



UNIVERSITY PLAZA

Peoria, Illinois

ANCHOR POSITIONS AVAILABLE

Located in Illinois' third largest MSA -- Peoria, Illinois -- University Plaza is strategically located at Peoria's busiest commercial intersection, University Avenue and War Memorial Drive. Adjacent to a 114,000 sf Wal-Mart superstore, the 182,000 sf University Plaza is home to such prominent national retailers as Hobby Lobby, Dunham's Sports, Blockbuster Video, Kinko's Copies and Hancock Fabrics.



Also, a new 22,000 sf building is being developed which is scheduled to be delivered in Fall, 2006.

The Peoria retail marketplace is very attractive. With low unemployment, above-average incomes and a low cost of living, the disposable income available to the average Peoria consumer is surprisingly strong.

LOCATION

N. University Avenue at War Memorial Drive, highest traffic intersection in the Peoria MSA

MAJOR TENANTS

Hobby Lobby (59,500 sq. ft.) • Dunham's Sports (33,800 sq. ft.) • Kinko's Copies • Blockbuster Video • Hancock Fabrics •

POPULATION

3-mile ring . . . 92,322 8-mile ring . . . 191,377
5-mile ring . . . 134,074 Peoria MSA . . . 338,000

AVERAGE HOUSEHOLD INCOME

3-mile ring . . . \$51,802 5-mile ring . . . \$54,185
8-mile ring . . . \$57,667

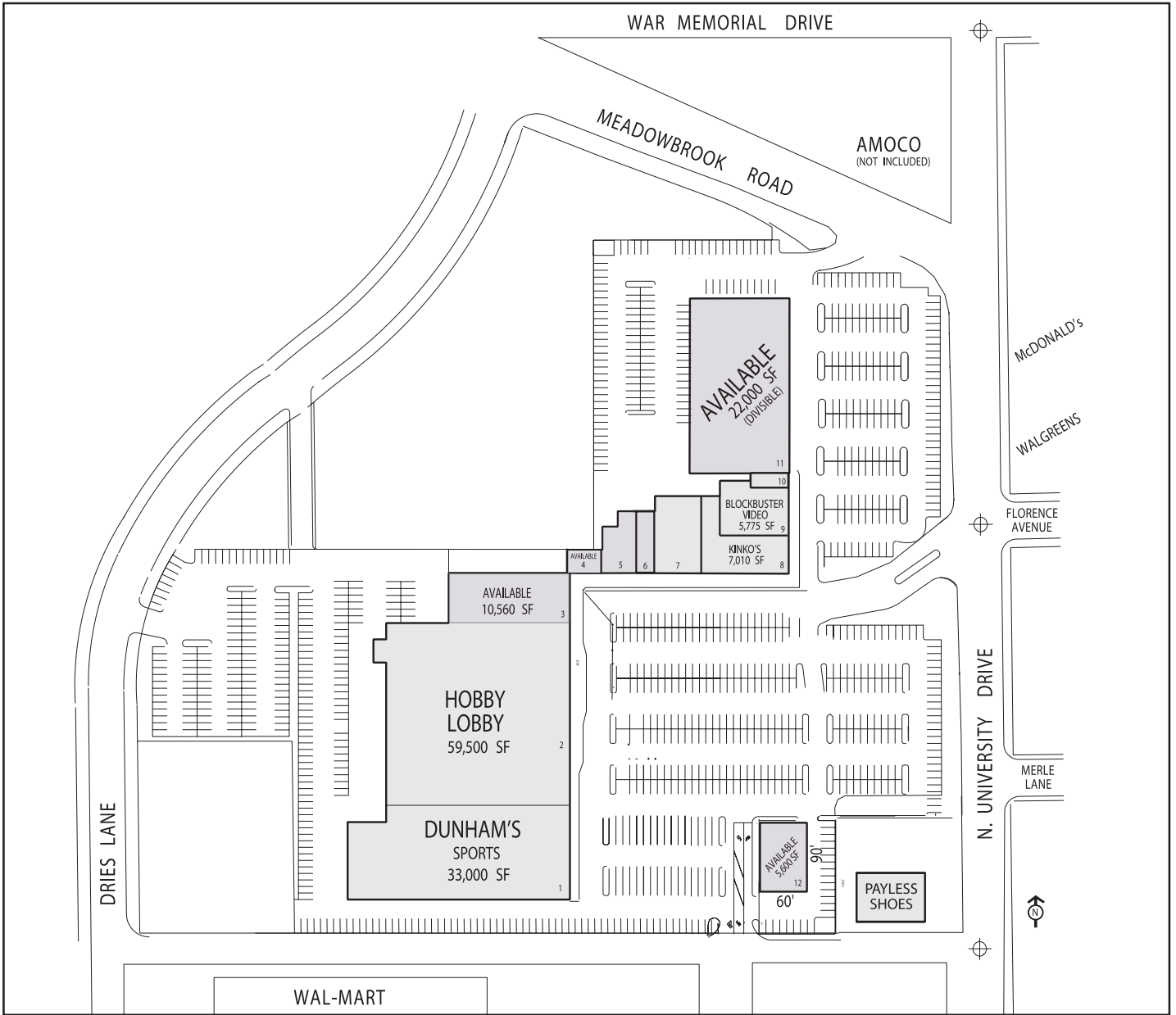
AVERAGE DAILY TRAFFIC COUNTS

34,200 cars N-S on University Avenue
21,700 cars E-W on War Memorial Drive

FOR MORE INFORMATION

Contact Michael J. Horne, President

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TENANTS AT UNIVERSITY PLAZA

- 1 DUNHAM'S SPORTS.33,800 SF . . . 120' X 289' IRR.
- 2 HOBBY LOBBY59,500 SF . . . 235' X 239' IRR.
- 3 AVAILABLE10,560 SF . . . 66' X 157'
- 4 AVAILABLE1,350 SF . . . 45' X 36'
- 5 AVAILABLE3,200 SF . . . 45' X 80' IRR.
- 6 AVAILABLE2,000 SF . . . 25' X 80'
- 7 SCISSORS FOR HAIR.6,000 SF . . . 60' X 100'
- 8 KINKO'S7,010 SF . . . 115' X 50' IRR.
- 9 BLOCKBUSTER5,775 SF . . . 60' X 88' IRR.
- 10 SPRINT.1,000 SF . . . 20' X 50'
- 11 AVAILABLE46,000 SF . . . 220' X 100'
- 12 AVAILABLE5,600 SF . . . 90' X 60'

- GLA181,795 SF