

# MIDLAND PLAZA

KEWANEE ILLINOIS

EST'D 1970

*Built deep into the friendliest small town in America\*. Since 1970*

Midland Plaza Shopping Center -- Groundbreaking. April 08, 1970

\* Rand McNally's 2013 Best of the Road Contest



COHEN DEVELOPMENT COMPANY

*Building Communities with Shopping Centers | Since 1970*





## The Story

The April 8, 1970 front page news in Kewanee's Star Courier was Midland Plaza - Kewanee's first major shopping center.

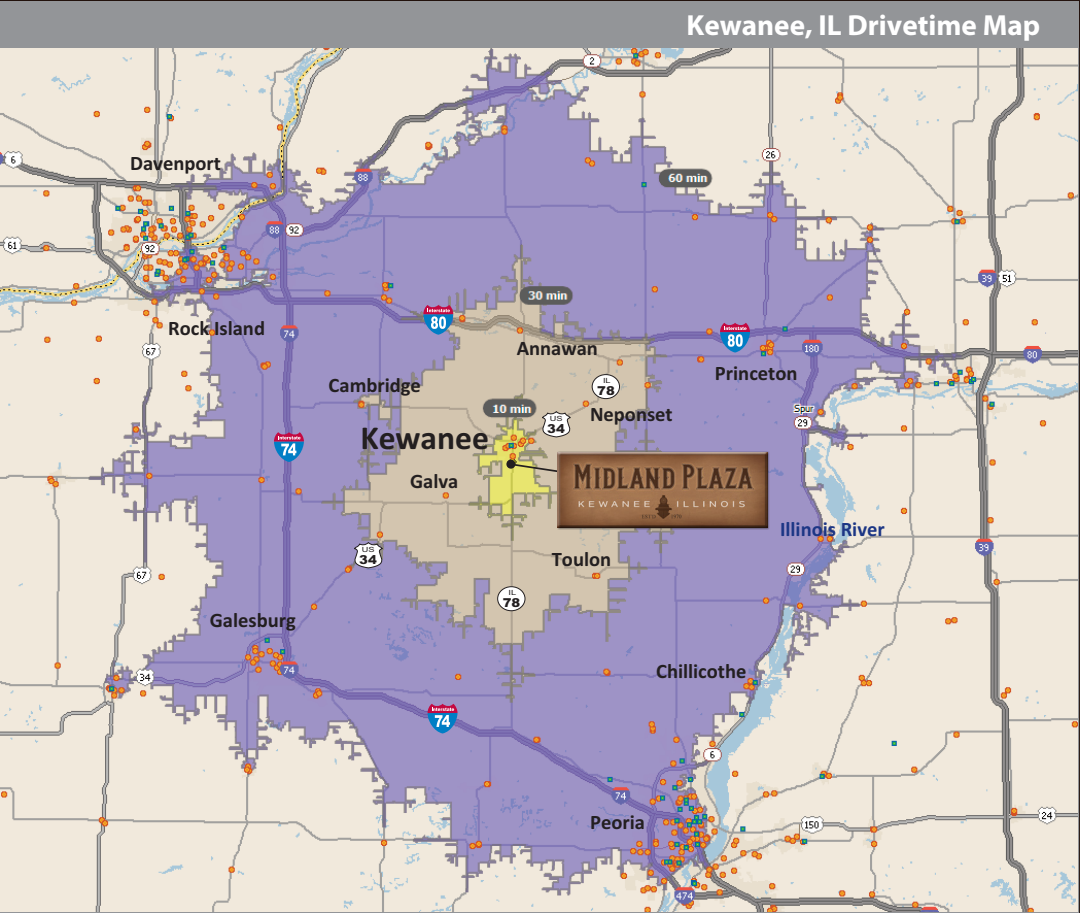
Servicing Kewanee residents who would routinely drive to Galesburg or The Quad Cities or Peoria to shop, the new center's developer, Robert Cohen of Peoria, Illinois, said "I look upon the center as a partner in the progress of all Kewanee".

After 53 years, Midland Plaza today remains Kewanee's largest shopping center, providing essential goods and services and entertainment for all of Kewanee, proud of its legacy of generating millions in sales and real estate tax revenues for the City of Kewanee while becoming part of the community of Kewanee.

Today, through the retail real estate company Cohen founded, the Midland Plaza Shopping Center success story continues. Existing stores are stable and flourishing. New stores will open soon. Future expansions and renovations are planned. And the largest and original Shopping Center in Kewanee is on track to continue as the largest and the best retail in Kewanee.

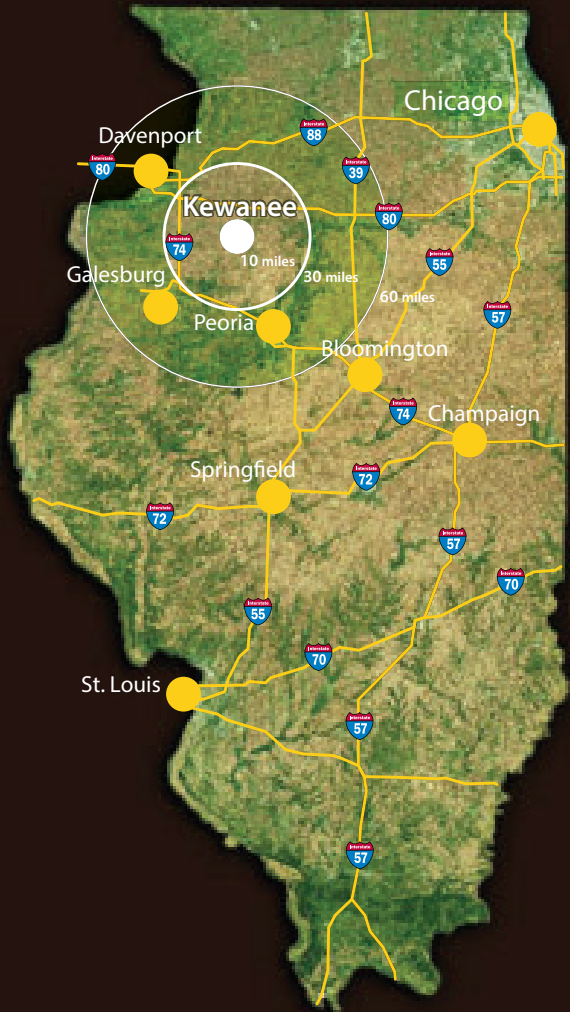
Part of the community. Part of its progress.  
Part of its future.

# KEWANEE, ILLINOIS - MSA MARKET



60 Minute Drivetime	30 Minute Drivetime	10 Minute Drivetime
Population 756,570	Population 39,827	Population 14,782
Median Age 43.8	Median Age 45.1	Median Age 45.9
Average HH Income \$98,748	Average HH Income \$83,586	Average HH Income \$68,330

\*Scan/US 2023



## REGION (60 Miles)

Population	1,126,142
Median Age	44.0
Average HH Income	\$98,998

## TRADE AREA (30 Miles)

Population	122,665
Median Age	45.2
Average HH Income	\$93,163

## KEWANEE METRO (10 Miles)

Population	19,542
Median Age	47.0
Average HH Income	\$72,532

\*Scan/US 2023



# Retail Concentration

**Satellite View**

**Kewanee Central Business District**

**BNSF Railway**

**US 34** (7,400 ADT, 9,250 ADT, 12,900 ADT)

**IL 78** (2,450 ADT)

**Key Locations:**

- Kewanee High School
- Central Elementary School
- Wethersfield High School
- Wethersfield Elementary School
- Casey's Central Store
- CSB Community State Bank
- CVS Pharmacy
- Walgreens
- Family Video
- AutoZone
- Hibbett Sports
- U.S. Cellular
- Dollar Tree
- GameStop
- Subway
- Walmart Supercenter
- Farm King
- Burger King
- Henry County Health Department
- Kewanee Veterinary Clinic
- American
- Quality
- Aldi
- Appliances Unlimited
- PNB
- Maurices
- Shoe Sensation
- Menards
- Midland Plaza
- Preferred Home Health Care
- Kewanee Medical Clinic
- OSF Medical Center
- Regional Family Health Center
- Leather Coat Factory Outlet
- Excelled Sheepskin & Leather

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Midland Plaza Shopping Center is strategically located at Kewanee's only 100% retail corner -- the junction of Illinois Route 78 and US Route 34, directly across a six-lane intersection from Wal-Mart Supercenter and in Kewanee's growing retail corridor. This proven site has exceptional visibility and accessibility.

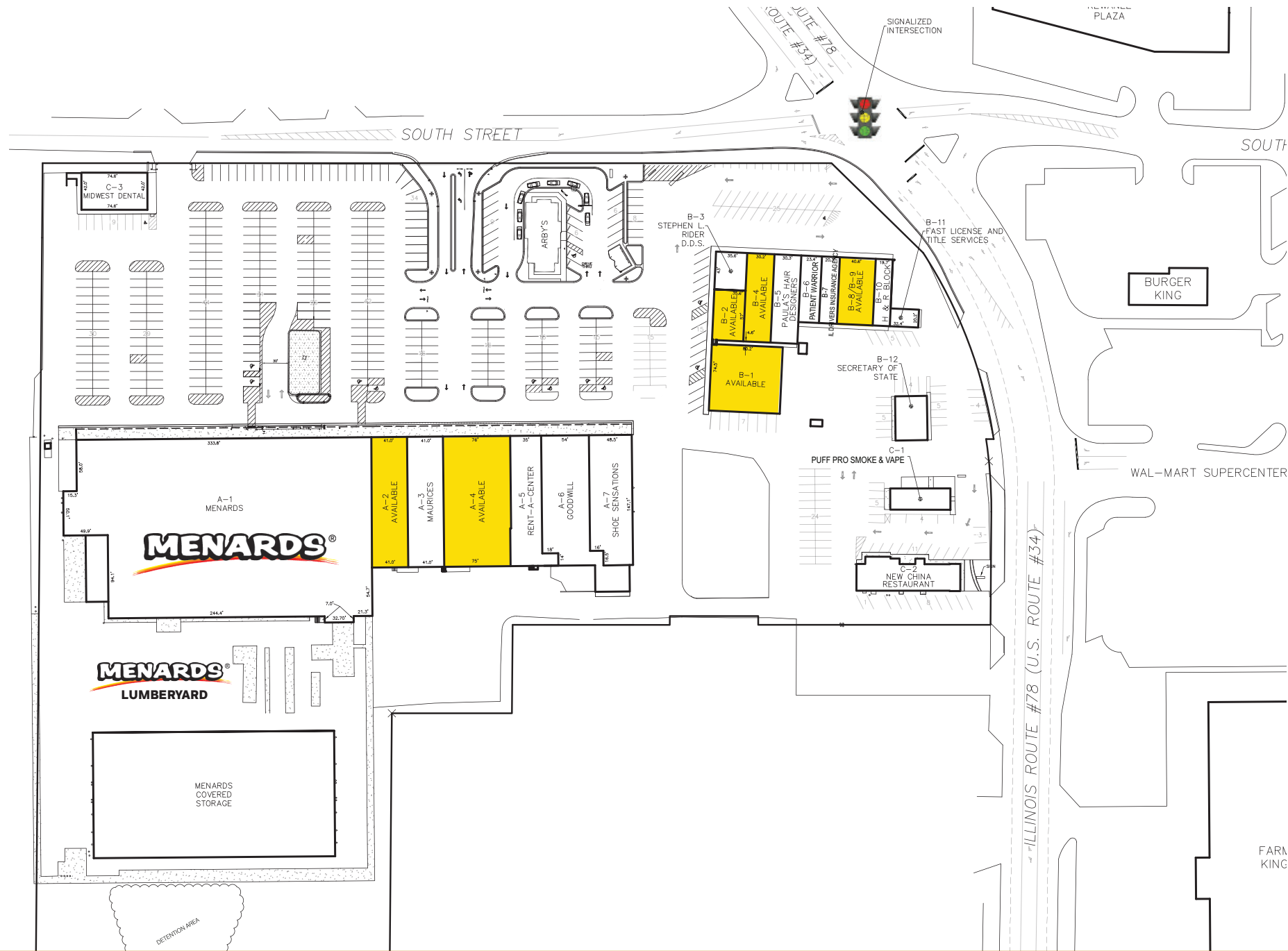
Midland Plaza is the only super community center in Kewanee, Illinois.



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# LEASE PLAN



## LEASE SCHEDULE

TENANT	LEASE AREA	LOCATION
MENARDS	64,844 SQ/FT	A-1
AVAILABLE	5,941 SQ/FT	A-2
MAURICE'S	5,929 SQ/FT	A-3
AVAILABLE	11,000 SQ/FT	A-4
RENT-A-CENTER	5,490 SQ/FT	A-5
GOODWILL	9,310 SQ/FT	A-6
SHOE SENSATION	6,920 SQ/FT	A-7

AVAILABLE	5,937 SQ/FT	B-1
AVAILABLE	2,200 SQ/FT	B-2
STEPHEN L. RIDER D.D.S.	1,380SQ/FT	B-3
AVAILABLE	2,894 SQ/FT	B-4
PAULA'S HAIR DESIGNERS	2,967 SQ/FT	B-5
PATIENT WARRIOR	1,711 SQ/FT	B-6
IL DRIVERS INSURANCE AGENCY	1,520 SQ/FT	B-7
AVAILABLE	2,991 SQ/FT	B-7 & B-9
H&R BLOCK	1,503 SQ/FT	B-10
FAST LICENSE & TITLE	659 SQ/FT	B-11
IL SECRETARY OF STATE	1,810 SQ/FT	B-12

PUFF PRO SMOKE & VAPE	1,632 SQ/FT	C-1
NEW CHINA RESTAURANT	3,900 SQ/FT	C-2
MIDWEST DENTAL	3,133 SQ/FT	C-3

GROSS LEASABLE AREA 143,671 SQ/FT

## PARKING DATA

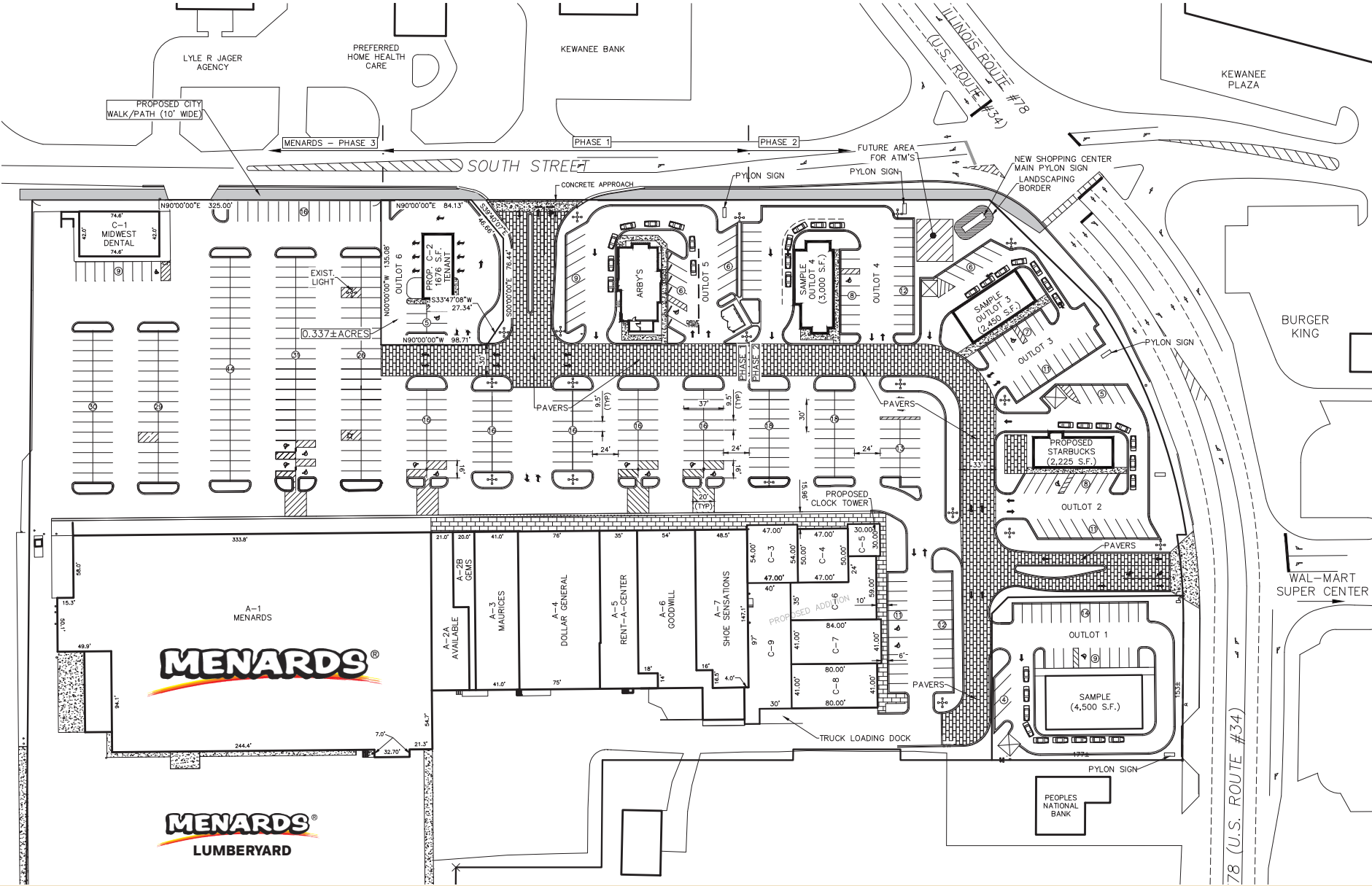
REGULAR SPACES	537
HANDICAP SPACES	12
TOTAL	586
RATIO	3.8 / 1000 SQ/FT

SHOPPING CENTER ACREAGE 17.194 ACRES



# PROPOSED OUTLOT EXPANSION AND REPOSITIONING PLAN

Expansion approximately 20,000 sq/ft GLA retail plus five retail outlots approximately 15,000-20,000 sq/ft GLA



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MIDWEST DENTAL	3,133 SQ/FT	C-1
PROPOSED ADDITION	1,676 SQ/FT	C-2
PROPOSED ADDITION	2,528 SQ/FT	C-3
PROPOSED ADDITION	2,350 SQ/FT	C-4
PROPOSED ADDITION	900 SQ/FT	C-5
PROPOSED ADDITION	3,424 SQ/FT	C-6
PROPOSED ADDITION	3,444 SQ/FT	C-7
PROPOSED ADDITION	3,280 SQ/FT	C-8
PROPOSED ADDITION	4,964 SQ/FT	C-9
AVAILABLE	OUTLOT 1	
DRIVE-THRU UP TO	4,250 SQ/FT	
NON DRIVE-THRU UP TO	9,000 SQ/FT	
STARBUCKS COMING SOON	2,225 SQ/FT	OUTLOT 2
AVAILABLE	2,450 SQ/FT	OUTLOT 3
AVAILABLE	3,000 SQ/FT	OUTLOT 4
ARBY'S	2,669 SQ/FT	OUTLOT 5
PROPOSED TAKE 5	1,676 SQ/FT	OUTLOT 6

for more information,  
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