



WESTLAKE

SHOPPING CENTER, PEORIA ILLINOIS

Contact

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Mid-America Asset Management, Inc

Leasing:



Owned & Managed by:



Property Features

- One of Central Illinois' major shopping destinations with over 45 years of increasing sales per square foot
- Private electronic billboard with high definition images promoting Westlake tenants every 10 seconds to over 200,000 combined vehicles a day
- A retail landmark overlooking the only interstate highway in a metropolitan market of 401,767 people
- The largest interlocking concrete paver parking lot in the United States comes with the first of its kind in the industry 30 year warranty, protecting all Westlake tenants from common area asphalt costs, while calming and slowing vehicle traffic, improving walkability for customers

Trade Area Features

- Peoria is the second largest metro market in the state and is home to five hospitals, The University of Illinois School of Medicine, major healthcare services, and biotech research centers unrivaled in Illinois
- A Forbes Top 10 Best Cities for starting business in 2015
- Peoria is home to Bradley University, the seventh highest ranked regional college in the Midwest
- General Wayne A. Downing Peoria International Airport is the third fastest growing Regional airport in the United States
- Over 400 retailers, including over 70 restaurants & 10 hotels within one mile of site



Peoria, IL MSA. 400,000 people. Only one Interstate Highway. Only one place where the City's main three arterials intersect. Only one retail epicenter of the market proven over 45 years. And only one shopping center at the front door to all of it. Westlake.

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MEN'S WEARHOUSE



War Memorial Drive



Shared Main Entrance with Mall

Northwoods Mall



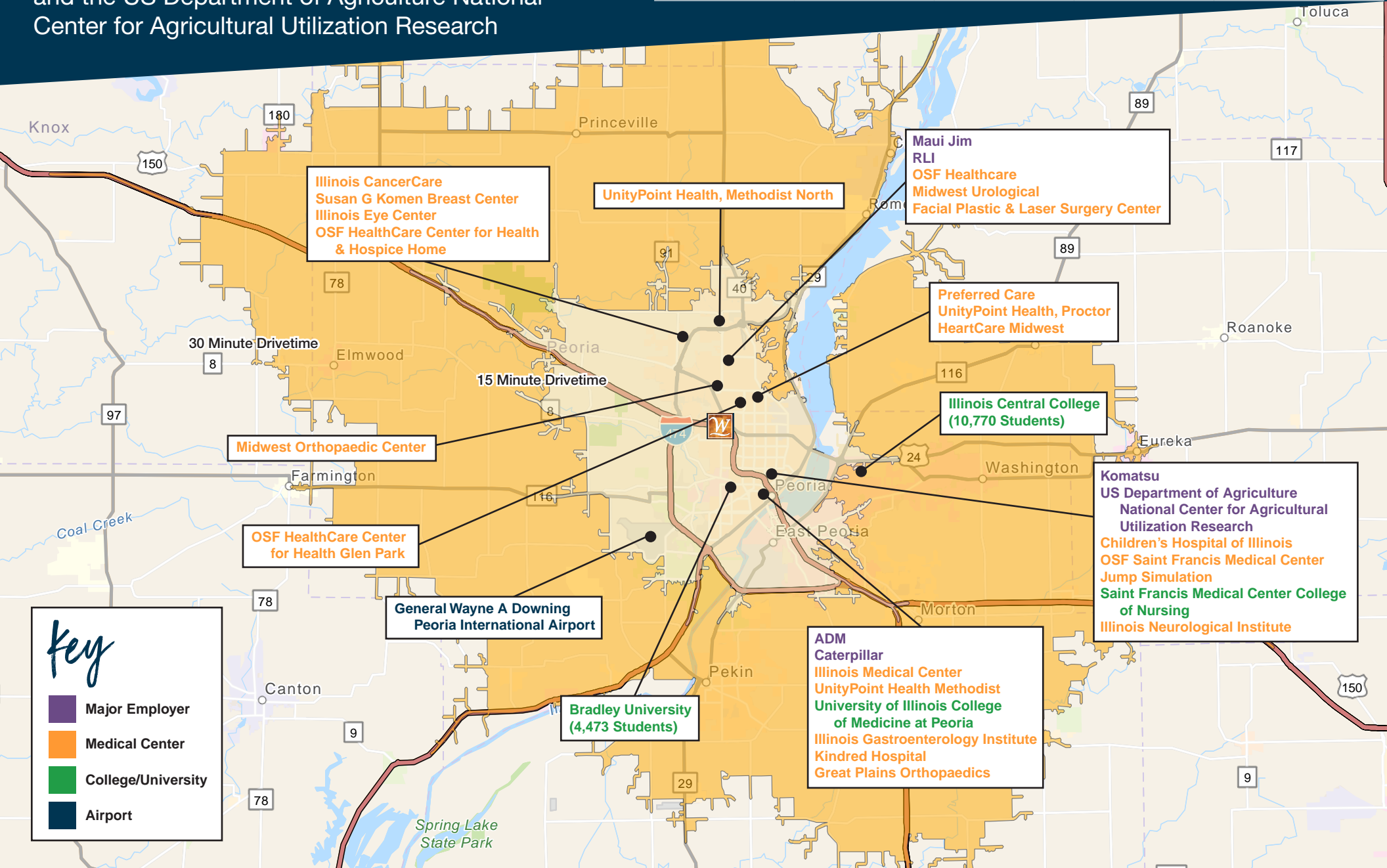
Sterling Avenue: 27,800 vpd

I-74/Sterling Avenue Interchange
38,800 vpd



Peoria has a workforce exceeding 200,000 people. Major employers include ADM, Caterpillar, Komatsu, Maui Jim, RLI, OSF Healthcare, UnityPoint Hospitals and the US Department of Agriculture National Center for Agricultural Utilization Research

DEMOGRAPHICS	Population	Households	Average Income	Daytime Population
15 Minute Drivetime	164,272	67,937	\$72,469	203,296
30 Minute Drivetime	326,349	132,178	\$78,592	341,470



Key

- Major Employer
- Medical Center
- College/University
- Airport

Tenant Testimonials

"We've never had a better opening...and it keeps going, best store in the district, month after month. Unbelievable. There is a huge market here for quality. And we're in the center of it. This location, Westlake, is in the center of everything."

Phil Newton | General Manager | Panera Bread

"We were thrilled to relocate our Peoria store in a new, beautiful, and bustling Westlake Shopping Center. The location and tenant mix is so much better. Today we have a beautiful new store and higher sales."

Christy Graber | Store Manager | Michael's

"This place is hot, it's the high-traffic area. In the outdoor patio is fantastic. We're very comfortable here."

Mike Pittitleo | Store Manager | Five Guys Burgers and Fries



2015 ICSC US Design & Development Award for Renovation & Expansion
★★★★★



Orchid Award - Best of Peoria Shopping Center Landscaping
★★★★★



2017 Best in US - Large Scale Commercial Blend of Hardscapes
★★★★★



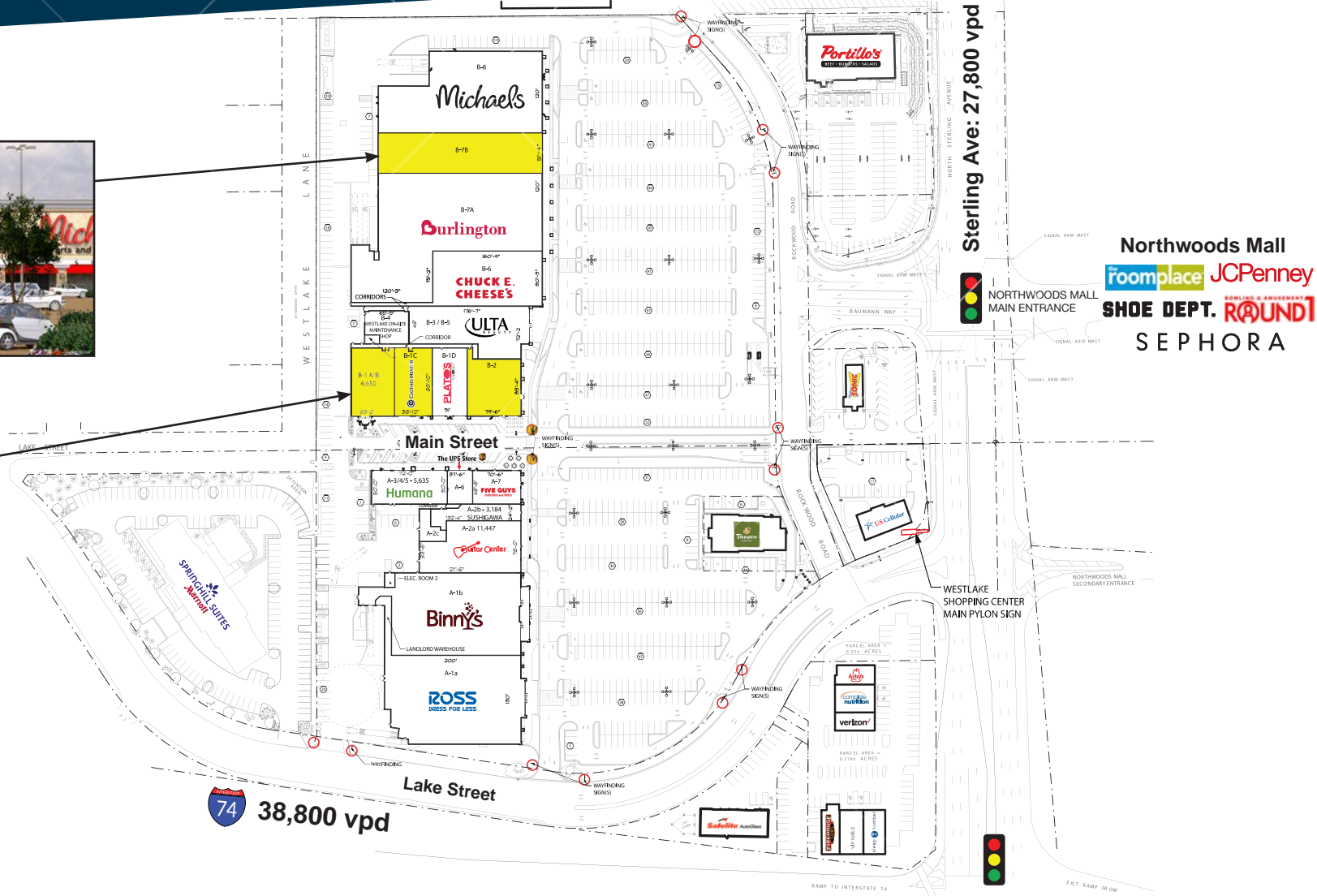
2017 Hardscape North America Largest Private Interlocking Concrete Paver Parking Lot in the United States
★★★★★



Architectural Renovation
★★★★★



Site Plan



Suite	Tenant	SF
A-1a	ROSS	25,612
A-1b	Binny's	25,911
A-2a	Guitar Center	10,172
A-2b	Sushigawa	3,184
A-2c	Guitar Center	1,275

Suite	Tenant	SF
A-3/4/5	Humana	5,635
A-6	The UPS Store	1,869
A-7	Five Guys	3,528
B-1a/b	Available	6,650
B-1c	Clothes Mentor (Available)	5,540

Suite	Tenant	SF
B-1d	Plato's Closet	5,079
B-2	Available	6,885
B-3/B-5	Ulta	11,375
B-6	Chuck E-Cheese	12,954

Suite	Tenant	SF
B-7A	Burlington	38,891
B-7B	Available	12,485
B-8	Michaels	25,234
Outlot	Panera Bread	5,580
Outlot	U.S. Cellular	2,693
Total GLA		210,726



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