

# PRIME RETAIL SPACE AVAILABLE

5012 N BIG HOLLOW ROAD  
PEORIA, IL 61615

**FOR LEASE: 1,050-5,050 SF**



## Property Information

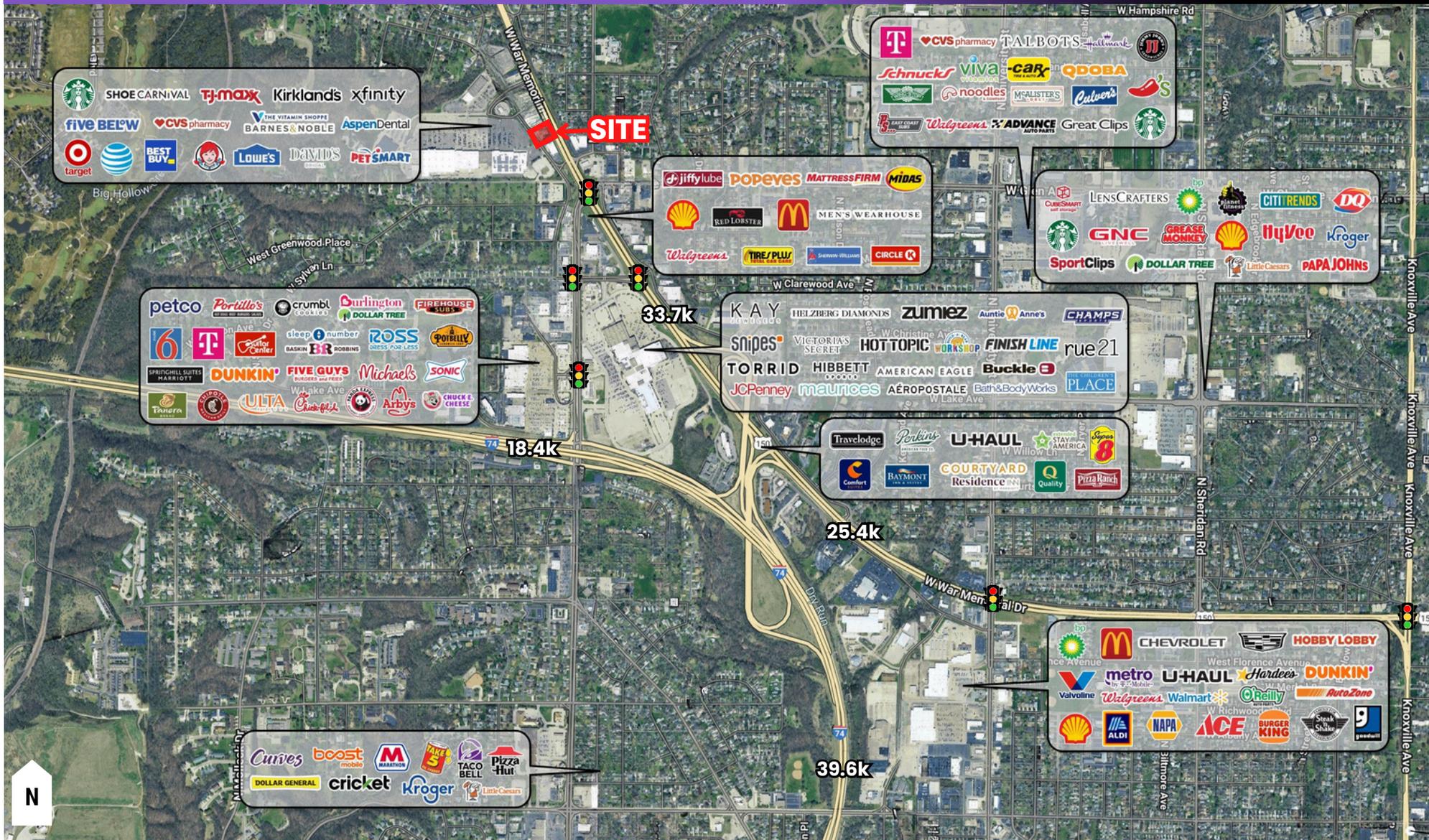
- Ideally located on War Memorial Drive & Big Hollow Road
- Traffic counts on War Memorial Drive surpass 33,000 VPD
- Strong neighboring retailers including Target, TJ Maxx, Kirklands, Best Buy, Lowe's, Starbucks, and Barnes & Noble
- About 30,000 employees within a 3 Mile radius
- Building Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	7,823	\$94,476	305
3 Miles:	59,111	\$94,658	2,220
5 Miles:	118,829	\$91,596	4,872

# AERIAL | 5012 N BIG HOLLOW RD, PEORIA, IL 61615

## SUPERIOR VISIBILITY ON MAIN ROAD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



# SITE SURVEY | 5012 N BIG HOLLOW RD, PEORIA, IL 61615 LOCATED NEAR TRAFFIC SIGNALS



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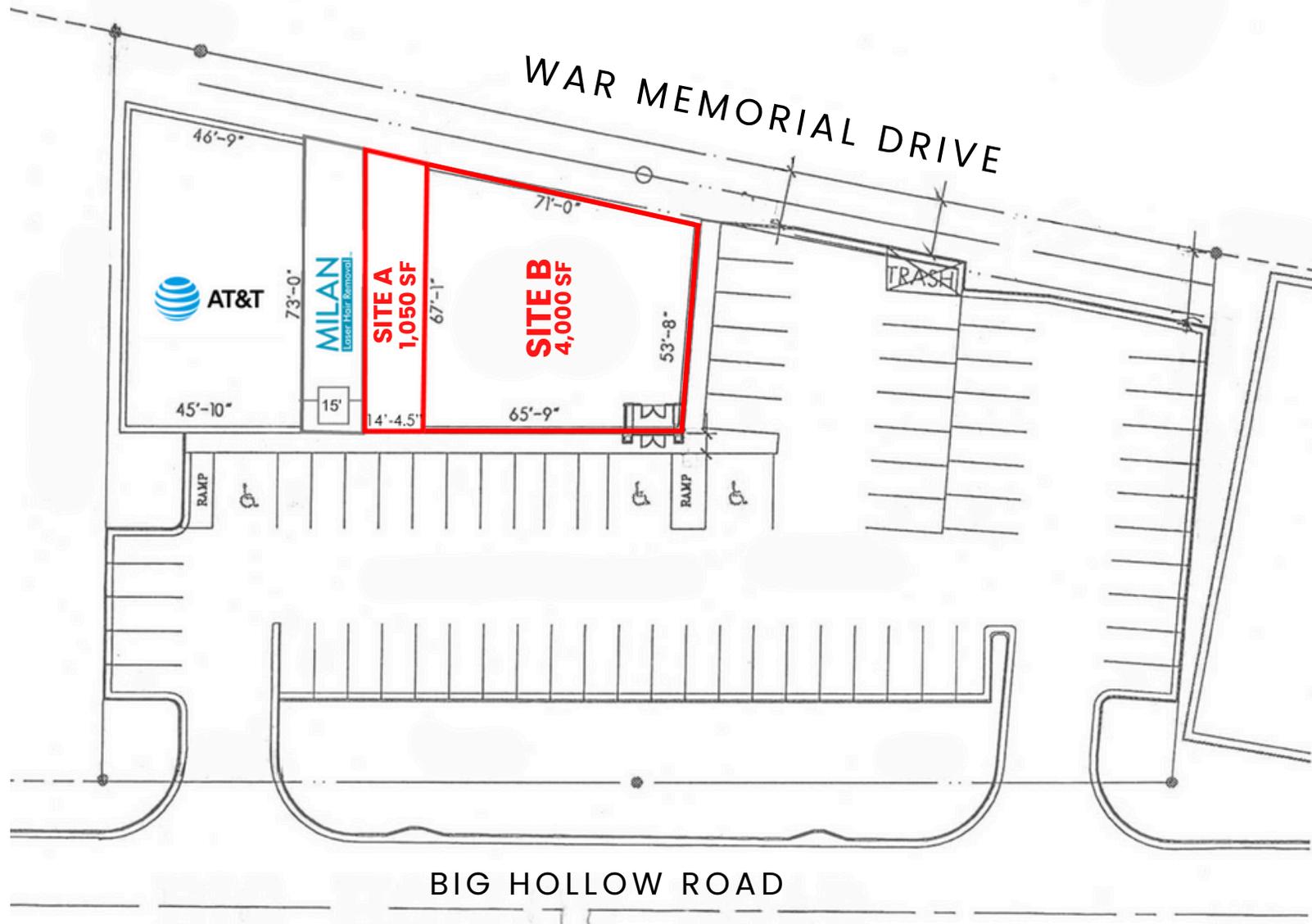
6801 Spring Creek Road, Rockford, IL 61114



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# SITE PLAN | 5012 N BIG HOLLOW RD, PEORIA, IL 61615

## SITES A & B CAN BE COMBINED



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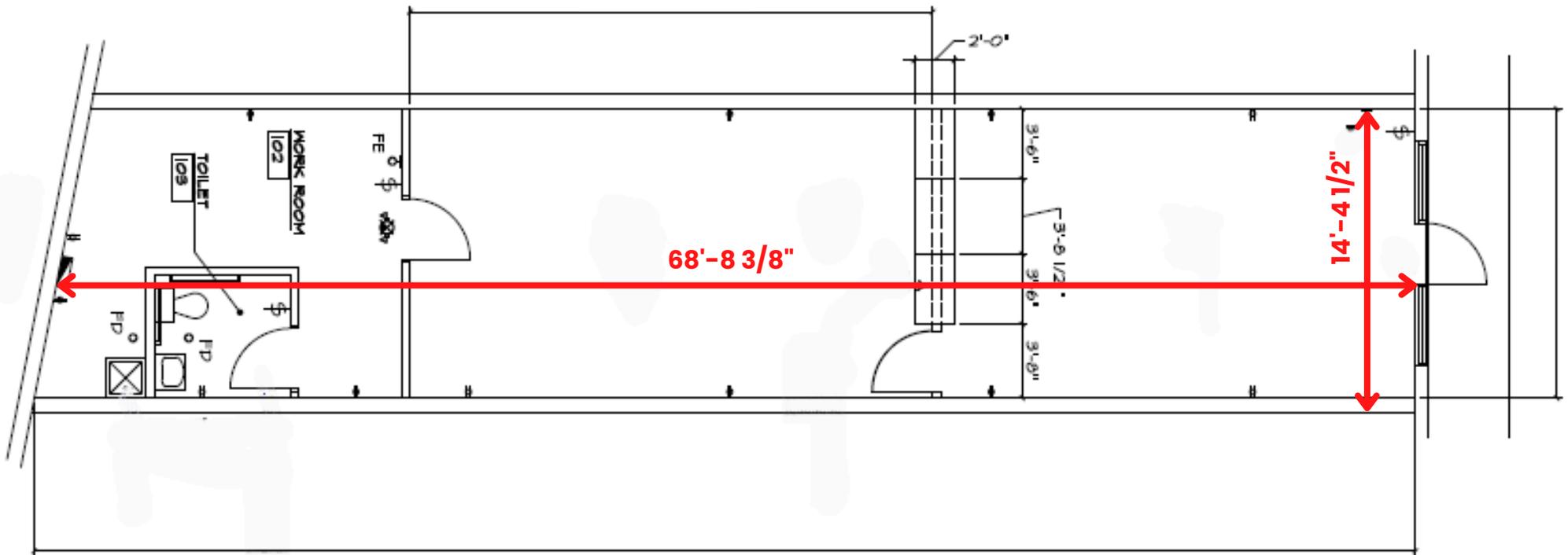


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# FLOOR PLAN | 5012 N BIG HOLLOW RD, PEORIA, IL 61615

## SITE A: SUITE 5012A - 1,050 SF

**APPROX.  
1,050 SF**



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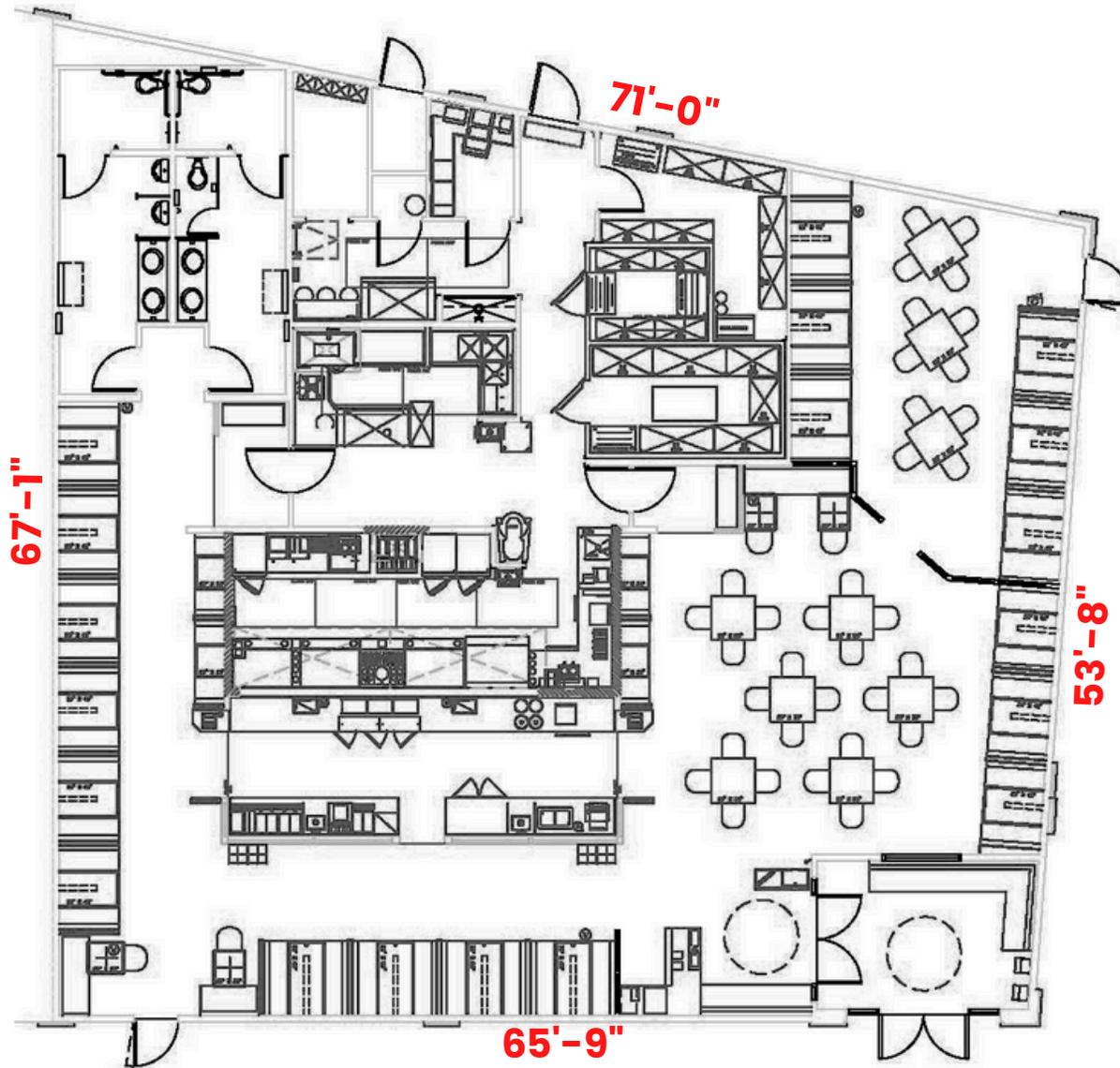


First Midwest Group

# FLOOR PLAN | 5012 N BIG HOLLOW RD, PEORIA, IL 61615

## SITE B: SUITE 5012 - 4,000 SF

**APPROX.  
4,000 SF**



**800 AMP  
SERVICE**  
120/208 VOLTS



**4-INCH  
SANITARY  
SEWER MAIN**



**3-INCH  
GREASE  
LINE MAIN**



**3-INCH  
GAS LINE FROM  
METER TO INSIDE**



**2-INCH  
WATER MAIN**



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