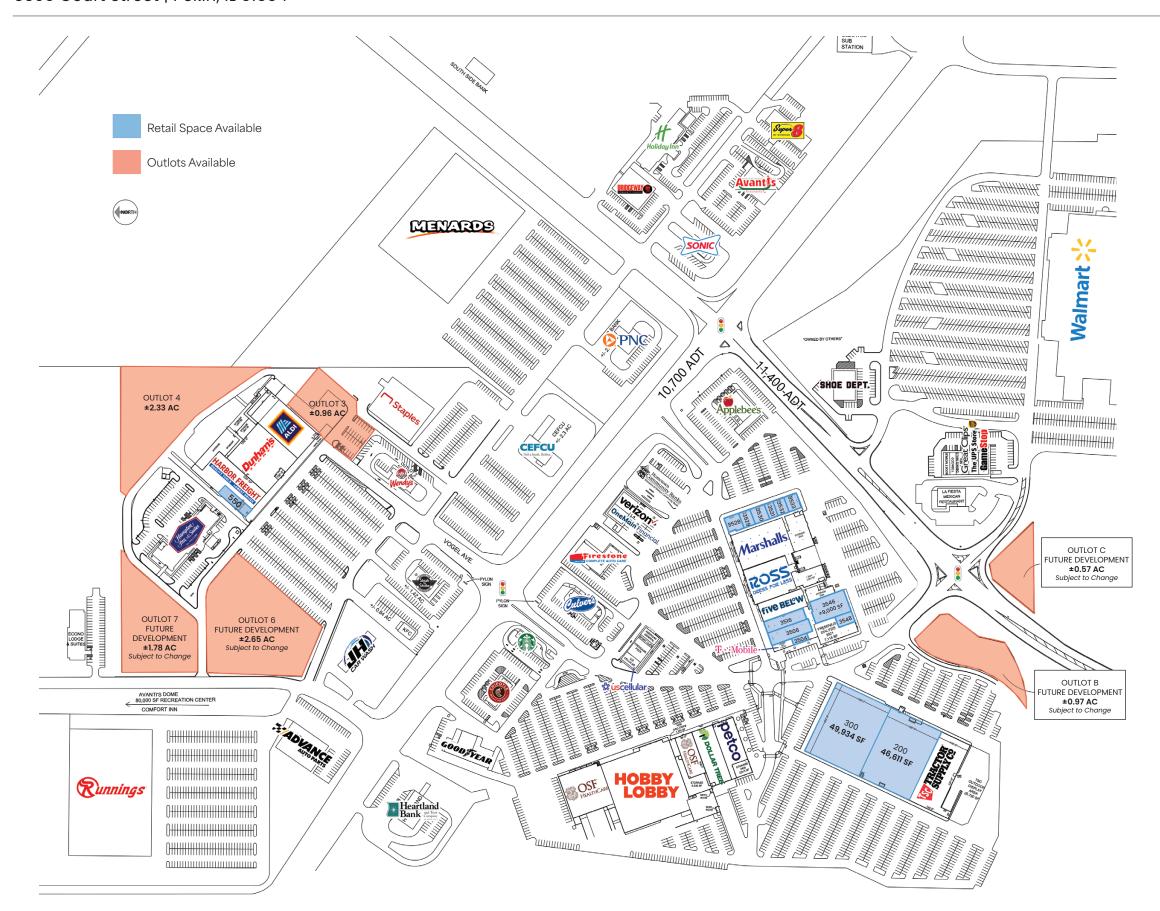


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Suite	Tenant			
		SF		
3422	OSF Healthcare System	21,460		
3424	Hobby Lobby	57,961		
3426	Gallatin	1,200		
3428	OSF Healthcare System	8,477		
3432	Dollar Tree	13,695		
3434	Petco	11,513		
3504	AVAILABLE	1,185		
3505	T-Mobile	1,333		
3506	AVAILABLE	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		

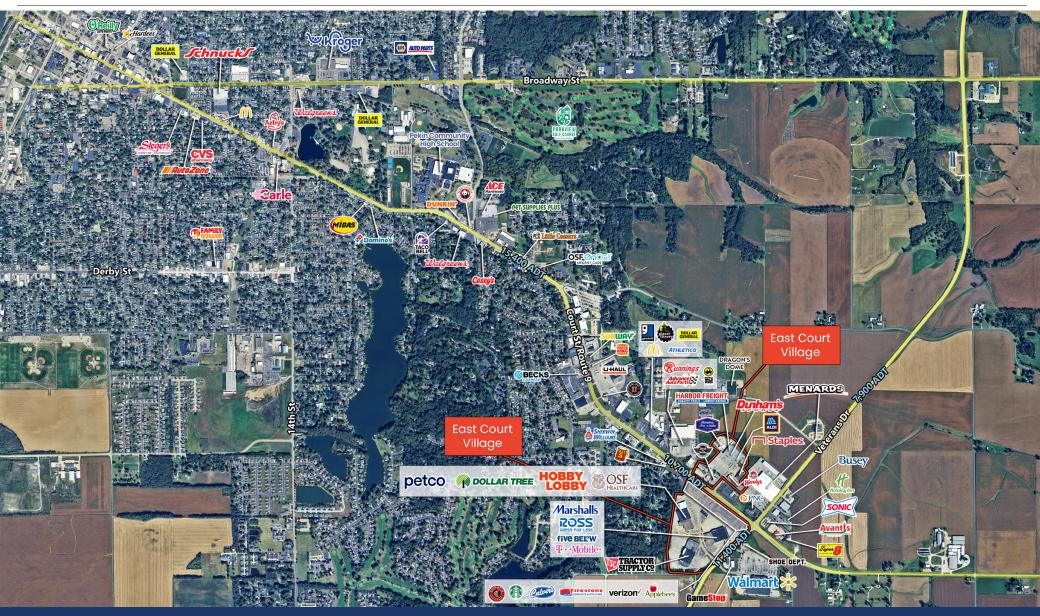
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FOR MORE INFORMATION, CONTACT

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