



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

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PROPERTY DETAILS

High-profile 1.535-acre outparcel at Northwoods Mall

Located at epicenter of Peoria's primary regional retail node

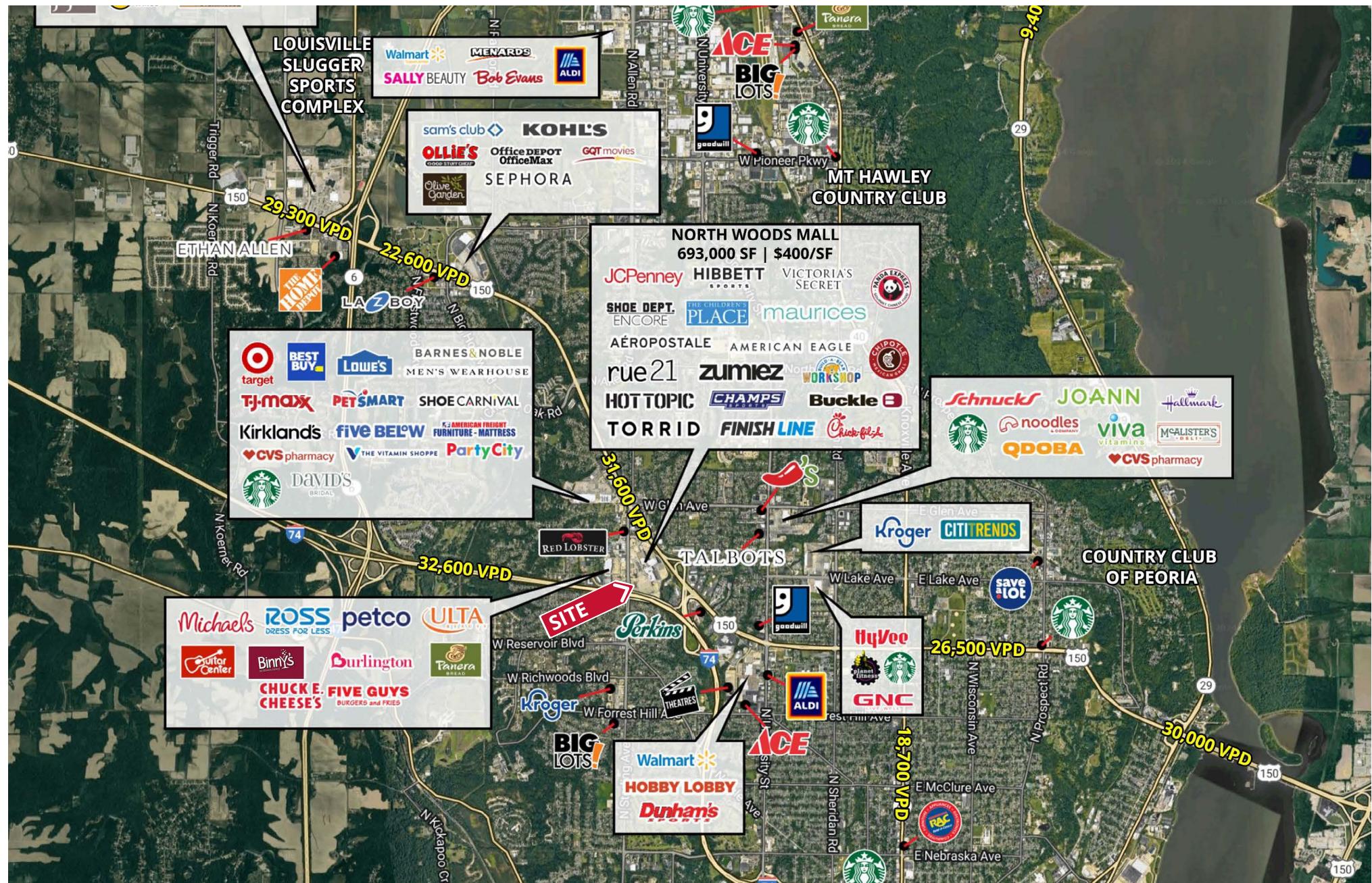
Proposed multi-tenant buildings or ground leases available

Easy access to Highway 74

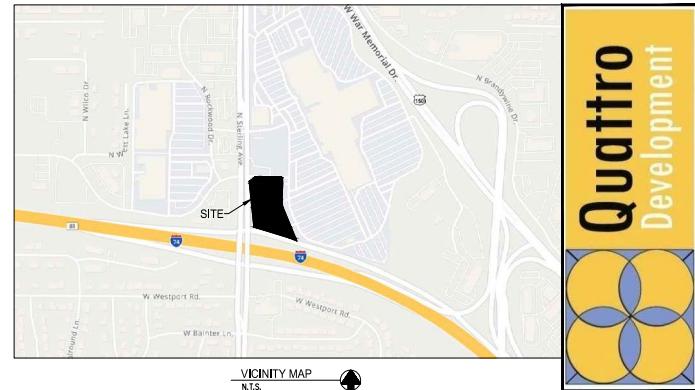
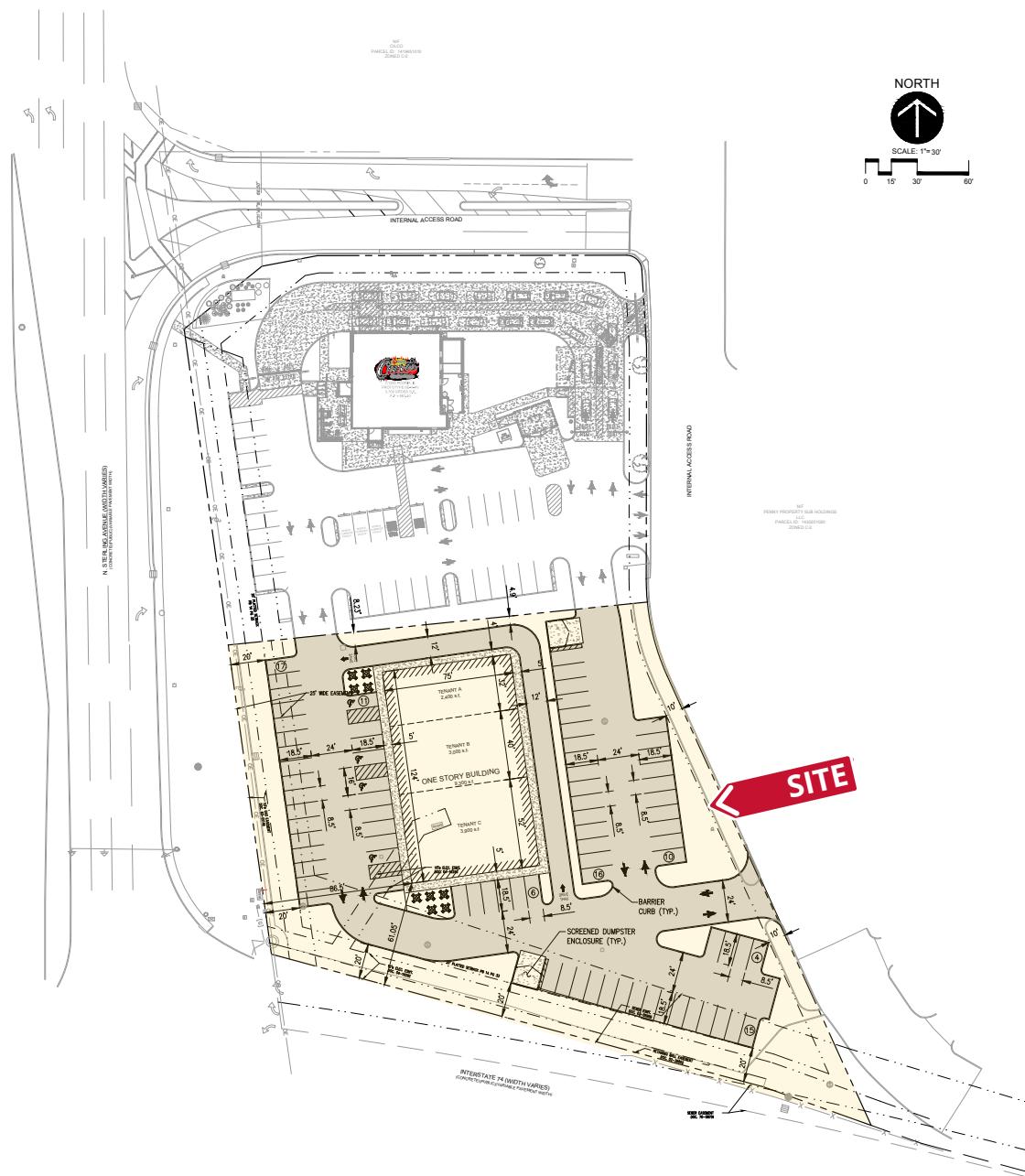
Strong food synergy with Portillo's, Chipotle, Chick-fil-A, Panera, & Mission BBQ



Trade Area Aerial



Conceptual Site Plan



PROPOSED DEVELOPMENT
4200 N. STERLING AVENUE
PEORIA, ILLINOIS

DEVELCO STERLING AVENUE, PECOBIA II

SITE DATA

Zoning: C-2 (Large Scale Commercial District)
Site Area: 66,862 S.F. (1.53 Acres)
Proposed Building: 9,300 S.F.
Buildings Front N. Sterling Avenue

Parking

Restaurant/Retail: No Requirement
79 Parking Spaces Provided (75 Standard & 4 Accessible)

Setback

Front: 20'
Side: 20'
Back: 20'

SURFACE LEGEND



ASSAULT RAUMEN



CONCRETE PAVEMENT IN SIDEWALKS

Project #: PEORIA, IL
Drawn By: BJD
Checked By: RW / ML
Issue Date: 01.27.26

Sheet Title:

SP9.0

Midzoom Aerial



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