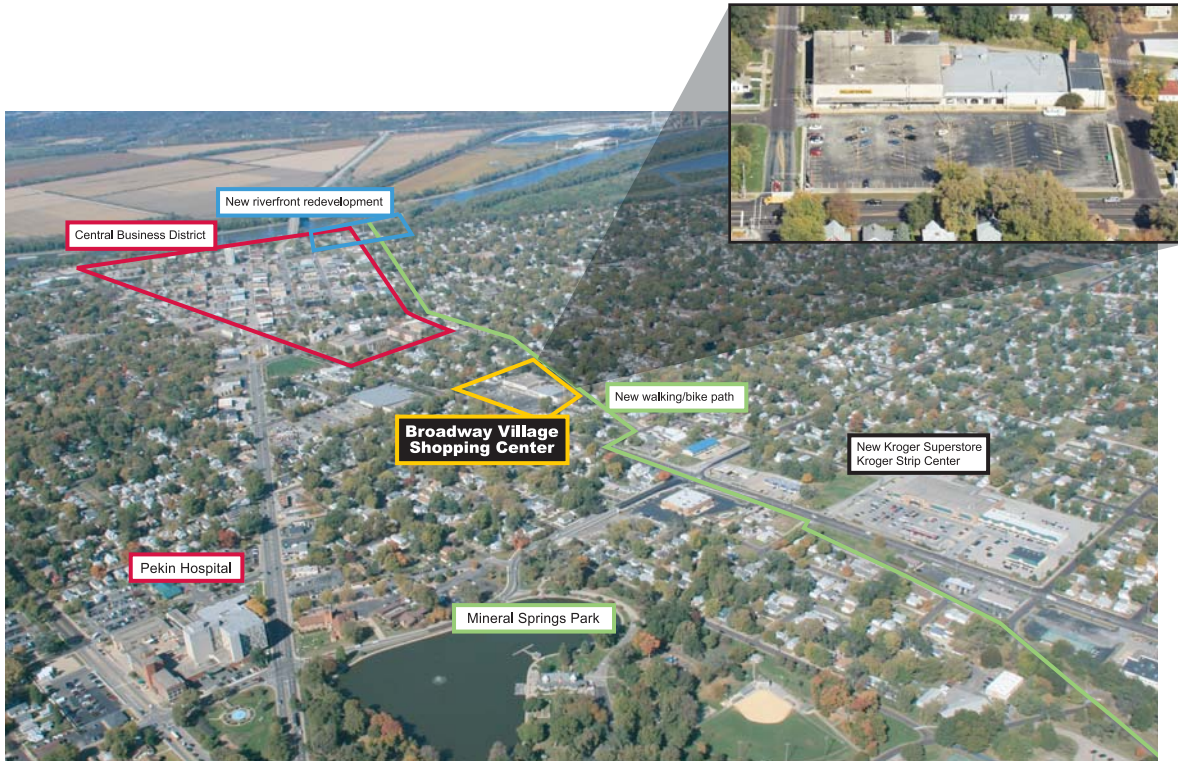


BROADWAY VILLAGE

1100 BLOCK ON BROADWAY, PEKIN, ILLINOIS



Reasonably Priced Office and Retail Space for Lease

Broadway Village Shopping Center is a seasoned neighborhood community center located in the City of Pekin, Illinois. Adjacent to Pekin's main arterials, over 120,000 sq/ft of major grocery stores operate within three blocks of the shopping center, including a new Kroger Superstore.

Available Space: *Approx. 23,000 s.f. Office (second floor)
Approx. 7,300 s.f. Retail*

Anchor: *Dollar General*

Parking: *Approx. 150 parking spaces*

Demographics: *10 miles: 141,852 residents, AHI \$59,973*
5 miles: 46,050 residents, AHI \$64,622**

Traffic: *15,450 ADT at Broadway and 11th***

Nearby Stores: *Located within three blocks of Pekin's downtown business district, CVS Pharmacy, and Kroger Superstore.*

*ScanUs Professional Market Mapping 2010

**Illinois Department of Transportation 2010

Call us today: (309)671-1000



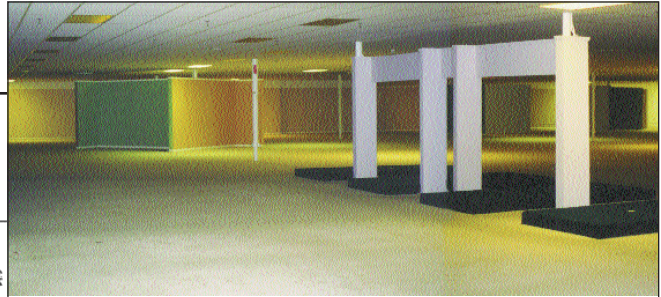
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BROADWAY VILLAGE

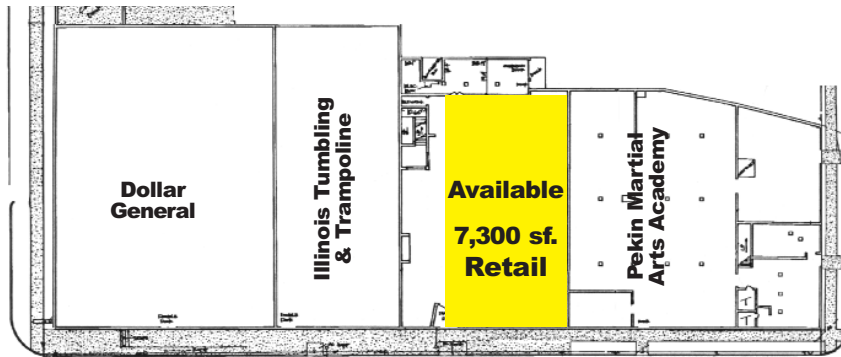
1100 BLOCK ON BROADWAY, PEKIN, ILLINOIS

SECOND FLOOR

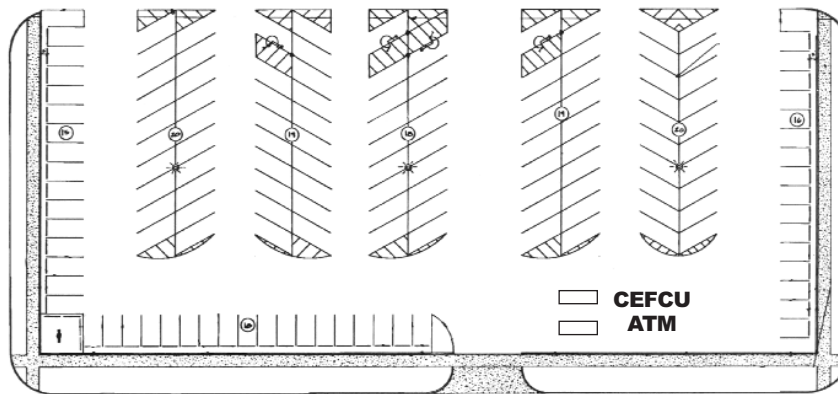


This is a sleeper!
Pekin's best office space upstairs!
23,000 sq.ft. on one floor, fully finished
and ready for your immediate move in!

GROUND LEVEL



11th Street



12th Street

Broadway Street



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