



Northwoods Mall
Peoria, IL

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THE FACTS

Northwoods Mall

- The City of Peoria recently approved a redevelopment TIF district around Northwoods Mall expected to attract more than \$140 million in new investment, including retail, hotels, restaurants, and housing.
- Peoria is home to Caterpillar Inc., one of the world’s largest construction equipment manufacturers and a Fortune 100 company.
- The Peoria metropolitan area serves more than 400,000 residents across central Illinois, supporting a strong regional retail market.
- OSF HealthCare Saint Francis Medical Center is one of the largest hospitals in Illinois and a major regional healthcare hub, employing thousands of workers.
- Bradley University enrolls more than 5,000 students, contributing a steady college population to the local retail market.
- Northwoods Mall sits along Interstate 74, a major corridor connecting central Illinois with Indianapolis and the Quad Cities.



Mall Highlights

Site Acres	33.6
Total Leasable Area	669,370
Owned Total Leasable Area	360,378
Parking Spaces	3,276

Anchors

JCPenney
Tilted 10

Featured Retailers

Aeropostale	Hot Topic
American Eagle	Journeys
Auntie Anne’s	Kay Jewelers
Banter	Lids
Bath & Body Works	Maurices
Build-A-Bear	Snipes
Claire’s	Spencers
Finish Line	Victoria’s Secret

Northwoods Mall

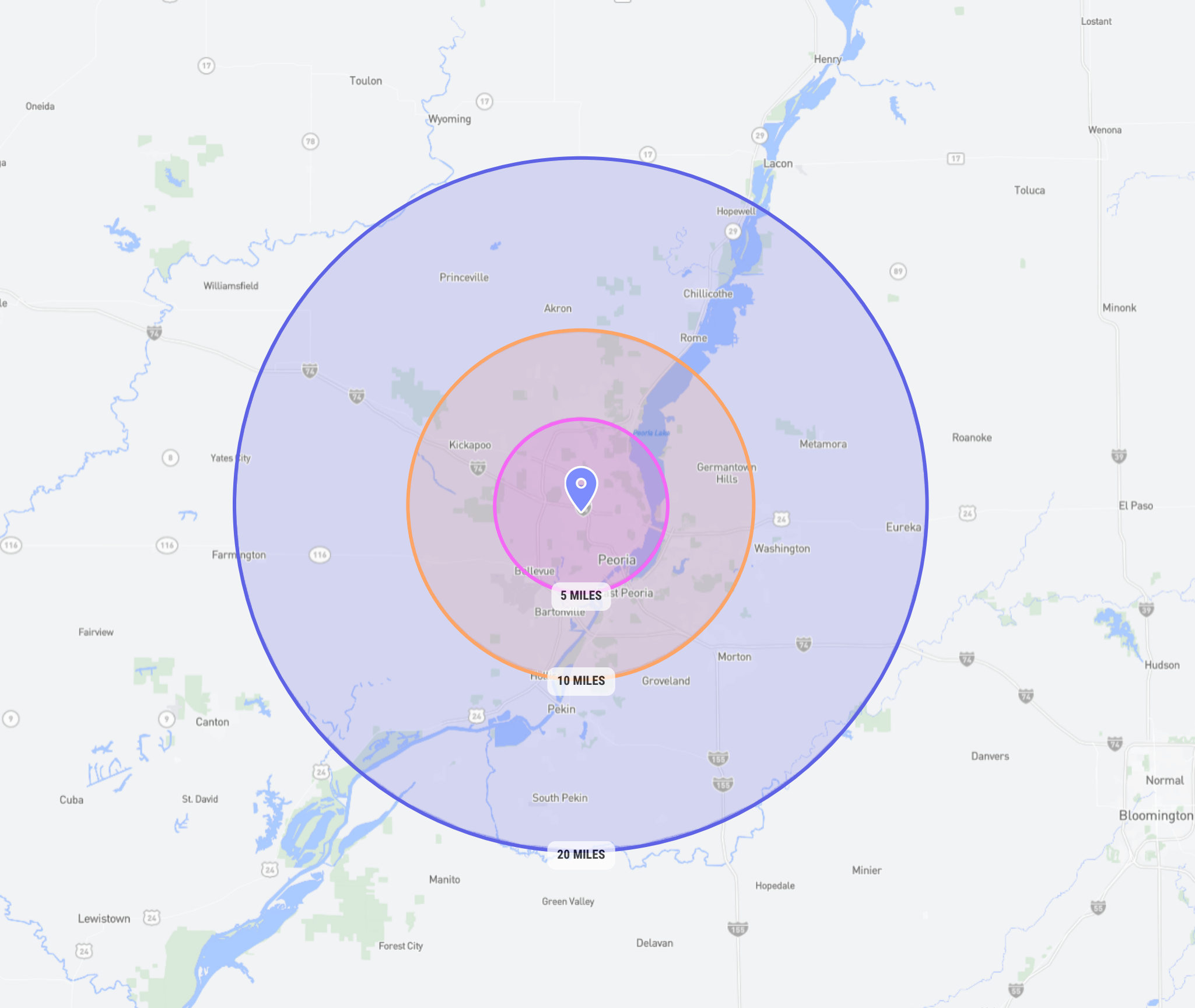
Northwoods Mall is an enclosed regional shopping center located at 2200 West War Memorial Drive in Peoria, Illinois, positioned along War Memorial Drive (U.S. Route 150) with convenient access from Interstate 74. The mall serves shoppers throughout the Peoria metropolitan area and central Illinois, offering a mix of national retailers, dining options, and services within a major retail corridor.

Latitude: 40.7420
Longitude: -89.6222

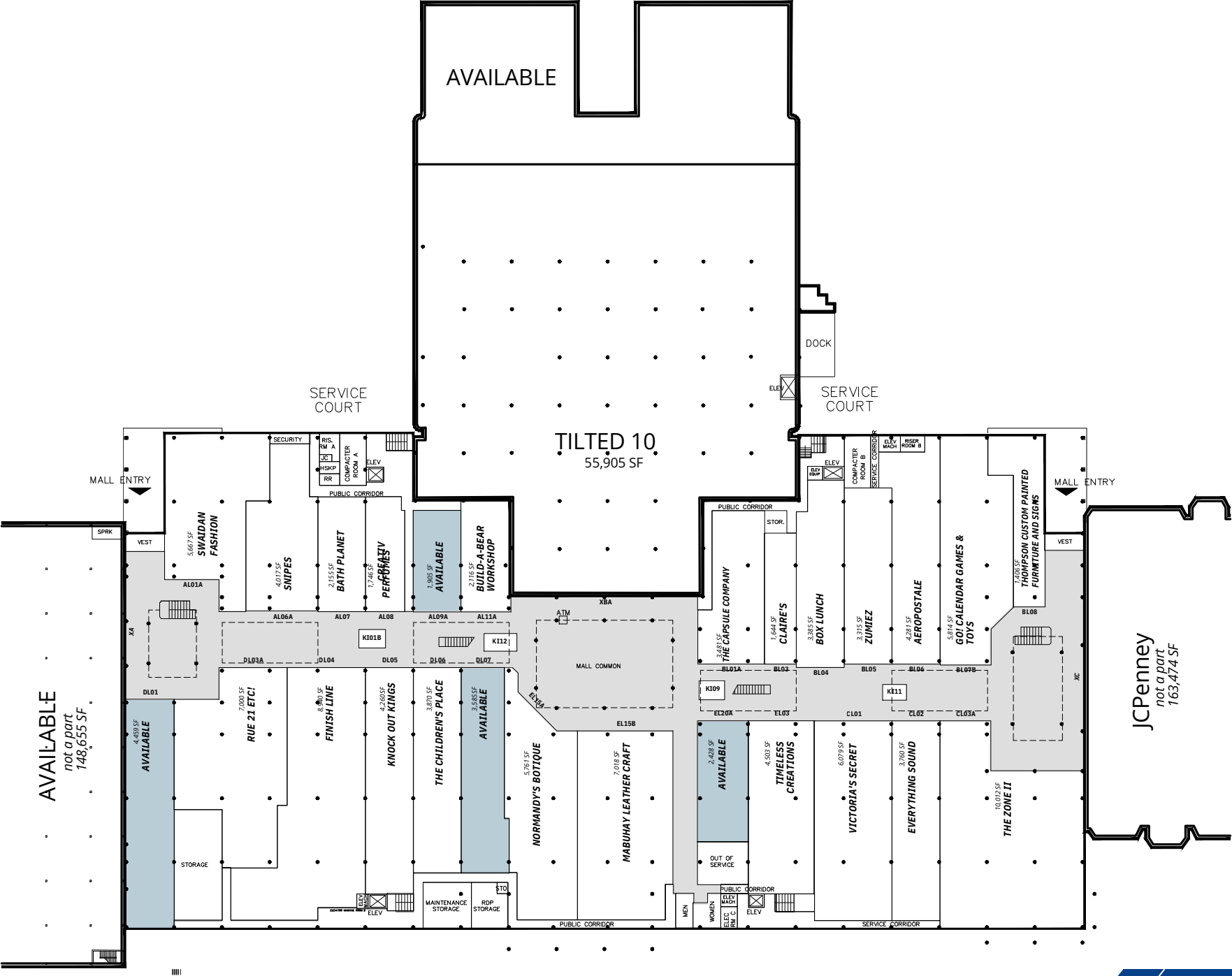
Ring Data Demographics

Population	323,897
Daytime Population	367,515
Average HHI	\$102,727

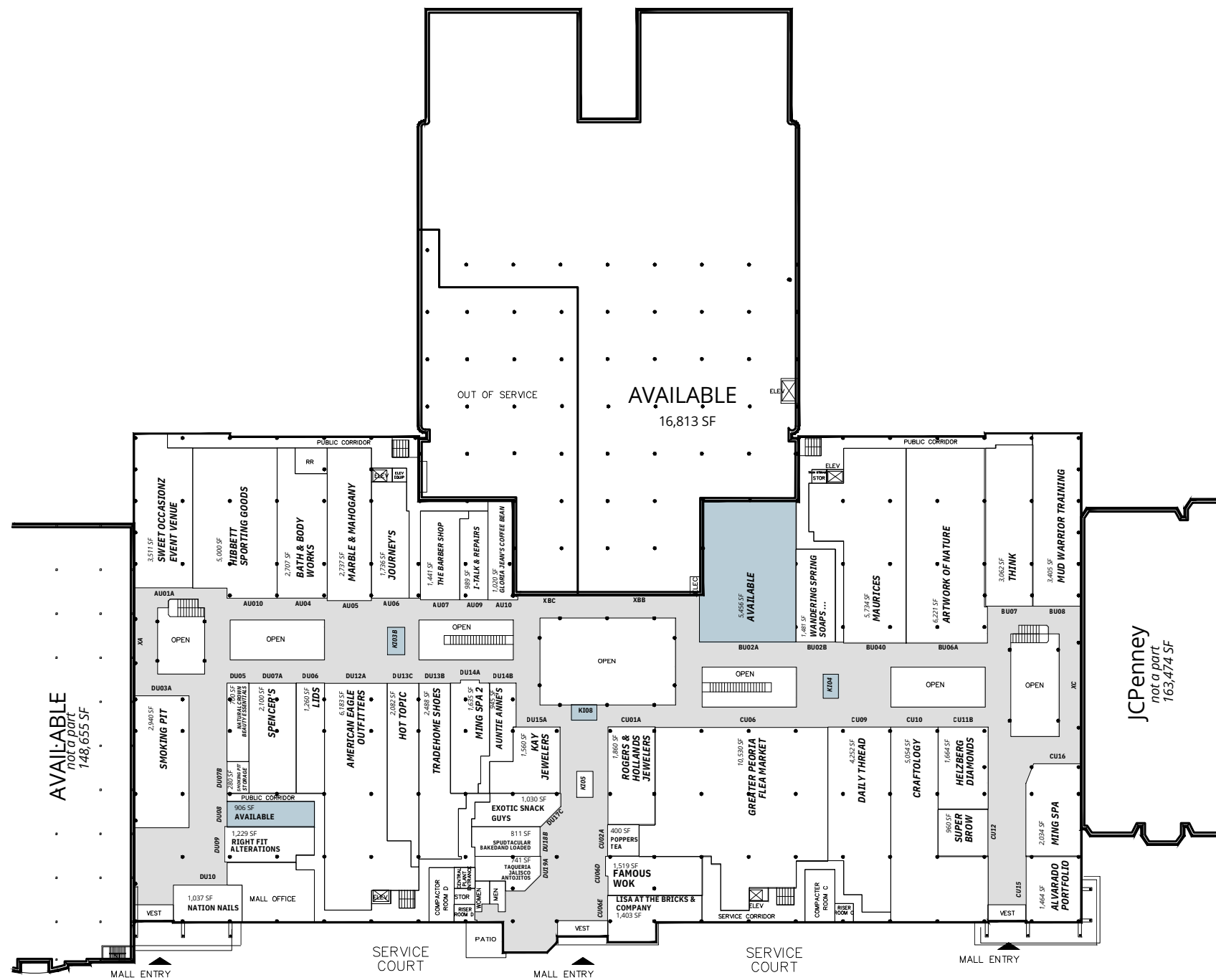
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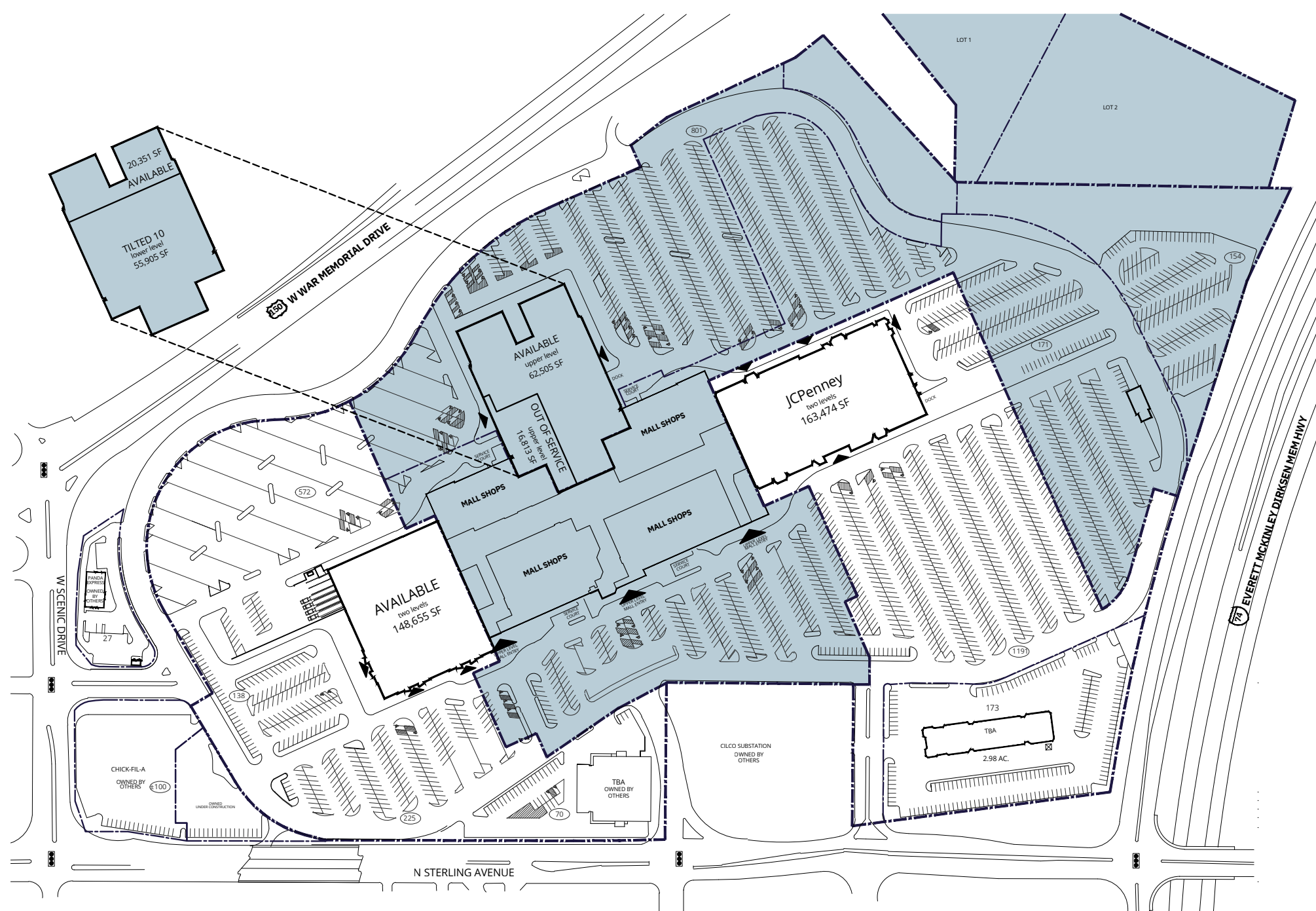
Lease Plan



Lease Plan



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Site Plan