

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

A Passion for Improvement | 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.

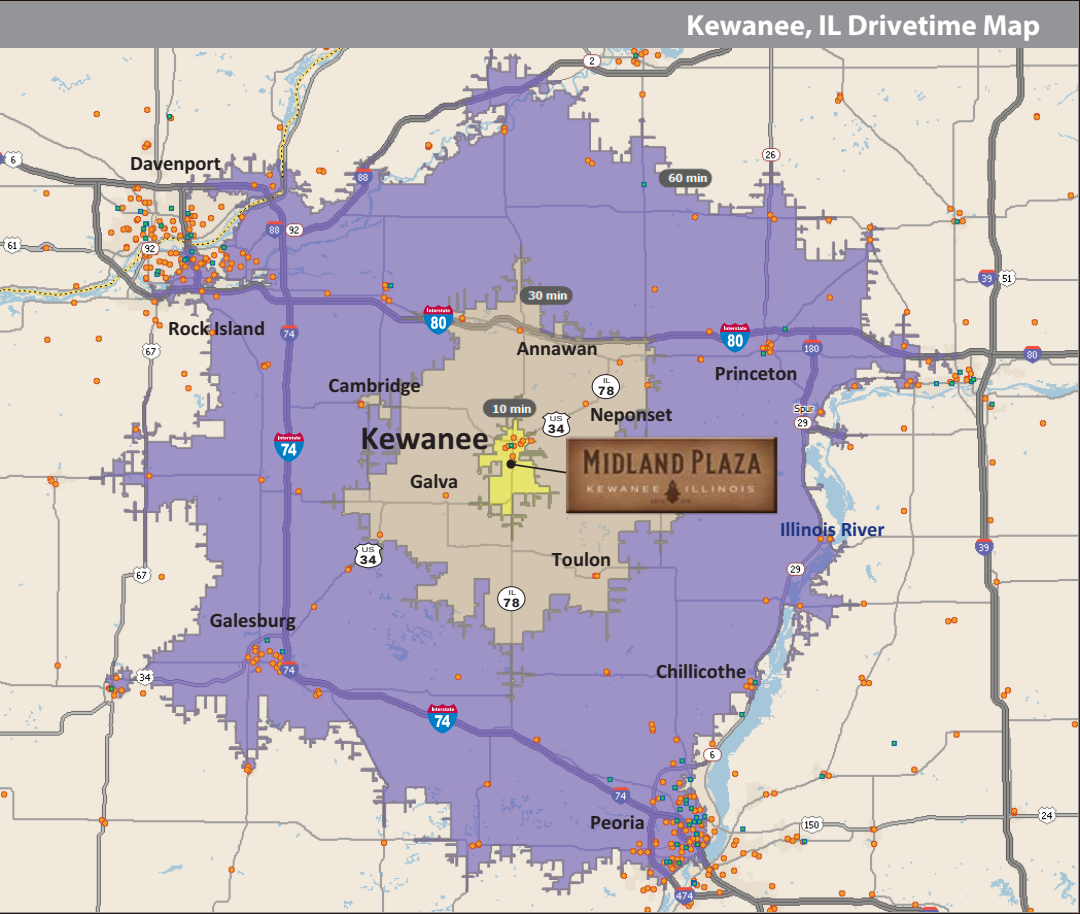
Servicing Kewanee residents who would routinely drive to Galesburg or The Quad Cities or Peoria to shop, the new center's developer, Robert Cohen of Peoria, Illinois, said "I look upon the center as a partner in the progress of all Kewanee".

After 56 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.

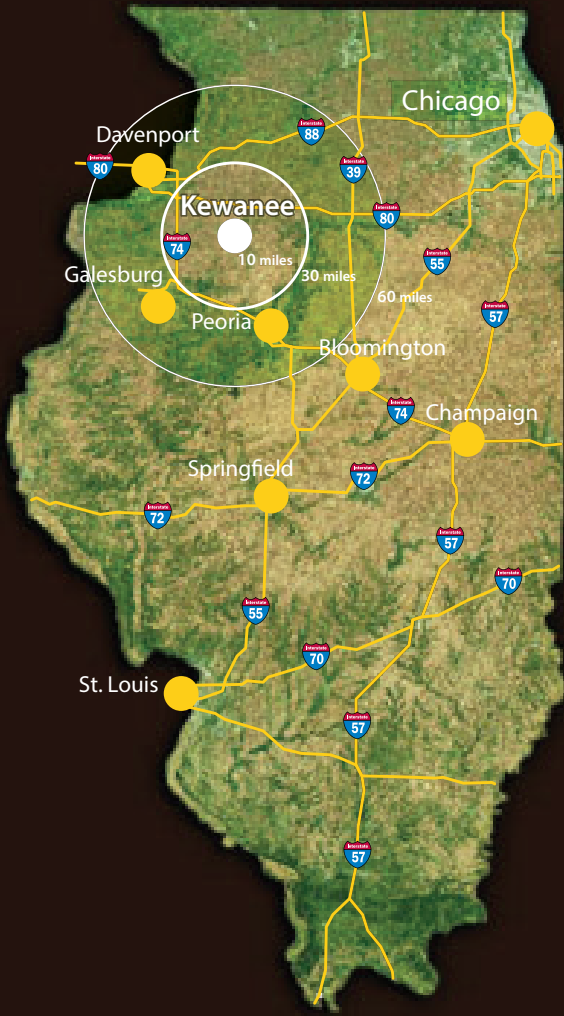
Part of the community. Part of its progress.
Part of its future.

KEWANEE, ILLINOIS - MSA MARKET



60 Minute Drivetime	30 Minute Drivetime	10 Minute Drivetime
Population 745,193	Population 41,530	Population 14,458
Median Age 43.6	Median Age 44.6	Median Age 44.2
Average HH Income \$ 99,356	Average HH Income \$ 92,357	Average HH Income \$77,821

*Scan/US 2026



REGION (60 Miles)

Population	1.1M
Median Age	40.9
Average HH Income	\$ 91,996

TRADE AREA (30 Miles)

Population	119,790
Median Age	43.3
Average HH Income	\$89,375

KEWANEE METRO (10 Miles)

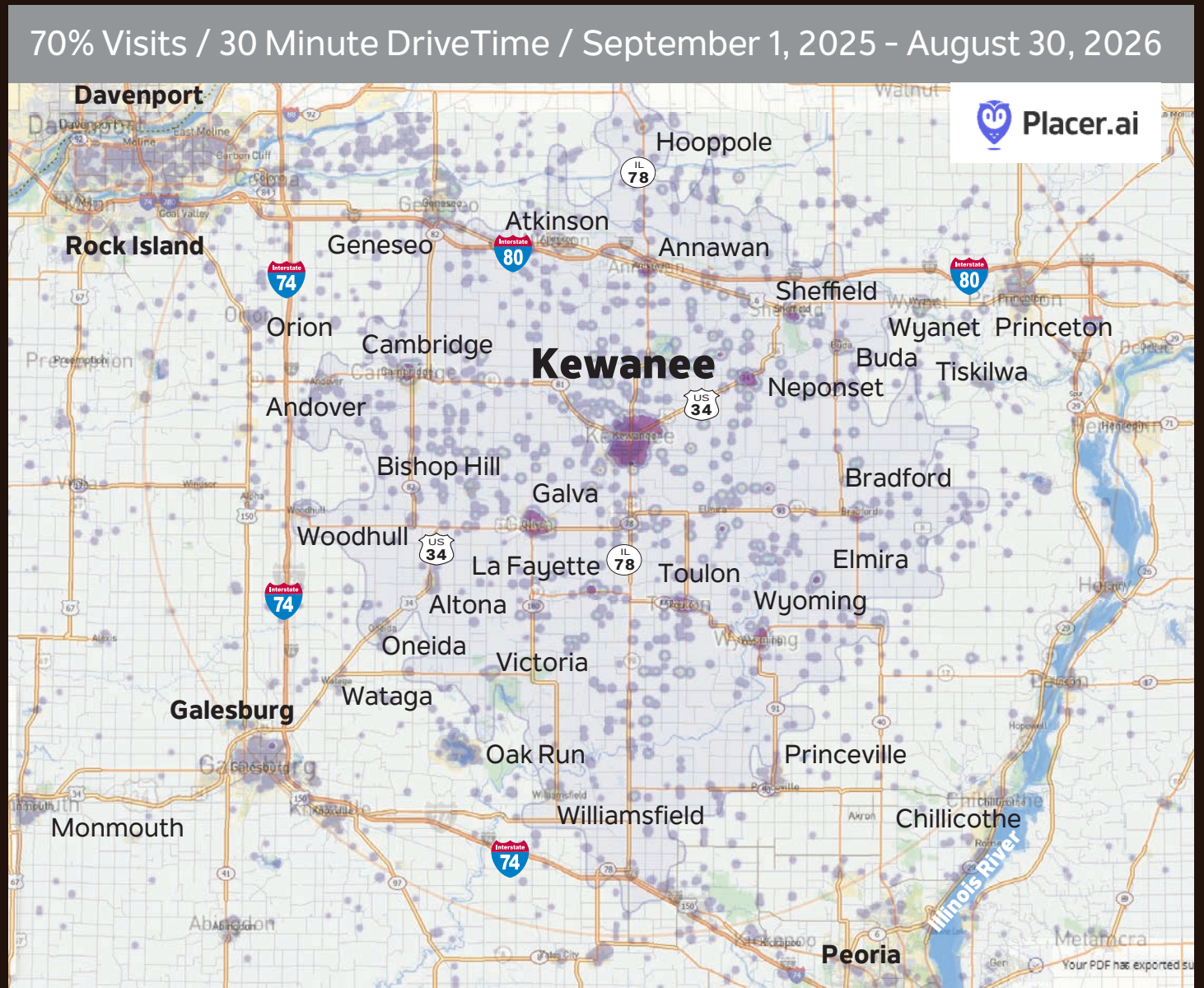
Population	18,786
Median Age	43.3
Average HH Income	\$ 73,624

*Placer.ai 2026

MIDLAND PLAZA TRUE TRADE AREA / Visitors Home Locations Heat Map

Midland Plaza serves a 30-mile regional trade area of approximately 122,700 people, encompassing Kewanee & approximately 20+ surrounding rural communities. The immediate 30-minute drivetime population is approximately 41,500.

Kewanee functions as the regional retail hub for much of this surrounding rural population.



KEWANEE, IL

Retail
Concentration

Satellite View



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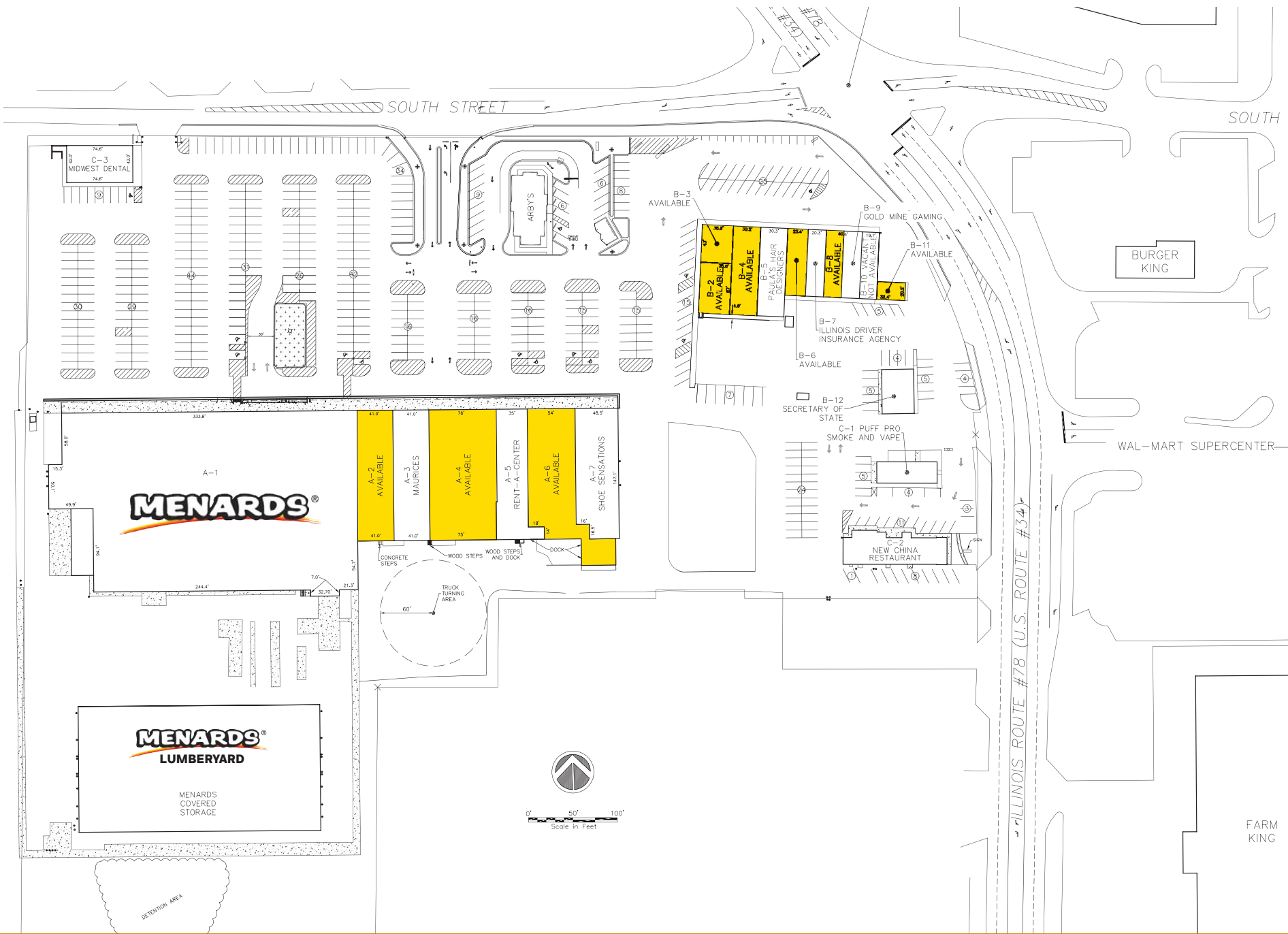
Midland Plaza Shopping Center is strategically located at Kewanee's only 100% retail corner -- the junction of Illinois Route 78 and US Route 34, directly across a six-lane intersection from Wal-Mart Supercenter and in Kewanee's growing retail corridor. This proven site has exceptional visibility and 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
AVAILABLE	9,310 SQ/FT	A-6
SHOE SENSATION	6,920 SQ/FT	A-7

AVAILABLE	2,200 SQ/FT	B-2
AVAILABLE	1,380 SQ/FT	B-3
AVAILABLE	2,894 SQ/FT	B-4
PAULA'S HAIR DESIGNERS	2,967 SQ/FT	B-5
AVAILABLE	1,711 SQ/FT	B-6
IL DRIVERS INSURANCE AGENCY	1,520 SQ/FT	B-7
AVAILABLE	1,467 SQ/FT	B-8
GOLD MINE GAMING	1,524 SQ/FT	B-9
VACANT - NOT AVAILABLE	1,503 SQ/FT	B-10
AVAILABLE	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 179,323 SQ/FT

PARKING DATA

TOTAL	444
RATIO	3.15 SPA / 1000 SQ/FT

SHOPPING CENTER ACREAGE 17.194 ACRES



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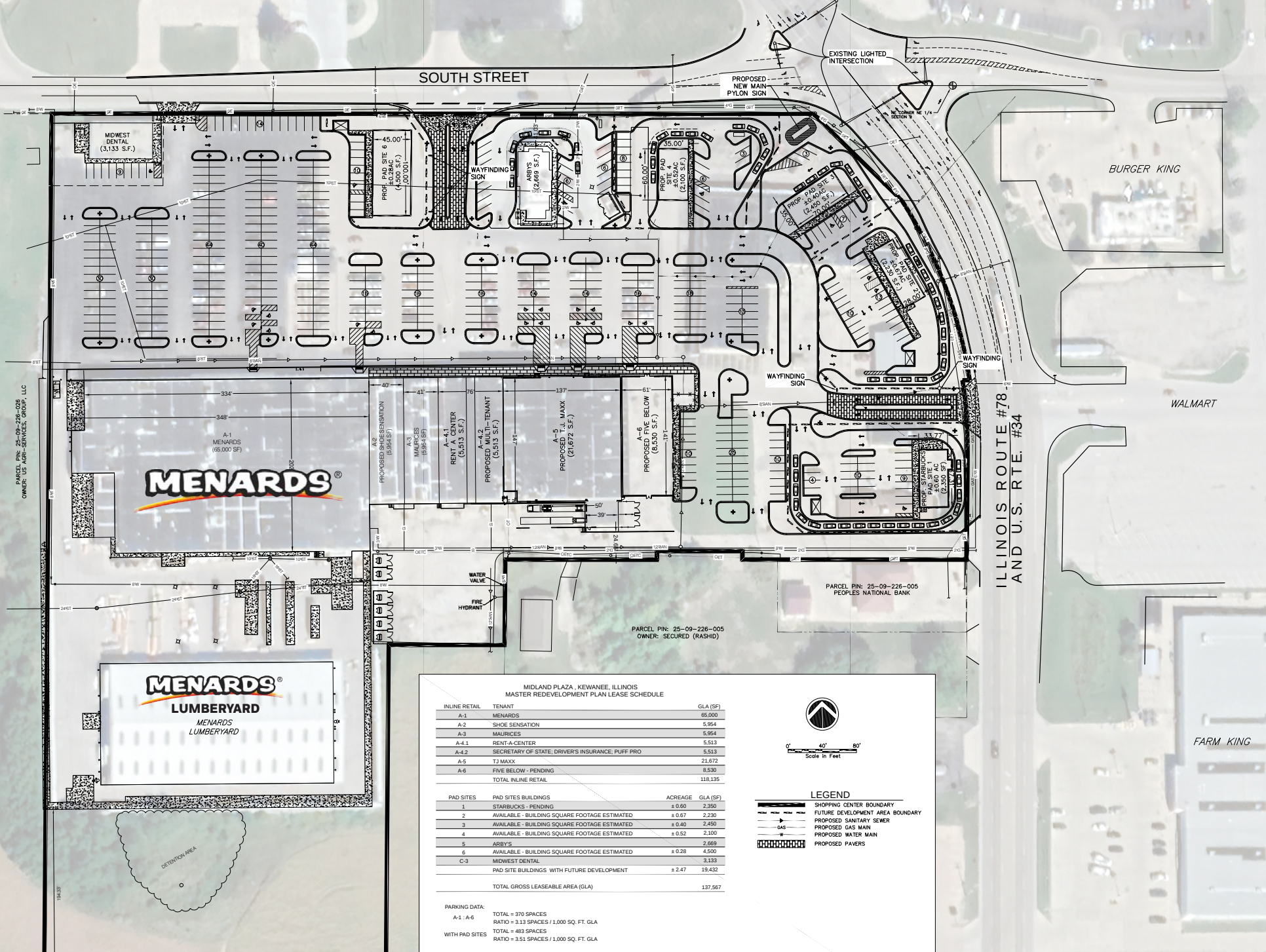
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MIDLAND PLAZA
KEWANEE, ILLINOIS

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



for more information,
please call **(309) 671-1000** or
email lbc@cohendevlopment.com