



metro centre
— ONLY IN PEORIA —





Address

4700 N. University St.
Peoria, IL 61614

Availability

1,700 - 8,500 SF
1.68 Acre Outlot

FEATURES

- The location boasts a population of 77,000 people within a three mile radius and 124,000 within a five mile radius
- Located at one of Peoria's busiest intersections, University Street and Glen Avenue in the center of Peoria
- Ease of access. Both the University Street and Glen Avenue entrances are signalized intersections that permit left and right ingress and egress
- University Street averages 20,000 cars per day and Glen Avenue averages 13,500 cars per day traveling past the property
- Fantastic signage opportunity on large digital pylon sign
- Ample parking and on-site management office
- Hosts community events like the Peoria Farmers Market every weekend featuring the largest selection of home-grown produce in town.
- Anchored by Schnucks, Sunrise Health Foods and JoAnn



metro centre

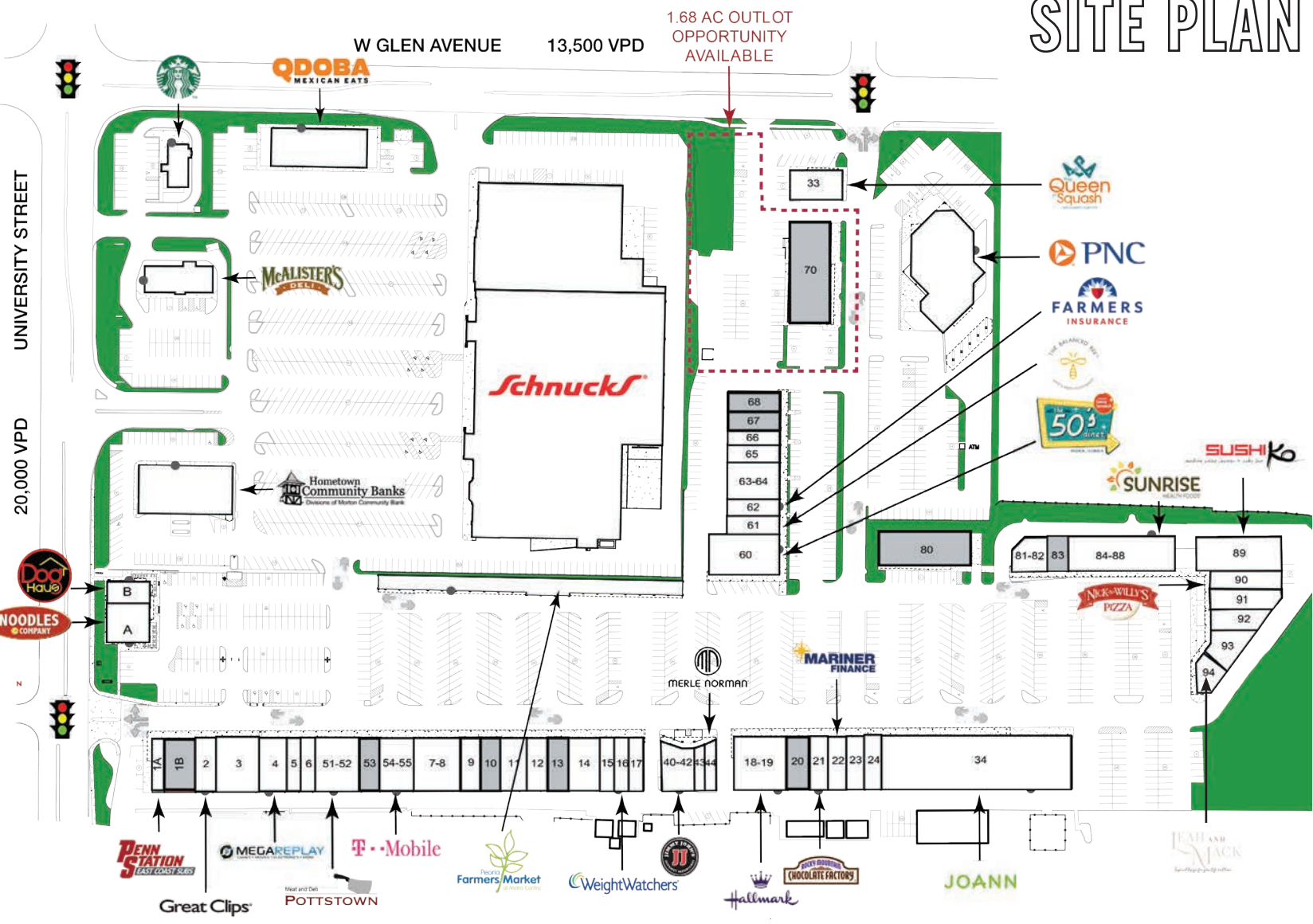
AREA RETAILERS AND ATTRACTIONS



DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
POPULATION	74,710	120,371	218,366
HOUSEHOLDS	32,805	50,676	88,708
AVG HOUSEHOLD INCOME	\$82,380	\$82,876	\$92,979
DAYTIME POPULATION	68,202	150,895	233,812



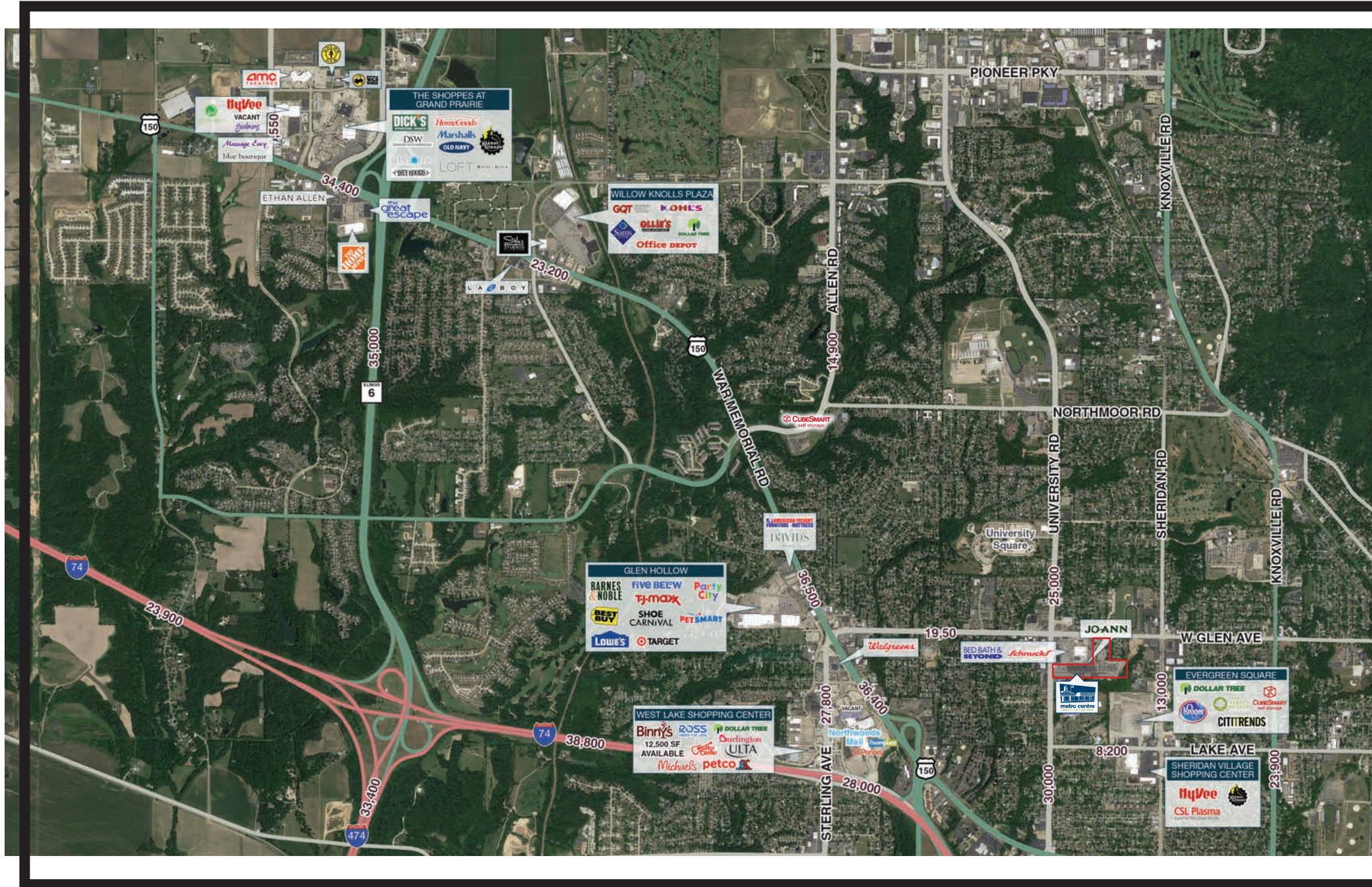
SITE PLAN



Suite	Tenant	SF
A	Noodles and Company	2,800
B	Dog Haus	2,250
1A	Penn Station	1,600
1B	Available	3,300
2	Great Clips	1,765
3	Jalapenos Bar & Grill	4,640
4	Mega Replay	3,002
5	Flying D Dancewear	1,500
6	Roger Burke Jewelers	1,500
7-8	Holmes Shoes	4,500
9	Oreck Vacuum	1,700
10	Available	1,875
11-12	Unique Gizmos	5,250
13	Available	2,250
14	Le Bakery	3,787
15	Johnny Vig's Lounge	1,875
16	Weight Watchers	1,600
17	Metro Nails	1,250
18-19	Kay's Hallmark	5,625
20	Available	2,250
21	Rocky Mountain Chocolate Factory	1,875
22	Mariner Finance	1,875
23	Bard Optical	1,875
24	Metro Centre Office	1,100
33	The Queen of Squash	3,000
34	Jo-Ann Fabrics	20,200
40-41-42	Jimmy John's	2,960
43	The Popcorn Shoppe	911
44	Merle Norman Cosmetics	1,100
51-52	Pottstown Meat & Deli	5,000
53	Available	2,000
54-55	T-Mobile	4,000
60	50's Diner	5,600
61	The Balanced Bee	1,875
62	Farmer's Insurance	1,875
63-64	Peoria Camera Shop	3,750
65	Freedom Chiropractic	1,875
66	Alexander Travel	1,875
67	Available	1,875
68	Available	1,875
70	Available	8,500
80	Available	6,000
81-82	Sewing Center II	2,838
83	Available	1,500
84-88	Sunrise Health Foods	9,000
89	Sushi Ko	5,400
90	Nick-N-Willy's Pizza	1,960
91	All Ways Caring HomeCare	3,000
92	Orthopedic Solutions	2,400
93	Uniform-ly Perfect	2,500
94	Leah & Mack	1,620
Outlot 1	Available	0.5 AC
Total GLA		154,794



metro centre PEORIA, IL AREA OVERVIEW

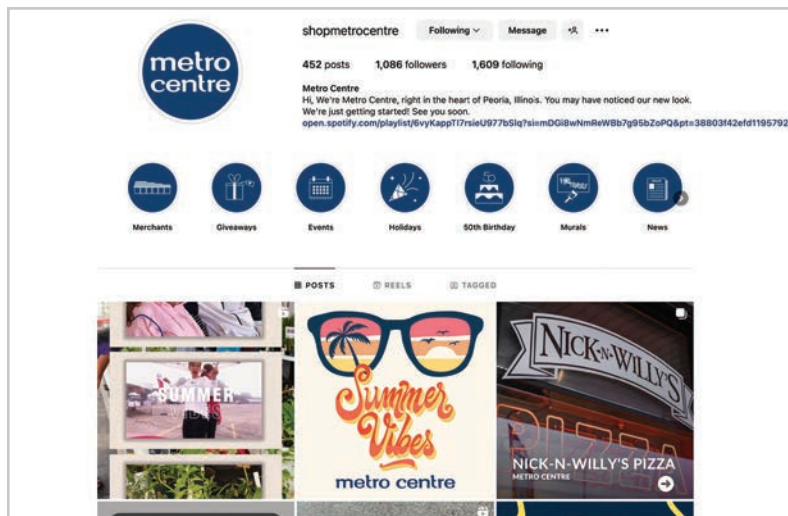
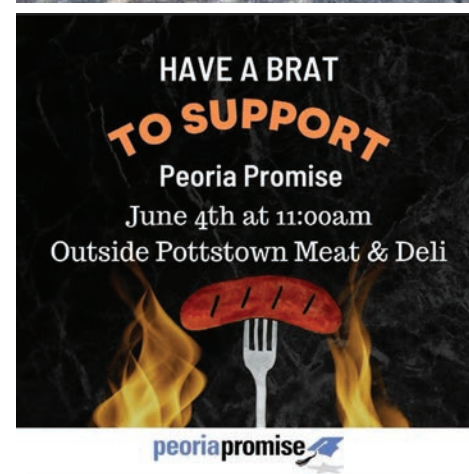
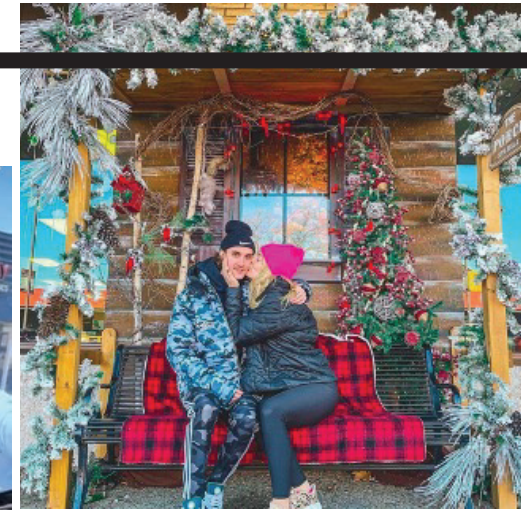


metro centre

EVENTS

- Farmers Market
- Holiday Experiences
- Sidewalk Sales
- Community Fundraisers

 Get social at @shopmetrocentre



OVER 1.1M CUSTOMERS

shopped Metro Centre in 2022



metro centre

Come grow with us



Come grow with us RETAIL SPACE FOR LEASE



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