

WILLOW KNOLLS SHOPPING CENTER

4100 W. WILLOW KNOLLS ROAD, PEORIA, IL 61615

RETAIL PROPERTY FOR LEASE

DAN MALOOF

309.693.3000
dan@maloofcom.com



RETAIL PROPERTY FOR LEASE

WILLOW KNOLLS SHOPPING CENTER

4100 W. WILLOW KNOLLS ROAD, PEORIA, IL 61615



PROPERTY DESCRIPTION

Willow Knolls Shopping Center is anchored by Kohl's and Sam's. Other national retailers and restaurants in this center include Olive Garden, Office Depot and Dollar Tree.

The center offers a great tenant mix of retail & restaurants including grocery & general household needs to beauty products & services in addition to several restaurants. Tenants include OfficeMax, Willow Knolls 14 Theater, Bath & Body Works, Monical's Pizza, and other local retail shops. Neighboring tenants include Olive Garden, Kohl's, Hardees, Hucks Gas Station, Sam's Club, and several others national tenants.

The attractive new facade and expansive parking lot offer both convenience and great aesthetics for tenants and patrons alike.



LOCATION DESCRIPTION

Willow Knolls Court shopping center is located near the intersection of Rt. 6 & Route 150 (War Memorial Drive). IL-Rte 6 provides easy access to I-474, I-74, and IL-40. Nearby centers include Shoppes at Grand Prairie & Big Hollow Shopping Center. This center attracts visits from a ±50 mile radius. Additionally, the new Louisville Slugger Complex is nearby and now open.

DAN MALOOF

dan@malooofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooofcommercial.com



RETAIL PROPERTY FOR LEASE

WILLOW KNOLLS SHOPPING CENTER

4100 W. WILLOW KNOLLS ROAD, PEORIA, IL 61615



SPACES	LEASE RATE	SPACE SIZE
B01	\$12.00 SF/yr	1,222 SF
C02 (avail. soon)	\$12.00 SF/yr	3,027 SF
C05A	\$12.00 SF/yr	4,800 SF
XDB	Based on Tenant Package	34,142 SF

TRAFFIC COUNTS

- Willow Knolls Rd: 11,700 CPD
- Intersection of War Memorial & Willow Knolls: 22,600 CPD

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,222 - 34,142 SF

DAN MALOOF

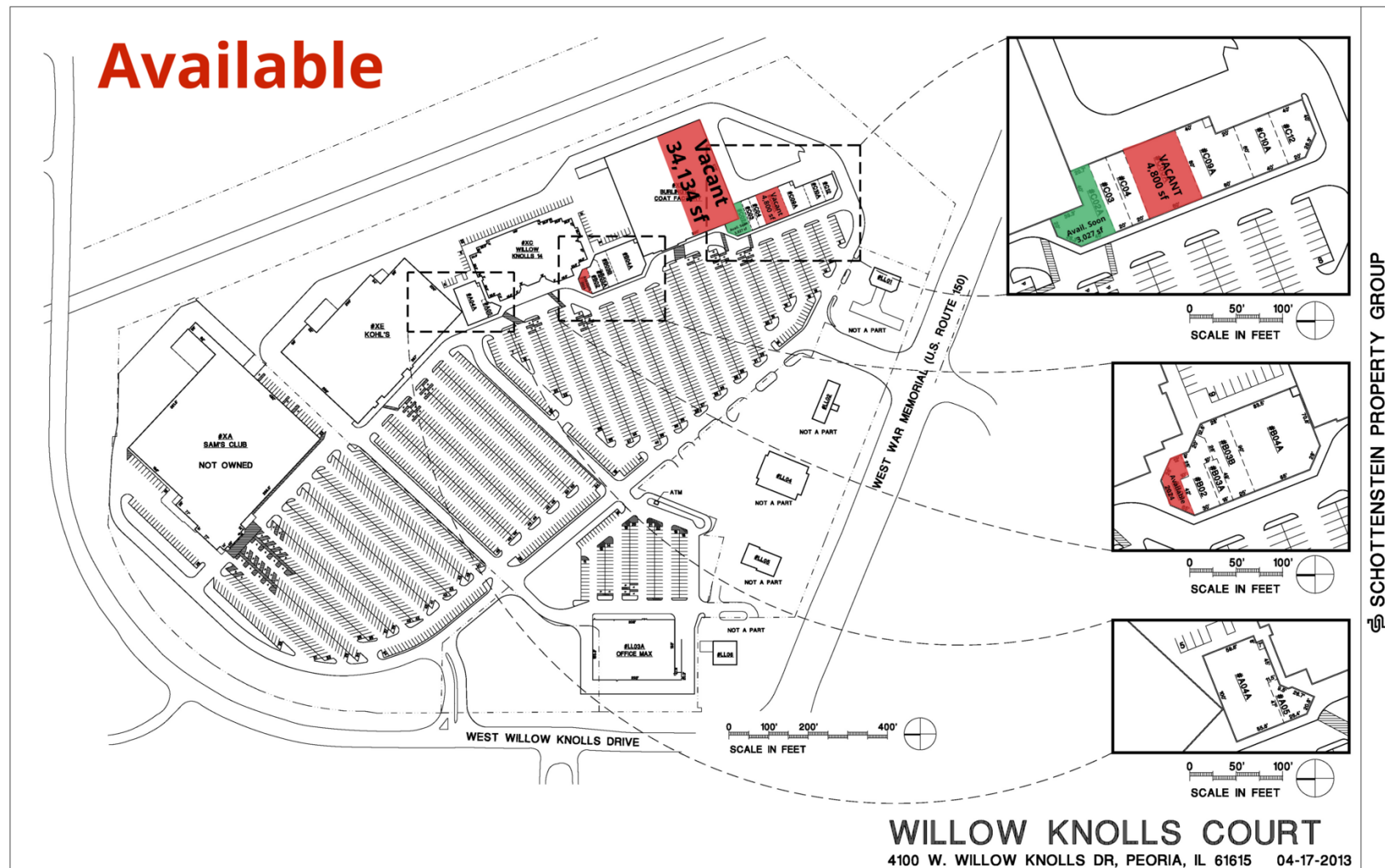
dan@maloofofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com



WILLOW KNOLLS SHOPPING CENTER

4100 W. WILLOW KNOLLS ROAD, PEORIA, IL 61615



DAN MALOOF

dan@maloofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofcommercial.com



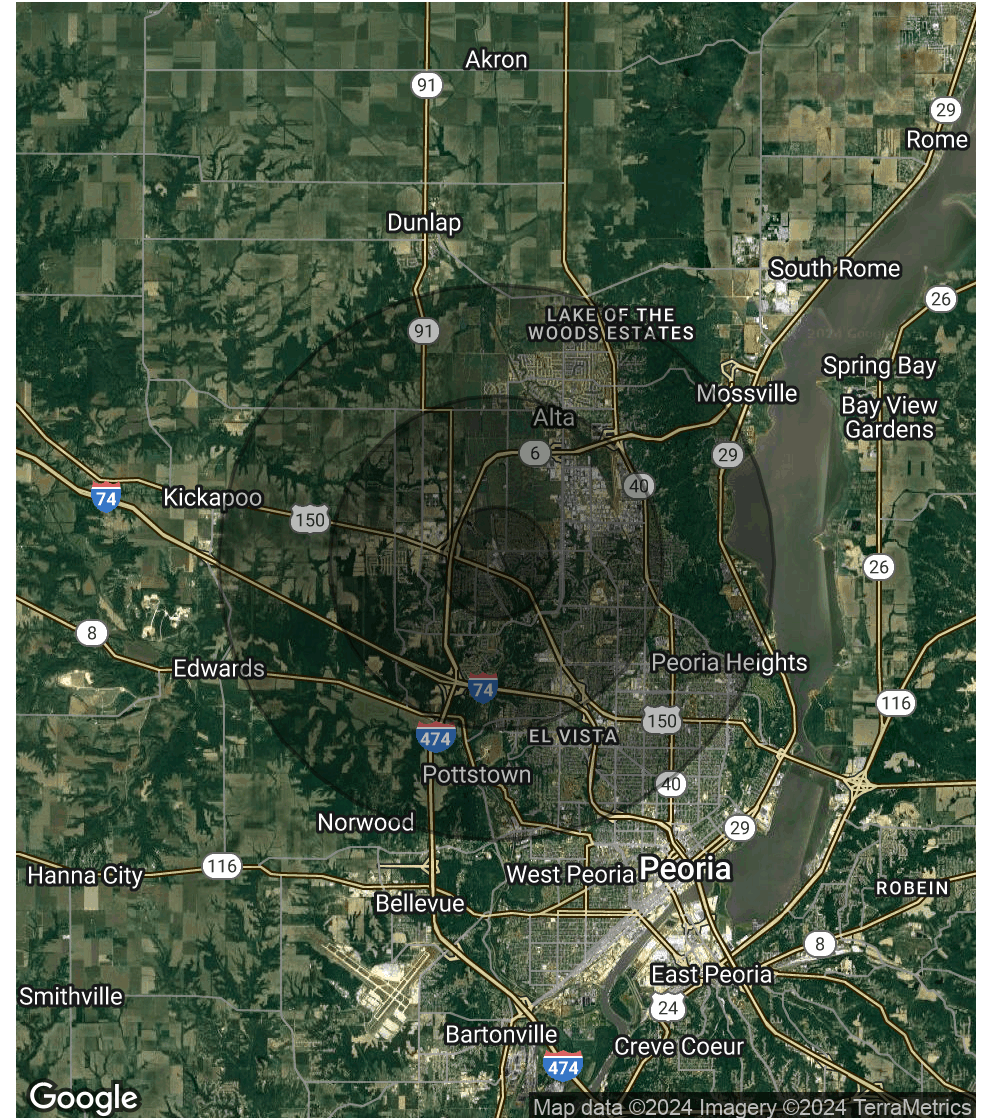
RETAIL PROPERTY FOR LEASE

WILLOW KNOLLS SHOPPING CENTER

4100 W. WILLOW KNOLLS ROAD, PEORIA, IL 61615

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,204	33,946	84,334
Average Age	36.0	38.0	39.2
Average Age (Male)	35.0	35.9	36.6
Average Age (Female)	37.0	40.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,124	14,637	36,125
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$96,944	\$84,431	\$78,413
Average House Value	\$188,988	\$174,650	\$171,450

* Demographic data derived from 2020 ACS - US Census



DAN MALOOF

dan@maloofofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com

