



FOR LEASE - 1,500 sq/ft End Cap
Central Business District, Peoria, Illinois



COHEN DEVELOPMENT COMPANY

Building Communities with Shopping Centers Since 1970

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



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Peoria Metropolitan Market Central Business District and East Peoria Levee District



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428 SW Washington Street

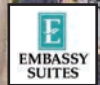
Peoria Central Business District -- Retail

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



40



Peoria Innovation Hub
 Robert Morris University



Main Street

Main Street



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

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Building Communities with Shopping Centers Since 1970

Redevelopment of 1932 Larkin service station for Downtown Executive CrossFit



428 SW Washington Street -- Lease Area 1 - CrossFit Peoria



428 SW Washington -- Exterior



428 SW Washington -- Lease Area 2 - Interior



Downtown Peoria's first fully permeable concrete paver parking lot.

FREE

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COMMUNITY WORD

www.TheCommunityWord.com

July 2015

Rethinking a lot . . . a parking lot

by Clare Howard

Les Cohen firmly believes part of the solution to Peoria's combined sewer overflow problem lies in rethinking the notion of parking lot.

He recently replaced the old asphalt lot at his building at 428 SW Washington Street with a permeable paved surface.

"This is Peoria's only 100 percent permeable paver parking lot in the downtown area," Cohen said, standing on the brick/umber/sienna colored surface. "No water from this lot ends up in the storm sewer system."

Peoria is facing a mandate from the U.S. Environmental Protection Agency to cease dumping raw sewage into the Illinois River, a phenomenon that happens when combined sewers are filled with storm water. Measures that reduce storm water from entering the combined sewer system, such as well designed permeable paver surfaces, leaves more capacity for sewage. Currently, the city is dumping about 160 million gallons a year of sewage into the river.



Several clients walk into CrossFit Peoria, 428 SW Washington St., as Les Cohen, left, and Chris Joos discuss vegetation for the planters bordering this new permeable paver parking lot. Cohen said he selected the color of the paver surface to match the bricks used for the 1930's building that once housed Larkin Service Station. The color of pavers defining the parking spots was selected to match limestone on the building façade. Cohen selected a graphite colored paver to define the border of the lot. One of the deep-rooted plants he and Joos are discussing for the bordering vegetation is Karl Foerster reed grass.

Cohen's new lot has been designed and constructed to take 8 inches of rain a day without saturation, said Chris Joos, owner of Joos Lawnsapes that installed the parking lot.

"I am so done with asphalt," said Cohen who cited problems with asphalt's petroleum, pollution, maintenance and runoff problems.

Asphalt also adds to the heat trapped over cities. The permeable lot at 428 SW Washington Street will actually cool the surface of the lot and the surrounding air because a detention pond under the surface traps water that cools as it evaporates.

Cohen also had a permeable paver lot installed at his company's West Lake Shopping Center. That lot was installed to replace an asphalt lot that was connected to the storm sewer system. Cohen's new downtown lot is not connected to the sewer system.

"This downtown lot is an important example for storm water management, especially since this area is so close to the Illinois River," he said.

The cost of the lot was \$34,000, he said. He has received no assistance in covering that cost, he said, despite the mitigation this construction provides for the overflow problem.

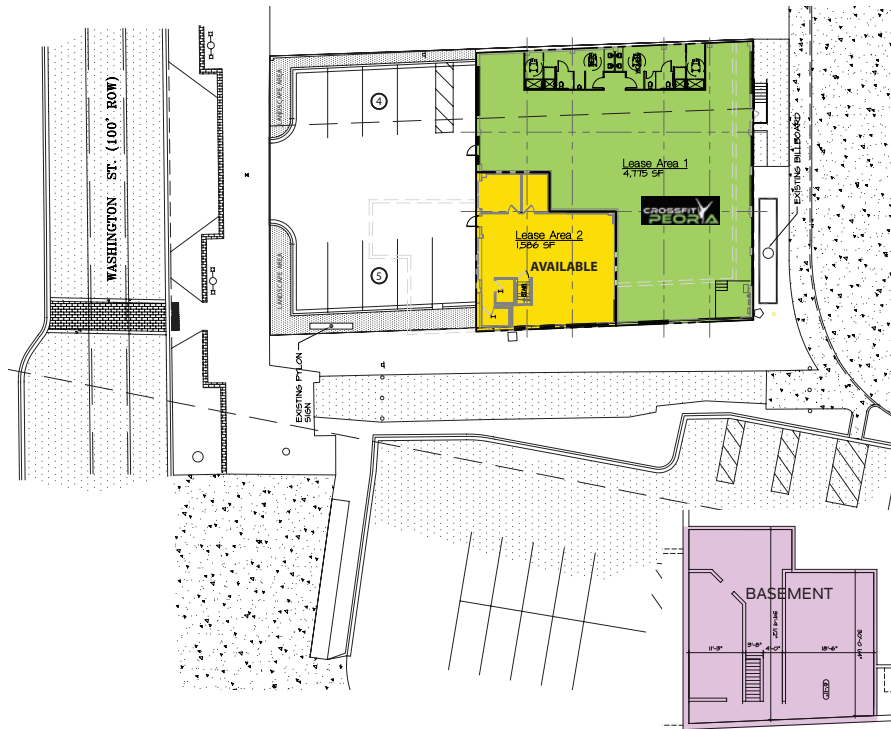
Joos said he's currently talking with about five property owners in the area who are considering permeable parking lots.

"Considering Peoria's CSO problem, we should have 100 projects in the works," Joos said.

He is expecting the manufacturer of the paver system, Belgard, to schedule a demonstration in the near future of the lot's permeability by dumping several fire trucks of water on the lot and measuring the water filtering through the system.

428 SW Washington -- Site Plan

Lease Areas 1 & 2 Combined -- With Basement



Lease Areas 1 & 2 Combined With Basement

Main Floor Size: 6,366 SF

80' Wide X 80' Deep (Approximate)

Basement Size: 1,388 SF

40' Wide X 34' Deep (Approximate)

Lease Area 1

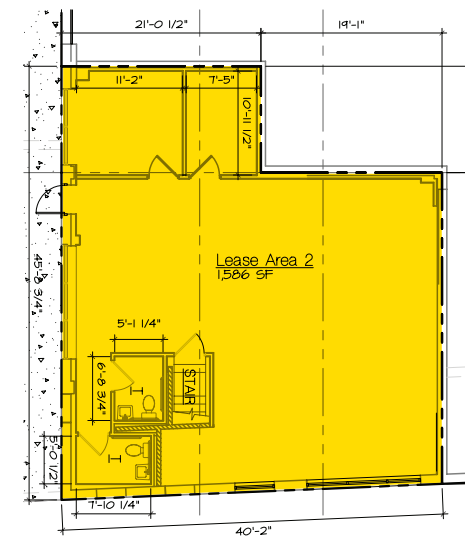
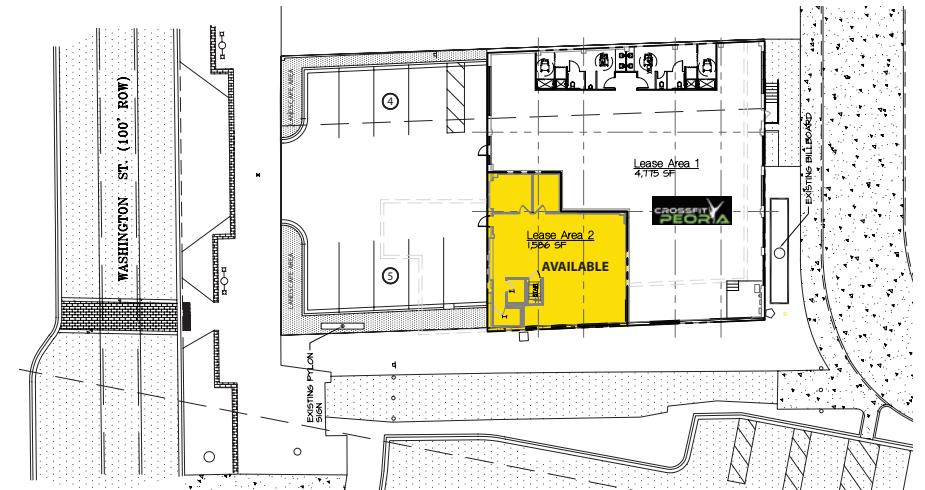


Lease Area 1 - Main Floor

Size: 4,480 SF

70' Wide X 70' Deep (Approximate)

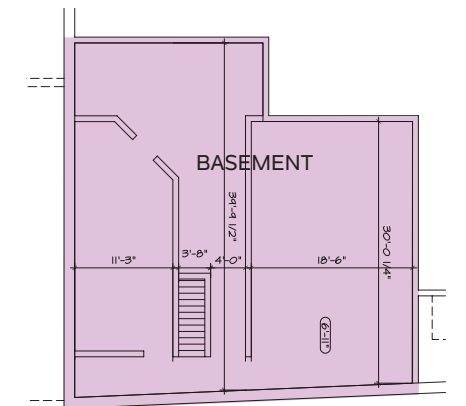
Lease Area 2 -- With Basement



Lease Area 2 - Main Floor

Size: 1,886 SF

45' Wide X 40' Deep (Approximate)



Lease Area 2 - Basement

Size: 1,388 SF

40' Wide X 34' Deep (Approximate)

Trade Area (60 Mile Ring)

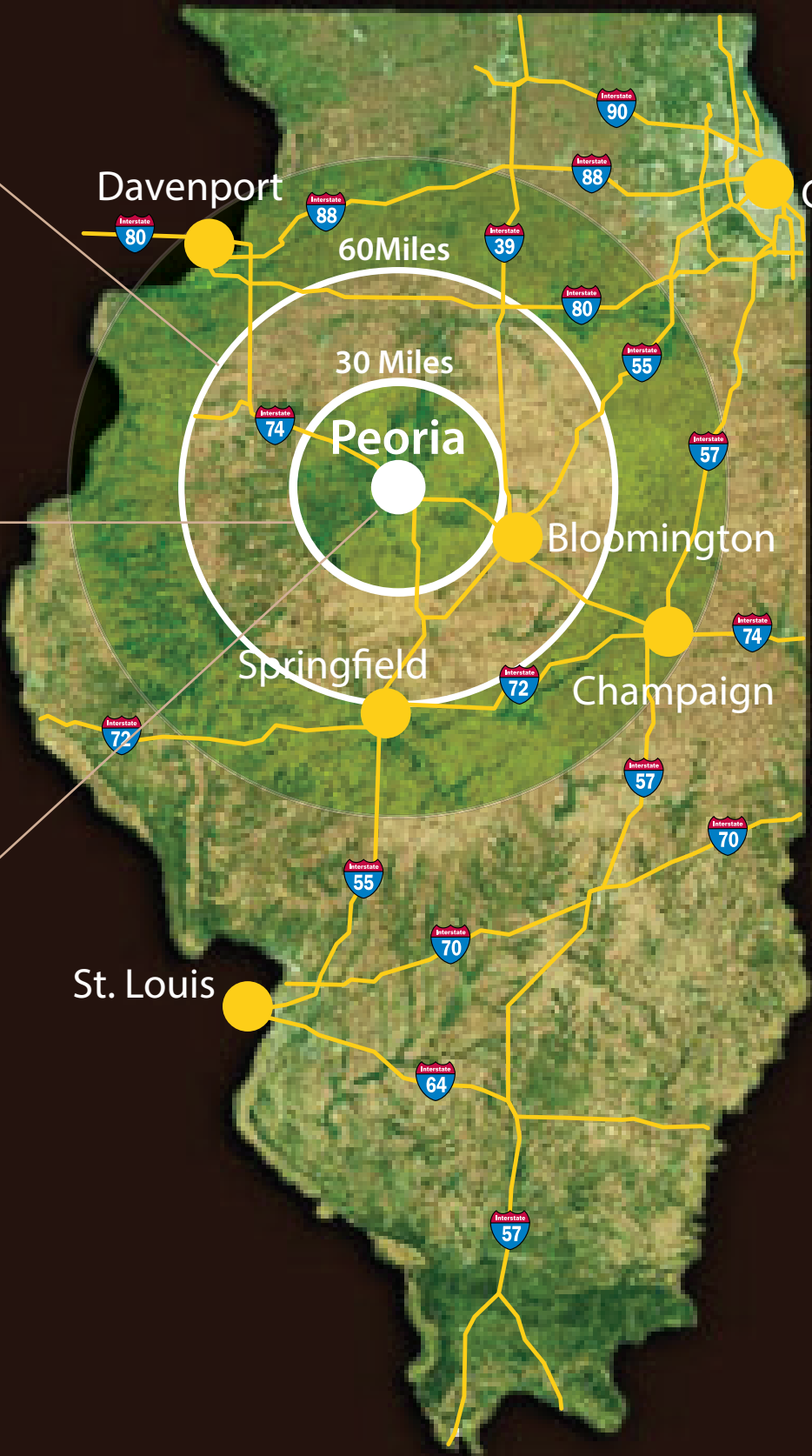
Population	914,337
Workforce Population	437,860
Median Age	43.9
Average HH Income	\$ 99,902
Median HH Income	\$ 69,879
Home Ownership	62.5%
College or Greater	62.3%

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”

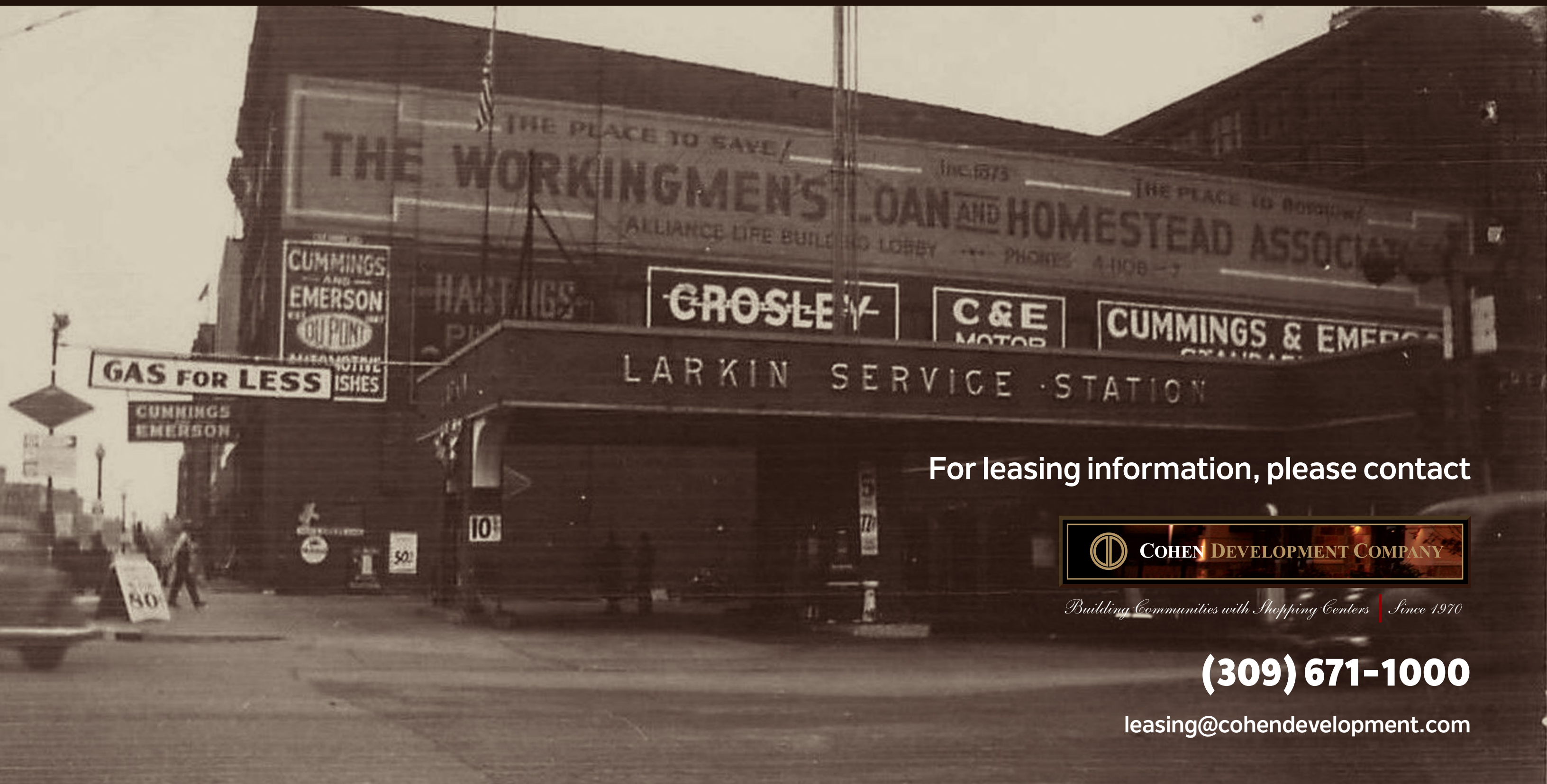
Metropolitan Peoria today is a predominantly white collar economy anchored by one of the largest regional medical hubs in the Midwest – including five major hospitals, multiple medical schools including The University of Illinois School of Medicine, two schools of nursing, multiple medical professional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



For leasing information, please contact



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