



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,094 | 72,757 | 120,267



### Daytime Population

8,042 | 48,441 | 112,226



### Median Household Income

\$63,659 | \$64,568 | \$62,210

# RETAIL & LAND FOR SALE OR LEASE

Northwoods Mall Outparcel

4150 North Sterling Avenue | Peoria, Illinois 61613

1.535 Acres | Lease Rate: Call for Details

Sale Price: \$1,800,000

**Ashley Krekovich**

314.785.7613

akrekovich@paceproperties.com

## PROPERTY DETAILS

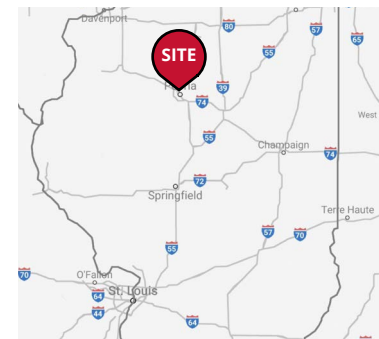
High-profile 1.535-acre outparcel at Northwoods Mall

Located at epicenter of Peoria's primary regional retail node

Proposed multi-tenant buildings or ground leases available

Easy access to Highway 74

Strong food synergy with Portillo's, Chipotle, Chick-fil-A, Panera, & Mission BBQ



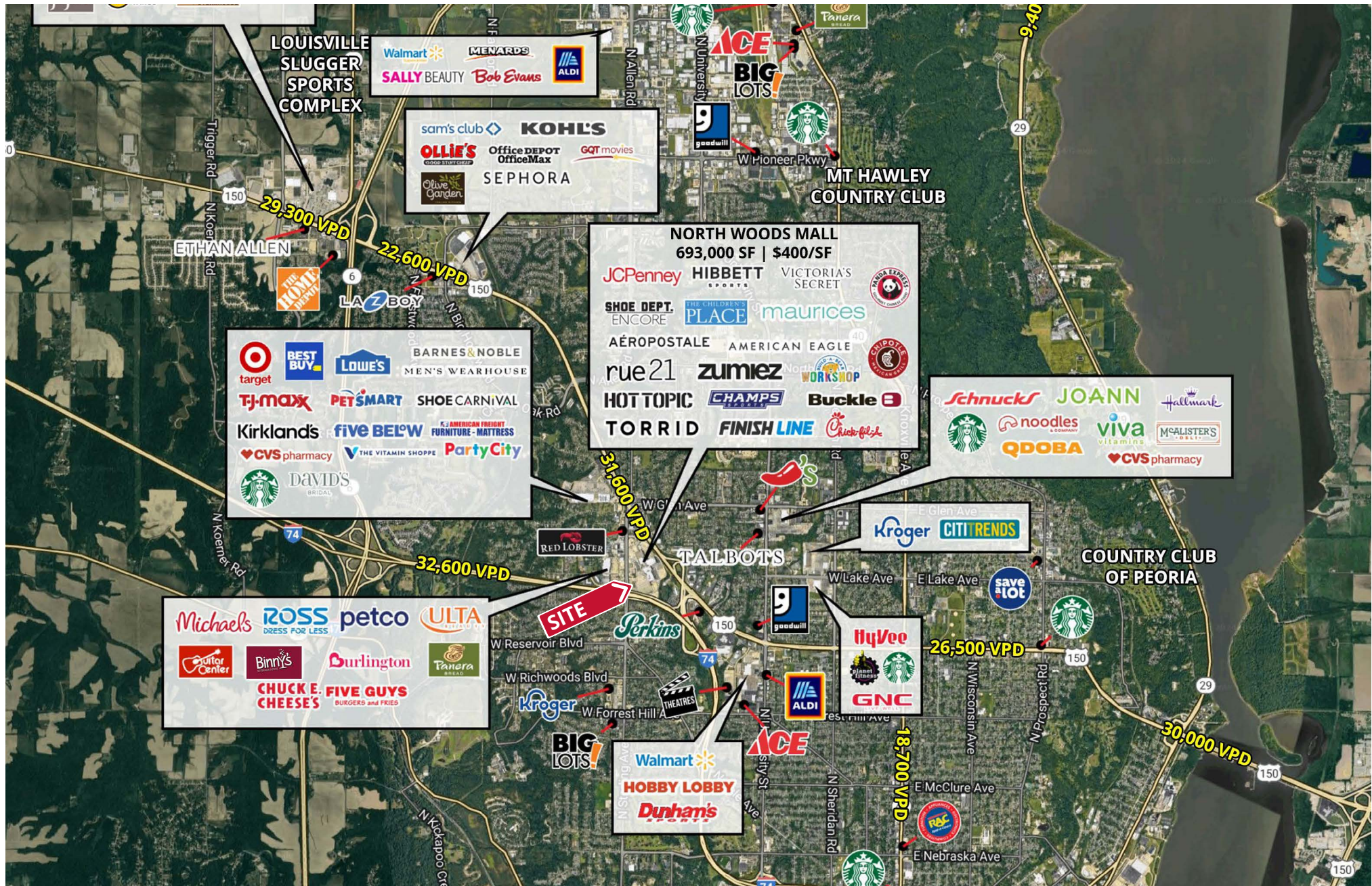
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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# Trade Area Aerial





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ASPHALT PAVEMENT

CONCRETE PAVEMENT & SIDEWALK

**PROPOSED DEVELOPMENT**  
4200 N. STERLING AVENUE  
PEORIA, IL

Sheet: 1 of 1



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