

Achieve Landmark Status



The Cohen Building

*15,000 ft.² in a classic 1892 landmark building, at the corner of Adams and Harrison Street
in the central business, riverfront and museum districts, downtown Peoria, Illinois.*



Building Communities with Shopping Centers | Since 1970

Elevation -- Proposed Redevelopment Plan



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inVISION Studios



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(309) 671-1000

Building Communities with Shopping Centers Since 1970



Proven - 120 Years of Historic Retail Success



1891

Rouse, Hazard & Company, manufacturers of agricultural implements and bicycles, builds the Paddock Block Building



1892-1925

Rouse Hazard & Company become the largest manufacturers and distributors of bicycles in the United States.



1925

Cohen Furniture Company - operated by 26-year-old Louis Cohen, purchases the Paddock Block building, at 336 SW. Adams St., and moves Cohen's to what will become its new corporate headquarters for the next 80 years.



1932

Cohen's grows to three retail stores, prospering through the Great Depression.



1940s

In the years following World War II, Cohen's grows to an 11 store chain – dominating its markets, the largest furniture retailer in Illinois outside of Chicago. Headquarters remain at 336 SW. Adams St.



1952

New York City: Cohen furniture company is awarded the United States national furniture retail store of the year by the National furniture Manufacturers Association.



1990s

In its final years as Cohen's headquarters, the original Florentine windows bricked in to prevent furniture fading and increase merchandising flexibility "warehoused" the building. Our historic renovation plans call for a grand restoration of original natural light under 18 foot high ceilings – with advanced modern glazing, coatings, and laminates.

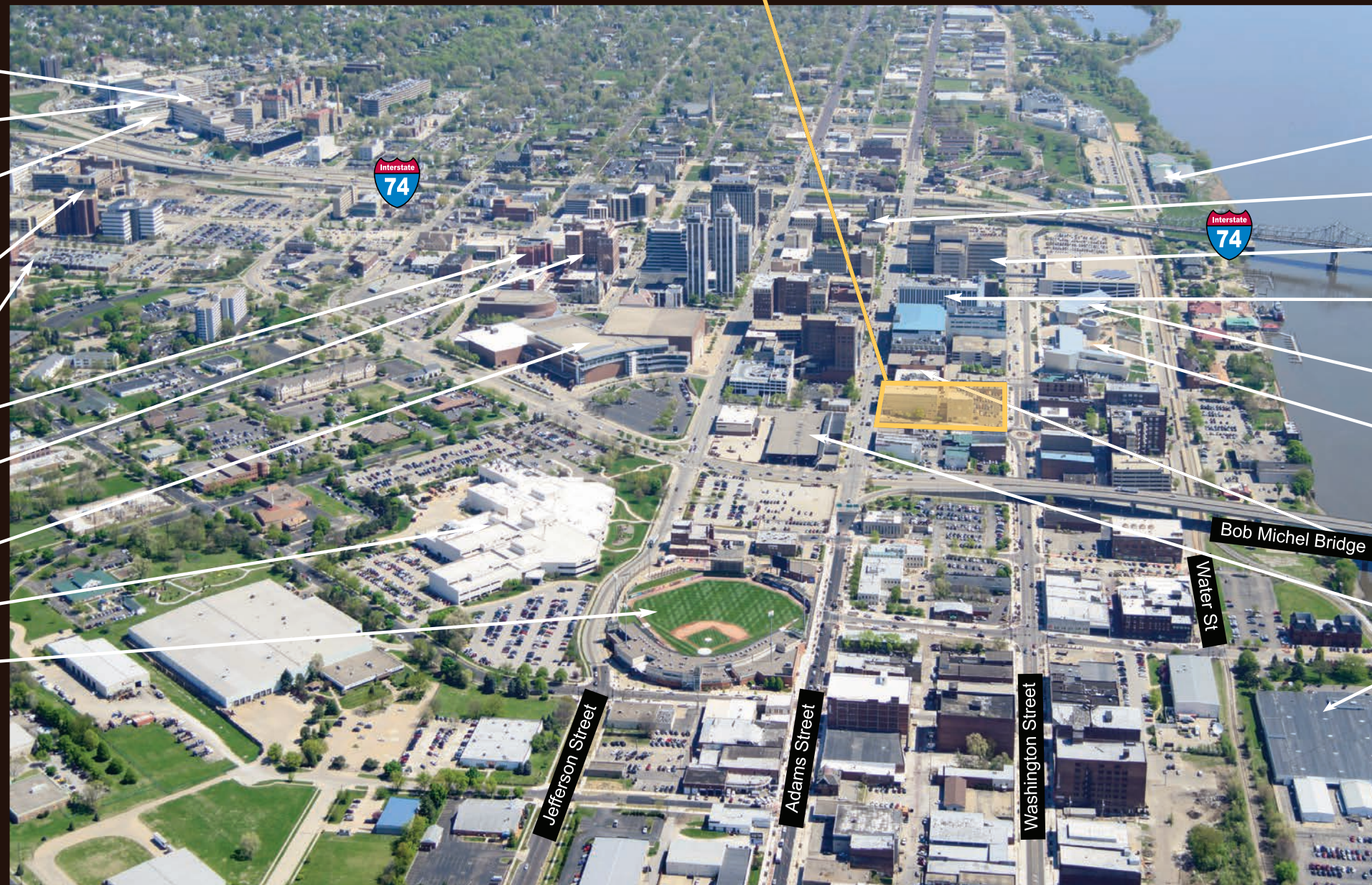


THE NEXT 100 YEARS

HISTORIC REDEVELOPMENT, Peoria, Illinois

Peoria, Illinois -- Central Business District / River Front District / Regional Medical Hub

The Cohen Building



OSF Saint Francis Medical Center
 St. Jude Children's Research Hospital
 Jump Trading Simulation & Education Center
 Carle Health
 University of Illinois College of Medicine
 Courtyard by Marriott
 Full Service Marriott Hotel and Conference Center
 Peoria Civic Center & Theatre
 Caterpillar World Training Center
 Peoria Chiefs - Dozer Park

RiverPlex Recreation & Wellness Center
 Mark Twain Hotel
 Caterpillar Regional Headquarters
 OSF Corporate Headquarters
 Caterpillar Museum & Visitor's Center
 Peoria Riverfront Museum & Dome Planetarium
 Bob Michel Bridge
 OSF On Call
 CityLink Transit Center
 US Post Office, Peoria Main Branch

Jefferson Street

Adams Street

Washington Street

Water St

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Peoria Metropolitan Market Central Business District and East Peoria Levee District

The Cohen Building



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Peoria Central Business District -- Retail

The Cohen Building

WAREHOUSE DISTRICT

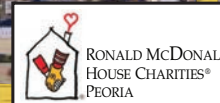
Persimmon Lofts
Sugar Wood-Fired Bistro
Zion Coffe Bar
Winkler Lofts
Thyme Kitchen & Craft Beer
WTVP PBS
US Post Office Peoria Main Branch
Kelleher's Irish Pub
Murray Place
Rhodell Brewery



Peoria Innovation Hub
Robert Morris University



Peoria Marriott
Pere Marquette



ILLINOIS GASTROENTEROLOGY INSTITUTE



ILLINOIS MEDICAL CENTER

- Warehouse District
- Medical Centers
- Universities / Innovation
- Park District / Event Centers

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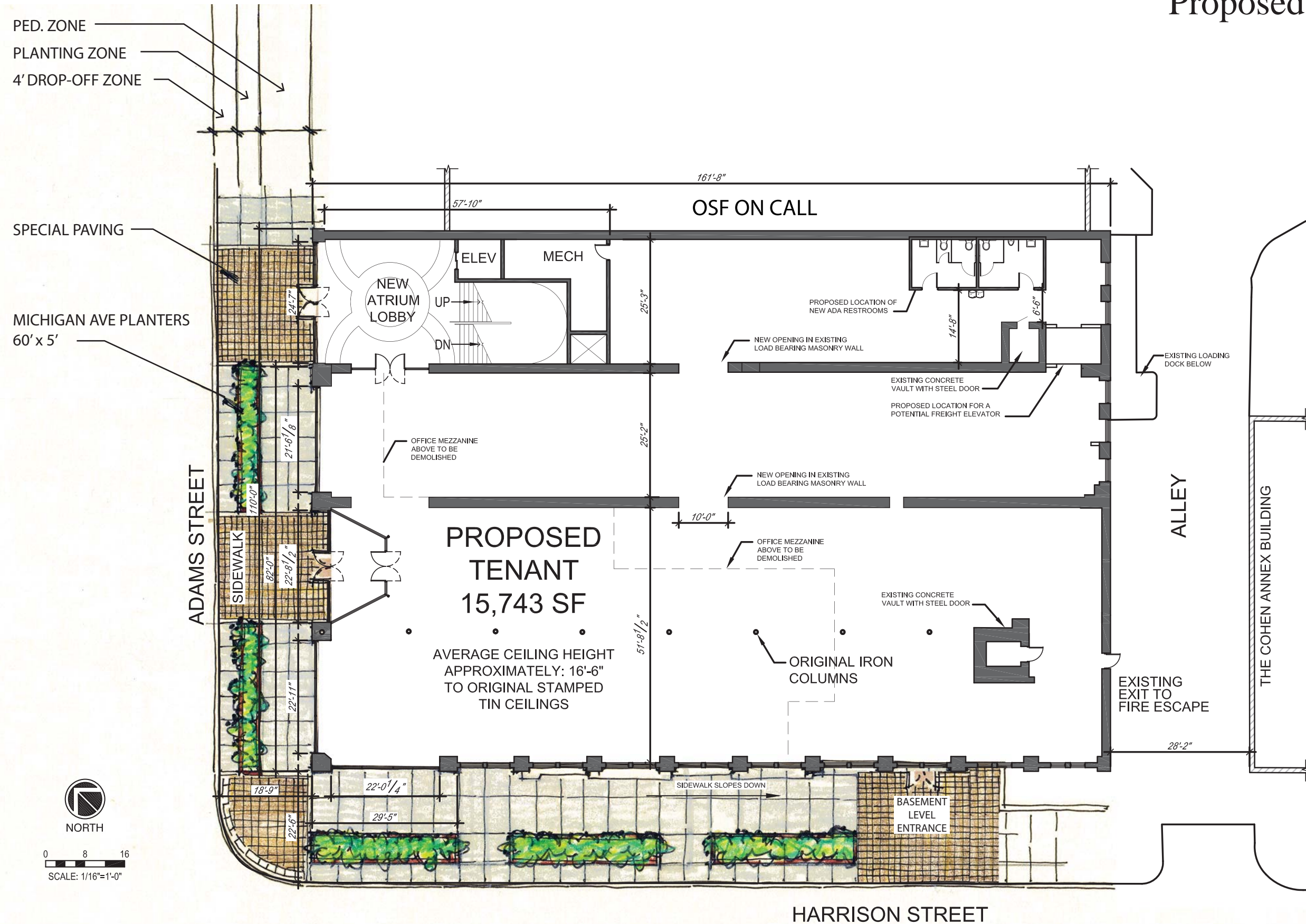
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Elevation - Proposed Redevelopment Plan

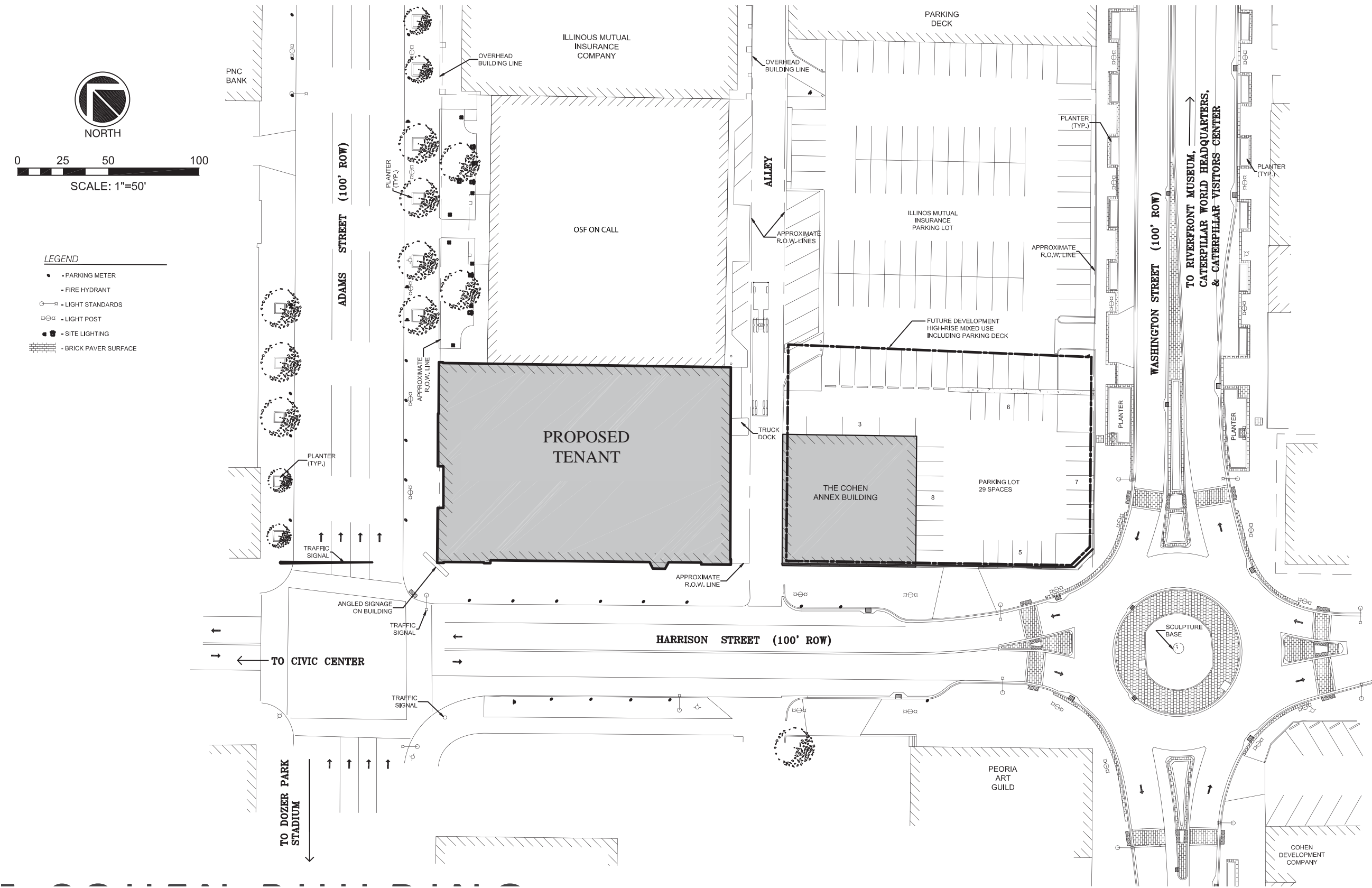


Proposed Lease Plan



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Proposed Site Plan



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Trade Area (60 Mile Ring)

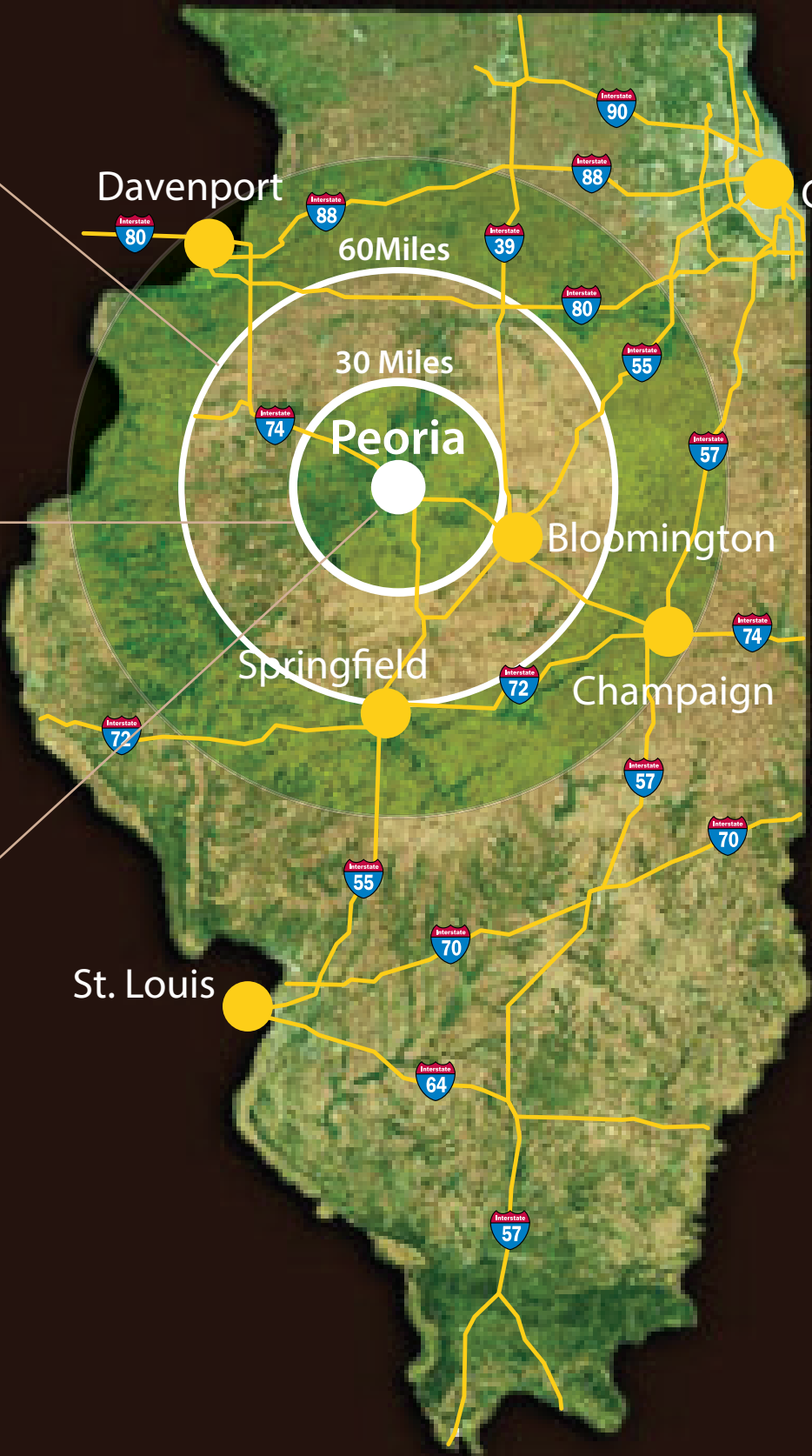
Population	914,337
Workforce Population	437,860
Median Age	43.9
Average HH Income	\$ 99,902
Median HH Income	\$ 69,879
Home Ownership	62.5%
College or Greater	62.3%

Metropolitan Market (30 Mile Ring)

Population	382,876
Workforce Population	181,042
Median Age	42.4
Average HH Income	\$ 104,205
Median HH Income	\$ 73,148
Home Ownership	62.9%
College or Greater	64.2%

Downtown (5 Mile Ring)

Population	119,474
Workforce Population	56,268
Median Age	39.3
Average HH Income	\$ 80,417
Median HH Income	\$ 54,889
Home Ownership	56.0%
College or Greater	59.0%



“THE JET FLIES TO MAUI EIGHT DAYS A WEEK”

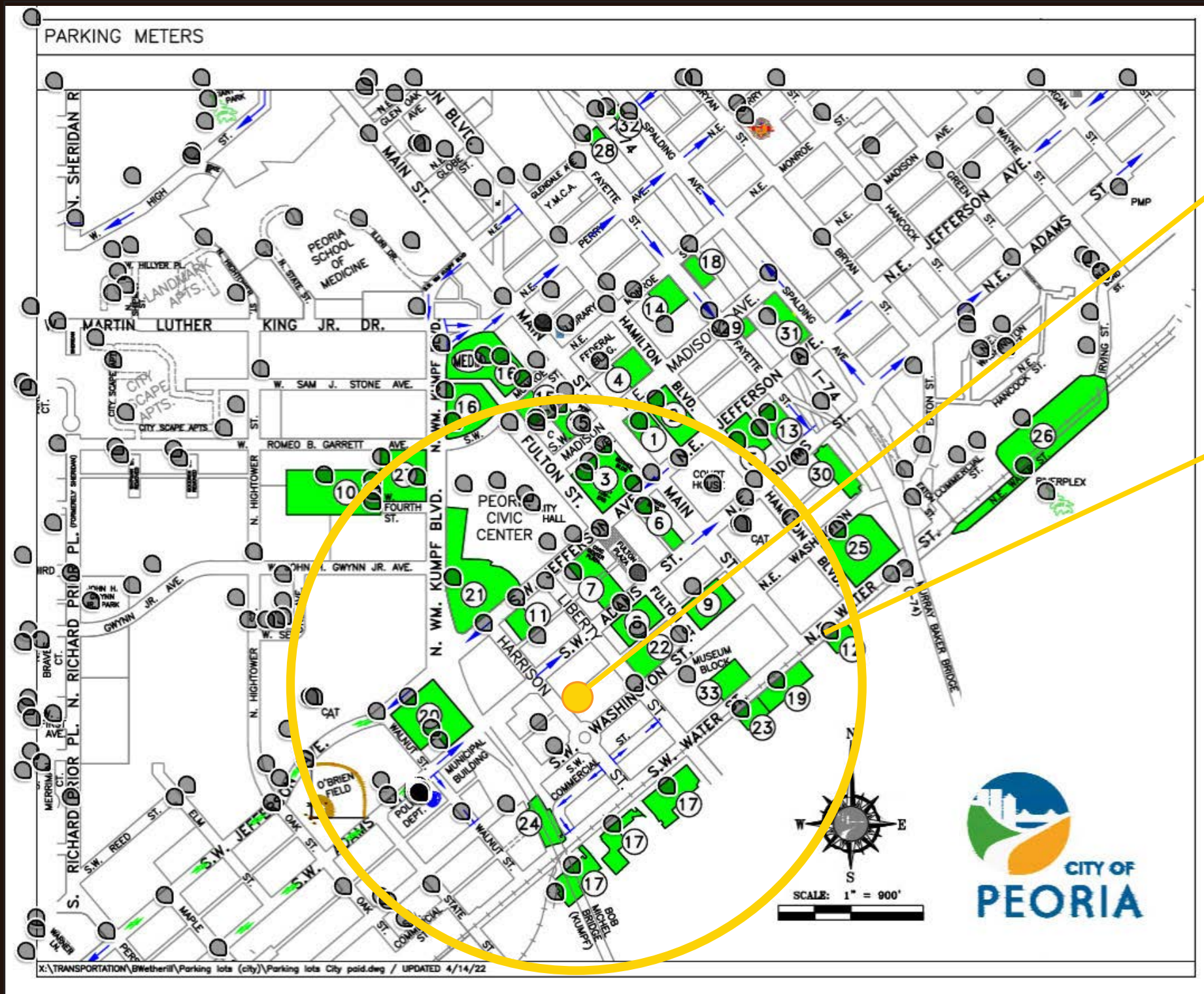
Metropolitan Peoria today is a predominantly white collar economy anchored by one of the largest regional medical hubs in the Midwest – including five major hospitals, multiple medical schools including The University of Illinois School of Medicine, two schools of nursing, multiple medical professional and research and innovation centers, and eight colleges and universities.

ScanUS 2023 Workforce population MSA data shows 125,173 employed -- approximately 33,000 associated with the Healthcare industry.

Peoria is also home to Fortune 50 company headquarters of Caterpillar, Maui Jim, Affina, and RLI.

With extensive parklands and recreation along the Illinois river and white oak valleys carved by glaciers -- with views rivaling the Hudson River Valley and average drive times to work and school less than 15 minutes, many have been inspired, such as the owners of Maui Jim, to locate their corporate headquarters in Peoria, and then fly their jet back to Maui, when needed. Always coming home to Peoria.

Source: SCAN/US 2023



SITE

On-Site 34-Car Parking Lot

Over 11,000 spaces and parking decks, over 5000 free and metered public street parking within four blocks

PEORIA, ILLINOIS		
APRIL	DOWNTOWN PARKING	2022
<div><div><div>(1) COMMERCE BANK DECK (480 SPACES)</div><div>(2) ASSOCIATED BANK DECK (600 SPACES)</div><div>(3) TWIN TOWERS GARAGE (531 SPACES)</div><div>(4) MADISON ST. LOT #2 * (95 SPACES)</div><div>(5) HAMILTON SQUARE DECK (425 SPACES)</div><div>(6) NIAGARA DECK (305 SPACES)</div><div>(7) JEFFERSON PARKING DECK (665 SPACES)</div><div>(8) TECHNOLOGY DECK (1150 SPACES)</div><div>(9) CHASE BANK DECK (264 SPACES)</div><div>(10) CITY CENTER PLAZA LOT (311 SPACES)</div><div>(11) PNC BANK DECK (448 SPACES)</div><div>(12) GATEWAY SOUTH LOT (27 SPACES)</div><div>(13) MARK TWAIN HOTEL (130 SPACES)</div><div>(14) REGENCY PLAZA DECK (480 SPACES)</div><div>(15) PERE MARQUETTE HOTEL & DECK (466 SPACES)</div><div>(16) CIVIC CENTER FULTON ST. LOT (325 SPACES)</div></div><div><div>(17) LIBERTY/EDGEWATER/MICHEL LOTS (343 SPACES)</div><div>(18) FAYETTE/MONROE LOT * (43 SPACES)</div><div>(19) RIVERFRONT VILLAGE (155 SPACES)</div><div>(20) CATERPILLAR/CITY LOT * (285 SPACES)</div><div>(21) CIVIC CENTER LOT (231 SPACES)</div><div>(22) FIRST MID ILLINOIS BANK DECK (359 SPACES)</div><div>(23) RIVER STATION (55 SPACES)</div><div>(24) MICHEL - WEST LOT (80 SPACES)</div><div>(25) CAT LOT * (308 SPACES)</div><div>(26) RIVERPLEX (432 SPACES)</div><div>(27) STAYBRIDGE HOTEL</div><div>(28) FAYETTE/GLENDALE AVE LOT * (30 SPACES)</div><div>(29) MADISON/FAYETTE ST. LOT * (20 SPACES)</div><div>(30) 200 FAYETTE ST. LOT * (61 SPACES)</div><div>(31) SPALDING/MADISON ST. LOT * (125 SPACES)</div><div>(32) SPALDING/GLENDALE AVE. LOT * (12 SPACES)</div><div>(33) UNDERGROUND MUSEUM PARKING (132 SPACES)</div></div></div> <div><div><div><div>#</div><div>PUBLIC PARKING</div></div><div>NOTES: * SOME RESTRICTIONS MAY APPLY</div></div></div>		

Development Team

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