



WESTLAKE SHOPPING CENTER PEORIA, IL



Property Features

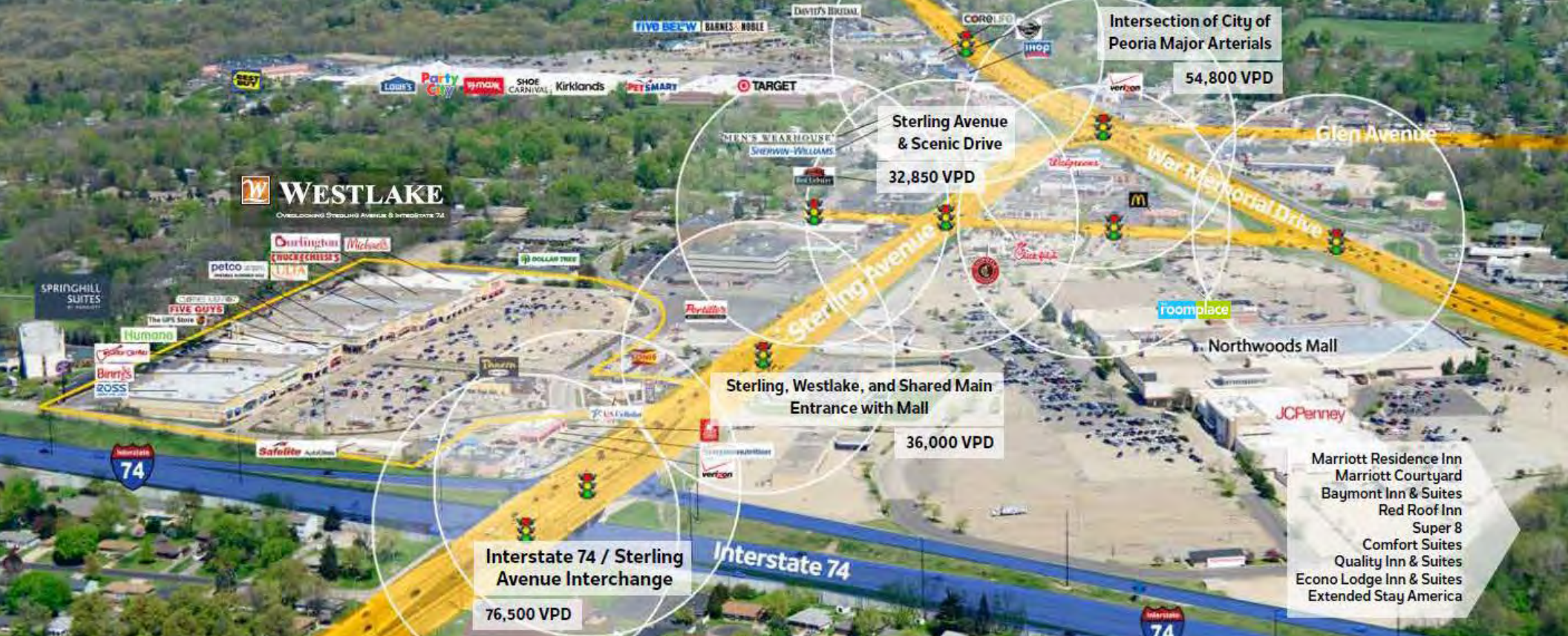
- One of Central Illinois' major shopping destinations with 50 years (half a century) of increasing sales per square foot
- Private electronic billboard with high definition images promoting Westlake tenants every 10 seconds to over 200,000 combined vehicles a day
- A retail landmark overlooking the only interstate highway in a metropolitan market of 401,767 people
- The largest interlocking concrete paver parking lot in the United States comes with the first of its kind in the industry 30 year warranty, protecting all Westlake tenants from common area asphalt costs, while calming and slowing vehicle traffic, improving walkability for customers
- Highest consolidated traffic counts in the market

Trade Area Features

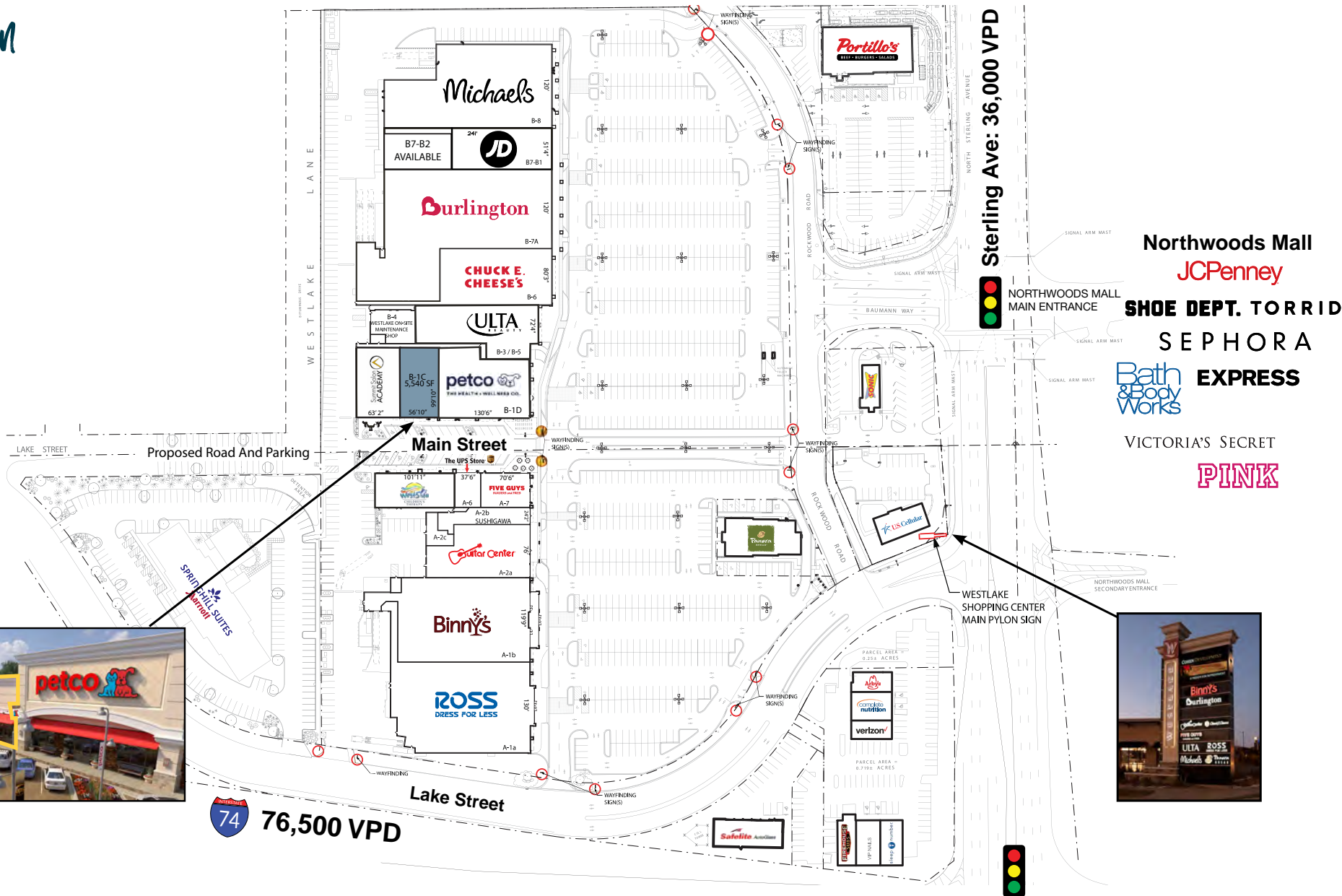
- Peoria is the second largest metro market in the state and is home to five hospitals, The University of Illinois School of Medicine, major healthcare services, and biotech research centers unrivaled in Illinois making it a regional medical hub
- A Forbes Top 10 Best Cities for starting business in 2015
- Peoria is home to Bradley University, the seventh highest ranked regional college in the Midwest
- General Wayne A. Downing Peoria International Airport is the third fastest growing Regional airport in the United States
- Over 400 retailers, including over 70 restaurants & 10 hotels within one mile of site



Peoria, IL MSA. 400,000 people. Only one Interstate Highway. Only one place where the City's main three arterials intersect. Only one retail epicenter of the market proven over 45 years. And only one shopping center at the front door to all of it. Westlake.



Site Plan



Suite	Tenant	SF
A-1a	ROSS	25,612
A-1b	Binny's	25,911
A-2a	Guitar Center	10,172
A-2b	Sushigawa	3,184
A-2c	Guitar Center	1,275

Suite	Tenant	SF
A-3/4/5	Westside Children's Therapy	5,635
A-6	The UPS Store	1,869
A-7	Five Guys	3,528
B-1a/b	Summit Salon Academy	6,650
B-1c	Available	5,540

Suite	Tenant	SF
B1d/B-2	Petco + Wellness	11,964
B-3/B-5	Ulta	11,375
B-6	Chuck E-Cheese	12,954
B-7A	Burlington	38,891
B7-B1	JD Sports	12,503

Suite	Tenant	SF
B-8	Michaels	25,234
Outlot	Panera Bread	5,580
Outlot	U.S. Cellular	2,693
Total GLA		210,726



Tenant Testimonials

"We've never had a better opening...and it keeps going, best store in the district, month after month. Unbelievable. There is a huge market here for quality. And we're in the center of it. This location, Westlake, is in the center of everything."

Phil Newton | General Manager | Panera Bread

"We were thrilled to relocate our Peoria store in a new, beautiful, and bustling Westlake Shopping Center. The location and tenant mix is so much better. Today we have a beautiful new store and higher sales."

Christy Graber | Store Manager | Michael's

"This place is hot, it's the high-traffic area. In the outdoor patio is fantastic. We're very comfortable here."

Mike Pittileo | Store Manager | Five Guys Burgers and Fries



2015 ICSC US Design & Development Award for Renovation & Expansion



Orchid Award - Best of Peoria Shopping Center Landscaping



2017 Best in US - Large Scale Commercial Blend of Hardscapes



2017 Hardscape North America Largest Private Interlocking Concrete Paver Parking Lot in the United States



Architectural Renovation



WESTLAKE

SHOPPING CENTER, PEORIA ILLINOIS

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