



TARTAN

JOIN MISSION BBQ & SUPPLEMENT SUPERSTORE

2,700 SF AVAILABLE

4513 N STERLING AVENUE, PEORIA, IL

Tartan Realty Group, Inc.

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350 W. Hubbard St. #640

Chicago, IL 60654



Area Co-Tenancy



Highlights

- Join Mission BBQ and Supplement Superstore in this new development on Sterling Avenue
- 2,700 SF of rare small shop space available in the heart of Peoria
- Cross-eased with neighboring office tenants to allow for ample parking
- Brand new re-development including new façade, roof, HVAC, parking lot, storefront, signage, and more
- High barrier to entry market
- Easy access to I-74 (32,400 CPD) and War Memorial Drive (33,200 CPD)
- Anticipated delivery Q3 2020

Immediate Co-Tenants



Development Co-Tenants

MISSION BBQ®
The American Way.



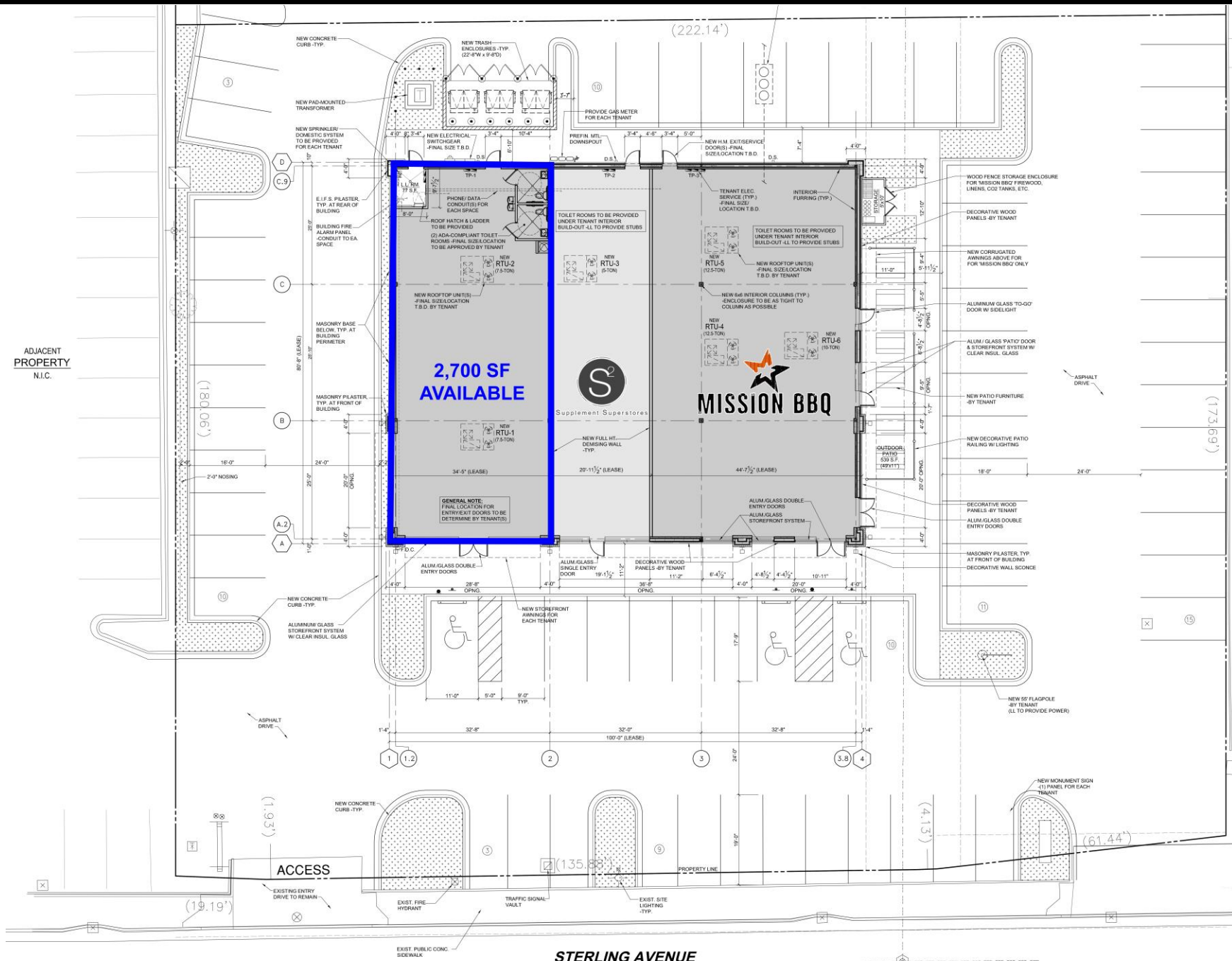
Supplement Superstores®
Nutrition Fitness Weight Loss
www.SupplementSuperstores.com

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,386	65,590	121,388
Avg. Household Income:	\$66,362	\$73,033	\$68,336
Daytime Pop.:	5,096	29,819	106,418
Cars Per Day (Sterling):	27,800		



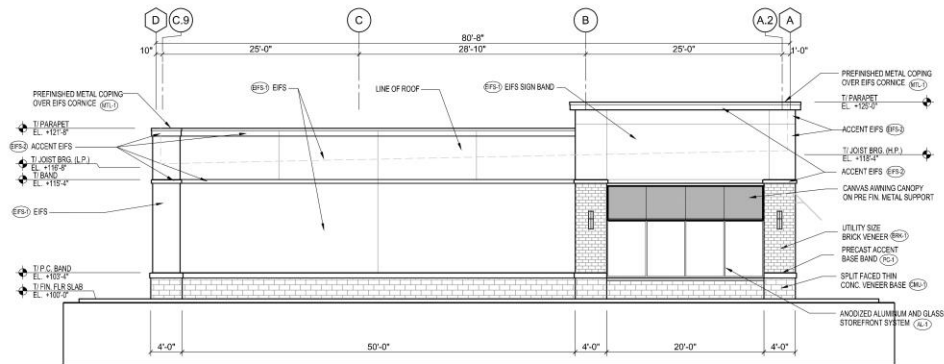
SITE PLAN



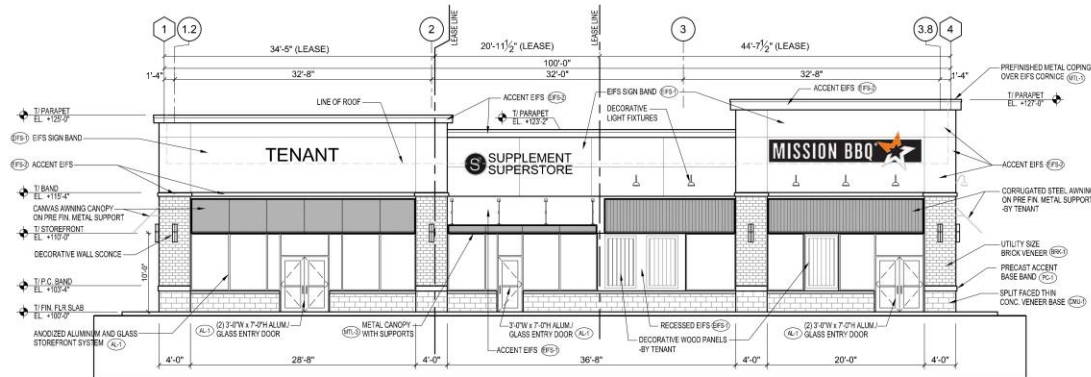


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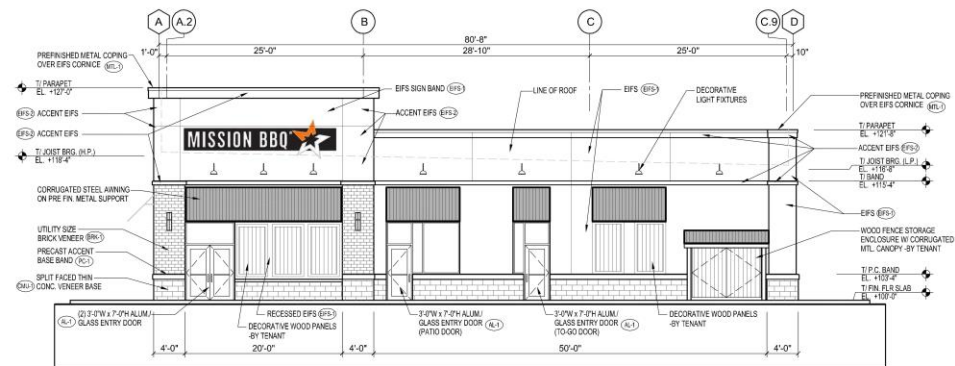
RENDERINGS



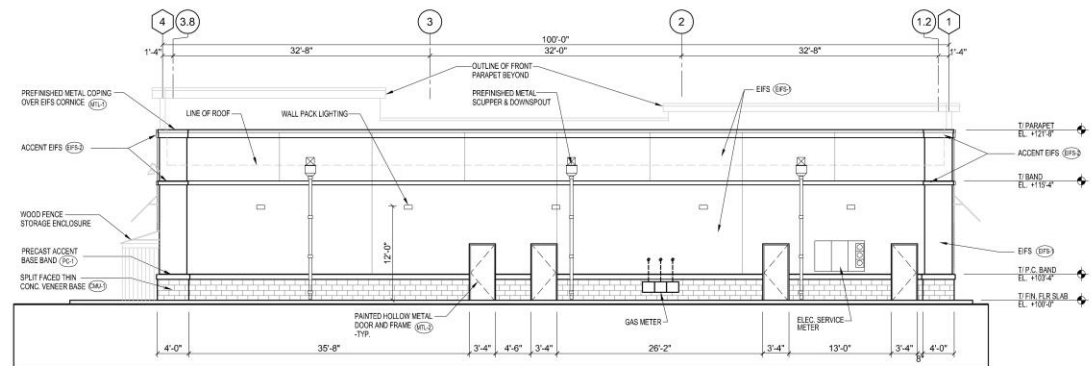
1 SOUTH ELEVATION (SIDE)
EL-1
SCALE: 1/8"=1'-0"



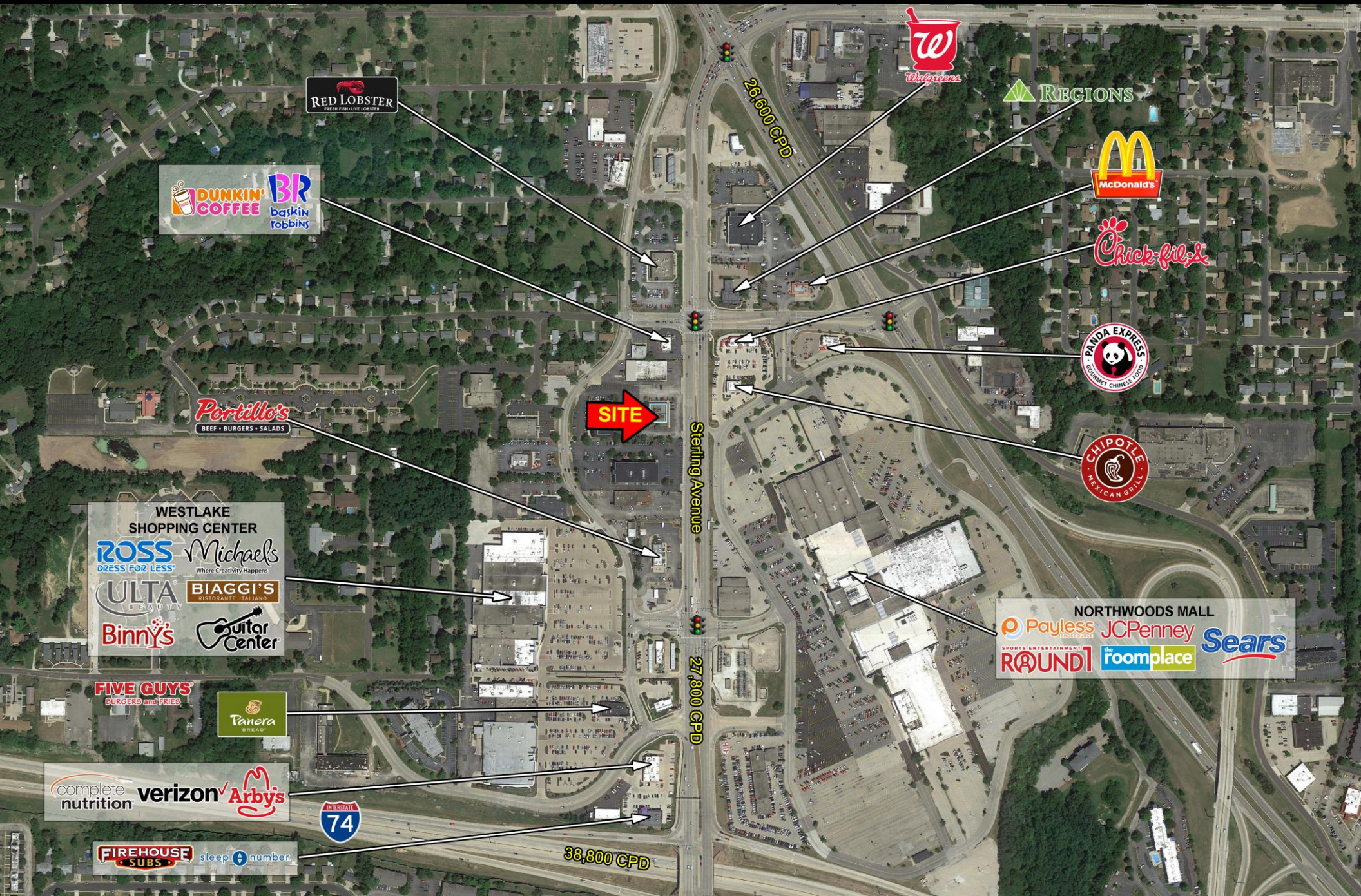
2 EAST ELEVATION (FRONT)
EL-1
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION (SIDE)
EL-1
SCALE: 1/8"=1'-0"

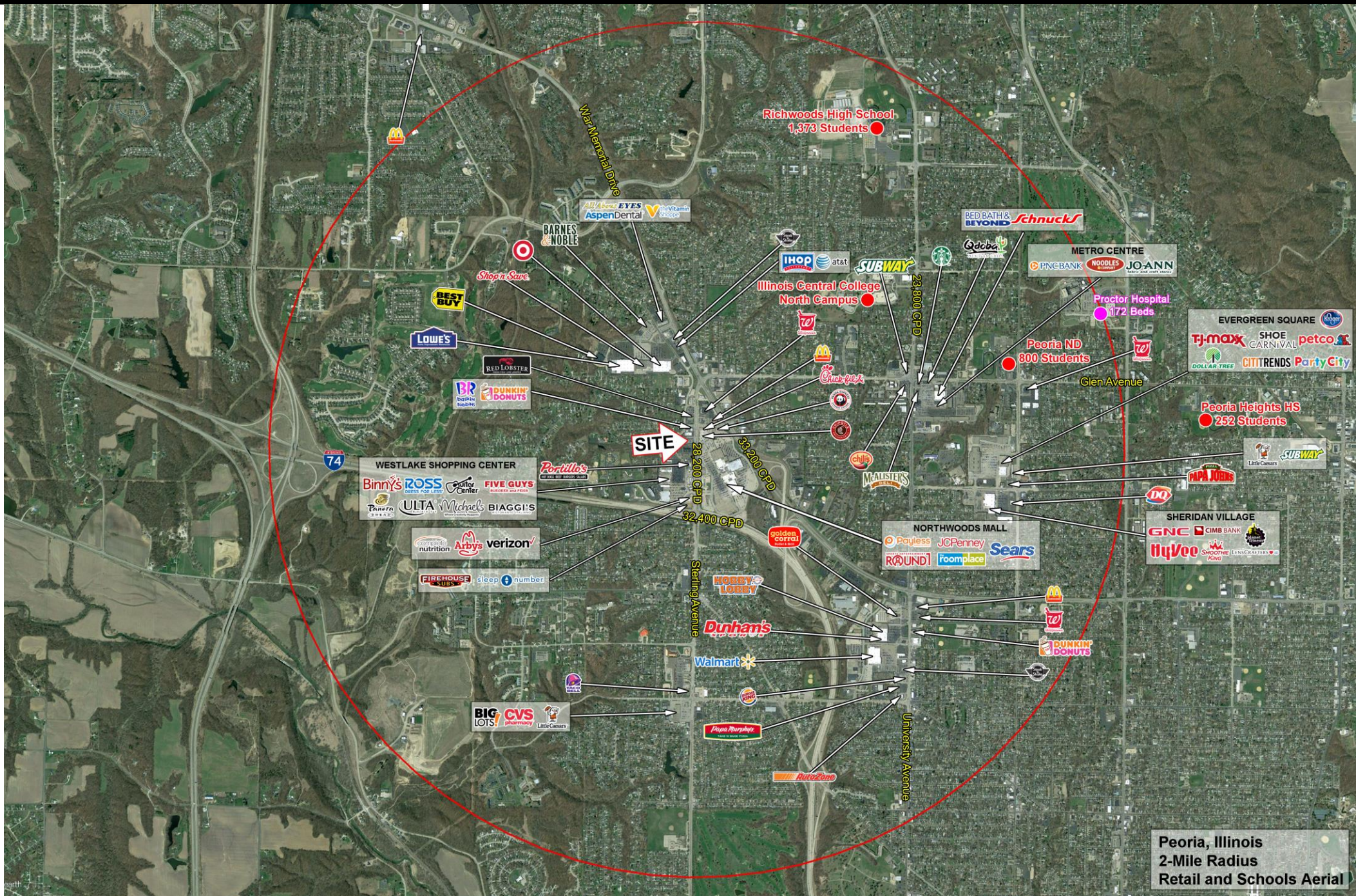


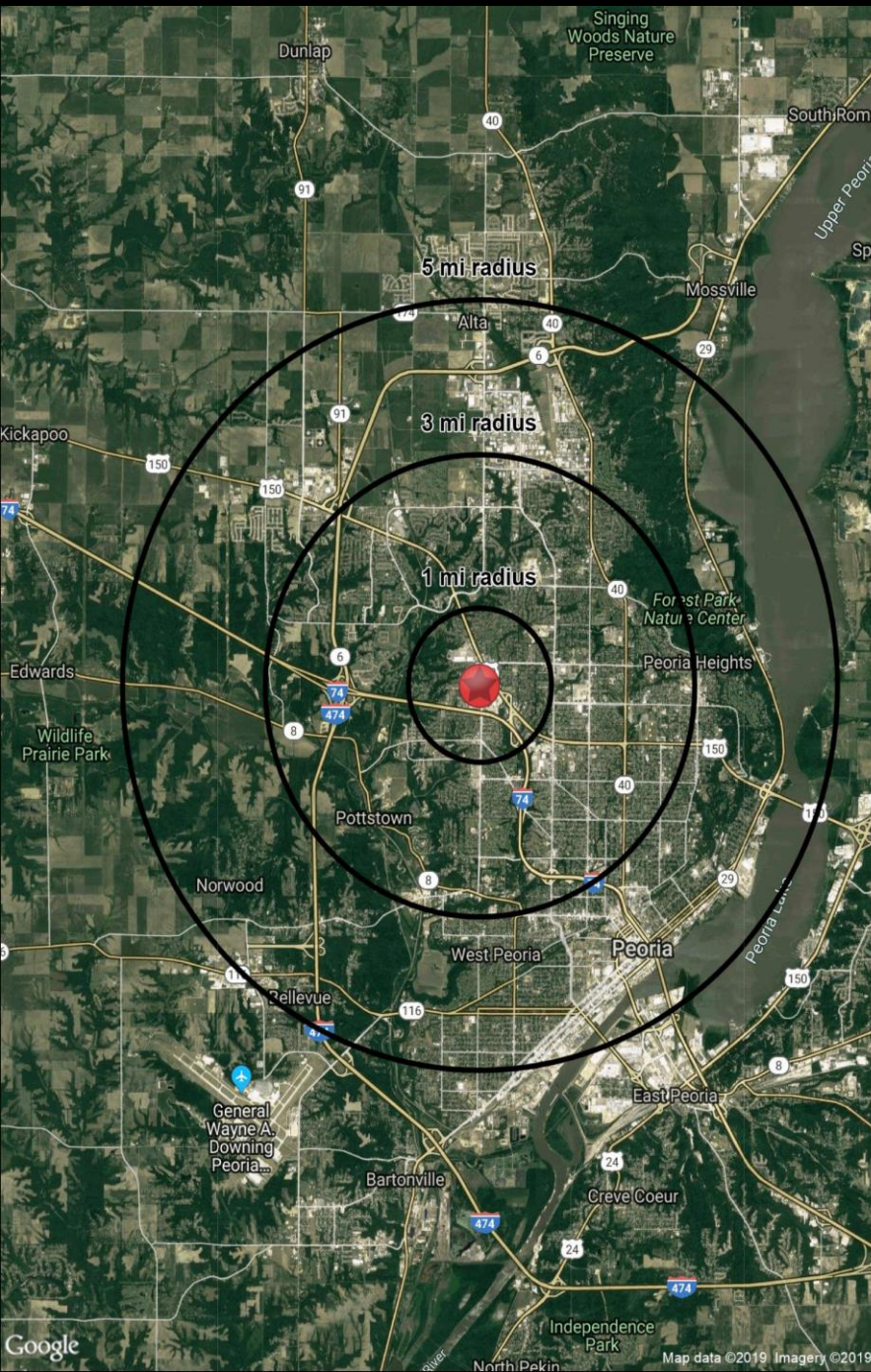
4 WEST ELEVATION (REAR)
EL-1
SCALE: 1/8"=1'-0"





MARKET AERIAL





4513 N Sterling Ave

Peoria, IL 61615

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	8,386	65,690	121,388
	2024 Projected Population	7,823	61,131	114,785
	2010 Census Population	8,650	68,461	124,594
	2000 Census Population	9,130	70,196	127,831
	Projected Annual Growth 2019 to 2024	-1.3%	-1.4%	-1.1%
	Historical Annual Growth 2000 to 2019	-0.4%	-0.3%	-0.3%
HOUSEHOLDS	2019 Median Age	44.0	38.5	36.3
	2019 Estimated Households	4,183	30,720	53,538
	2024 Projected Households	4,153	30,504	53,856
	2010 Census Households	4,065	30,188	51,885
	2000 Census Households	4,074	29,882	51,680
	Projected Annual Growth 2019 to 2024	-0.1%	-0.1%	0.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	0.1%	0.1%	0.2%
	2019 Estimated White	71.4%	67.8%	62.8%
	2019 Estimated Black or African American	18.5%	21.4%	26.0%
	2019 Estimated Asian or Pacific Islander	5.2%	5.0%	4.3%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2019 Estimated Other Races	4.6%	5.5%	6.6%
INCOME	2019 Estimated Hispanic	3.6%	4.4%	5.9%
	2019 Estimated Average Household Income	\$66,362	\$73,033	\$68,336
	2019 Estimated Median Household Income	\$54,597	\$58,688	\$54,524
	2019 Estimated Per Capita Income	\$33,277	\$34,241	\$30,383
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.6%	3.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.4%	7.5%
	2019 Estimated High School Graduate	25.5%	23.9%	26.3%
	2019 Estimated Some College	23.4%	22.3%	22.1%
	2019 Estimated Associates Degree Only	9.3%	10.9%	10.4%
	2019 Estimated Bachelors Degree Only	21.2%	21.9%	18.9%
BUSINESS	2019 Estimated Graduate Degree	11.5%	13.0%	11.5%
	2019 Estimated Total Businesses	435	2,920	6,860
	2019 Estimated Total Employees	5,096	29,819	106,418
	2019 Estimated Employee Population per Business	11.7	10.2	15.5
	2019 Estimated Residential Population per Business	19.3	22.5	17.7