



# Evergreen Square

# 2,680-30,271 SF FOR LEASE

901 West Lake Avenue, Peoria, IL 61614

PEORIA, IL | NWC WEST LAKE AVENUE + SHERIDAN ROAD



## Property Highlights

- Anchor space available of 30,271 square feet (divisible)
- Located at the intersection of North Sheridan Road and West Lake Avenue, which is at the epicenter of the highest residential density in Peoria
- Kroger is a major traffic driver along with popular brand retailers like Citi Trends, Shoe Carnival, PetCo, Party City and more
- Excellent visibility and prevalent storefront signage as well as new pylon signage coming soon along North Sheridan Road and West Lake Avenue
- Now under new ownership/management with capital for space improvement

## Demographic Information:

	3 Mile	5 Mile	10 Mile
Population	79,942	119,624	220,595
Avg. Household Income	\$70,431	\$70,431	\$78,408
Median Age	36.8	36.5	38.5

## Area Tenants:

- Kroger
- Sears
- Hy-Vee
- Dollar Tree
- Bed, Bath, & Beyond
- Walgreens
- Gordon Food Service
- Walmart

For further information, please contact our exclusive agents:

Jim Schutter  
Terry Alexa

312.224.3210  
312.224.3103

jschutter@ngkf.com  
talexa@ngkf.com



ngkf.com

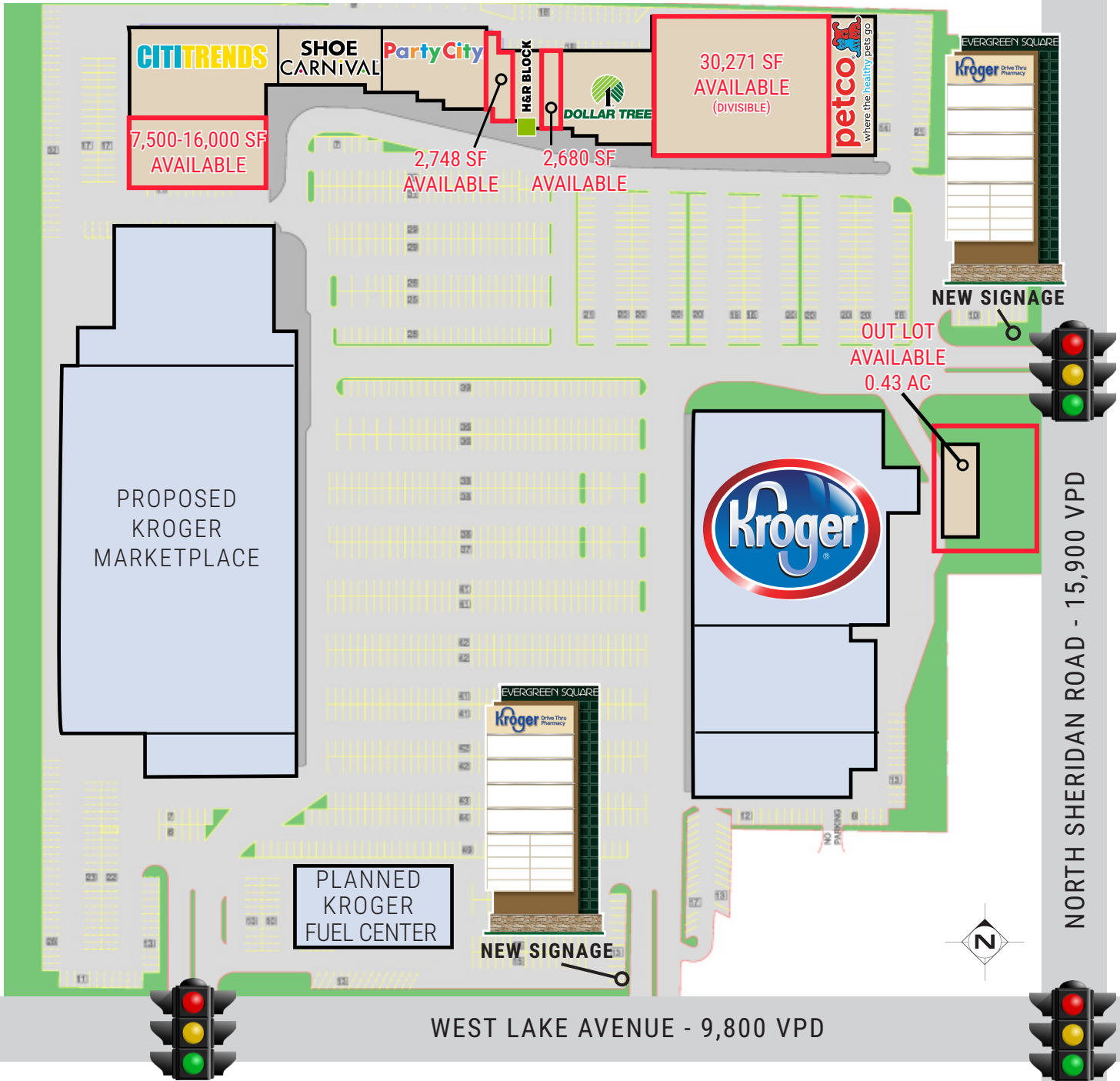


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## Site Plan

TOTAL CENTER: 332,112 SF



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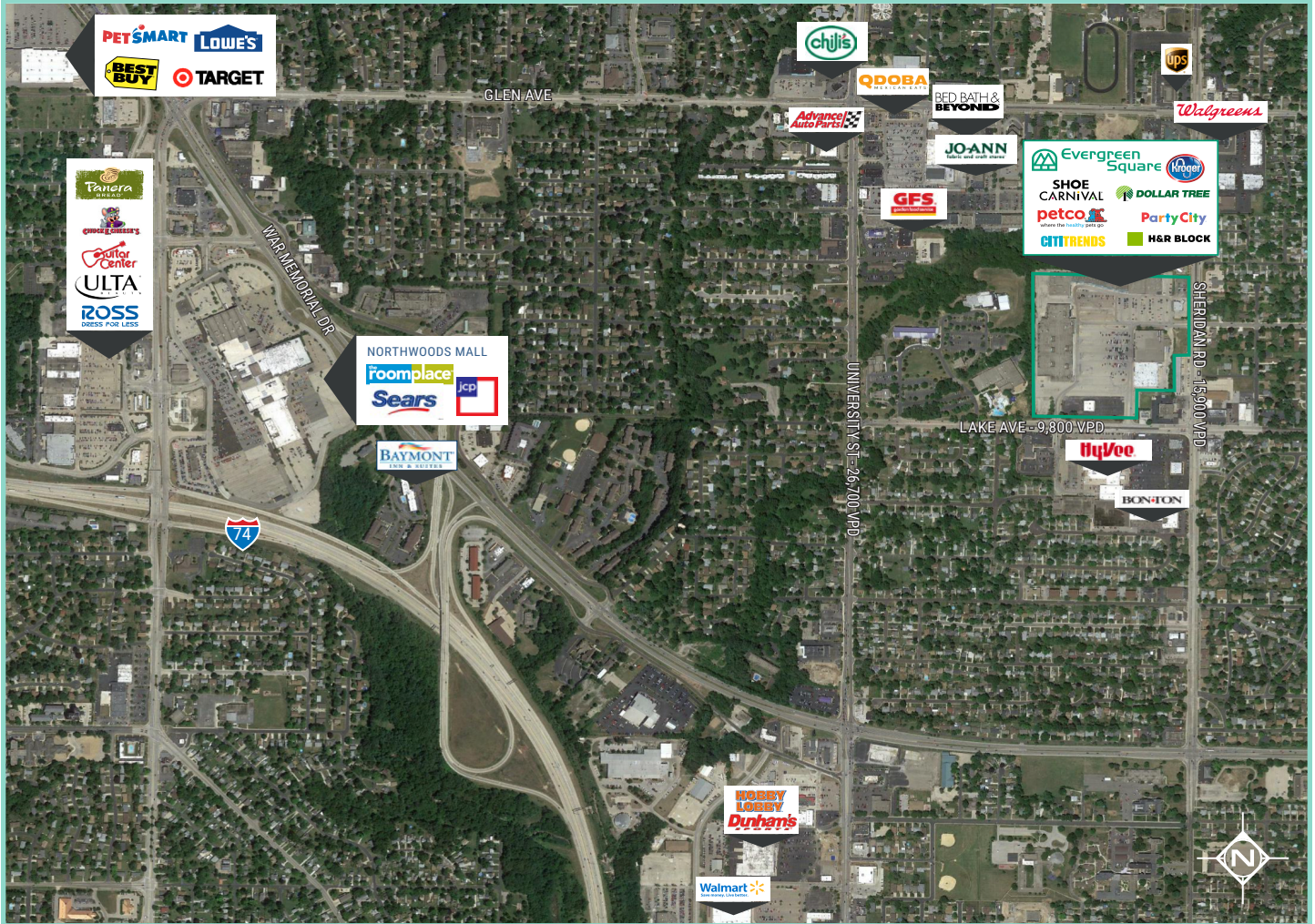
**Newmark  
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## Aerial



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