

SHERIDAN VILLAGE

4125 N SHERIDAN RD - PEORIA



FOR LEASE:

1,200 SF - 5,697 SF RETAIL/OFFICE
NEGOTIABLE RATE

PROPERTY FEATURES

- Grocery anchored shopping center located in the heart of the city with several spaces available for lease.
- Sheridan Village is located just east of the most prominent retail trade corridor in Peoria which runs East/West along War Memorial Dr.
- Center consist of 149,391 SF of retail space on 21.7 acres including two outlots and a fuel station facing Sheridan Road.
- Anchored by HyVee Grocery (2010) and Planet Fitness (2016) with a full list of all regional and national tenants on page 3.
- Four points of access to the center with two being located at lighted intersections.
- Abundant parking onsite, two large pylon signs, and a Tesla Supercharger station located behind HyVee.
- Spaces available from 1,200 SF up to 5,697 SF.
- One former bank space available that is still setup for a bank with drive thru stations. Space could be converted to another use.



SHERIDAN VILLAGE

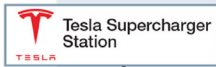
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Joseph & Camper
COMMERCIAL



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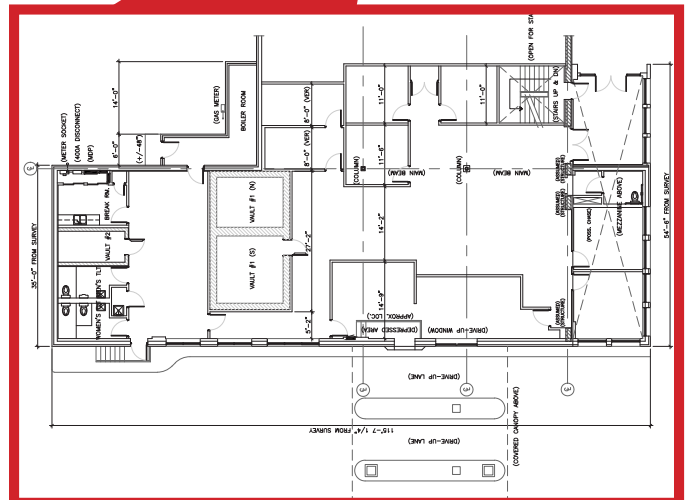
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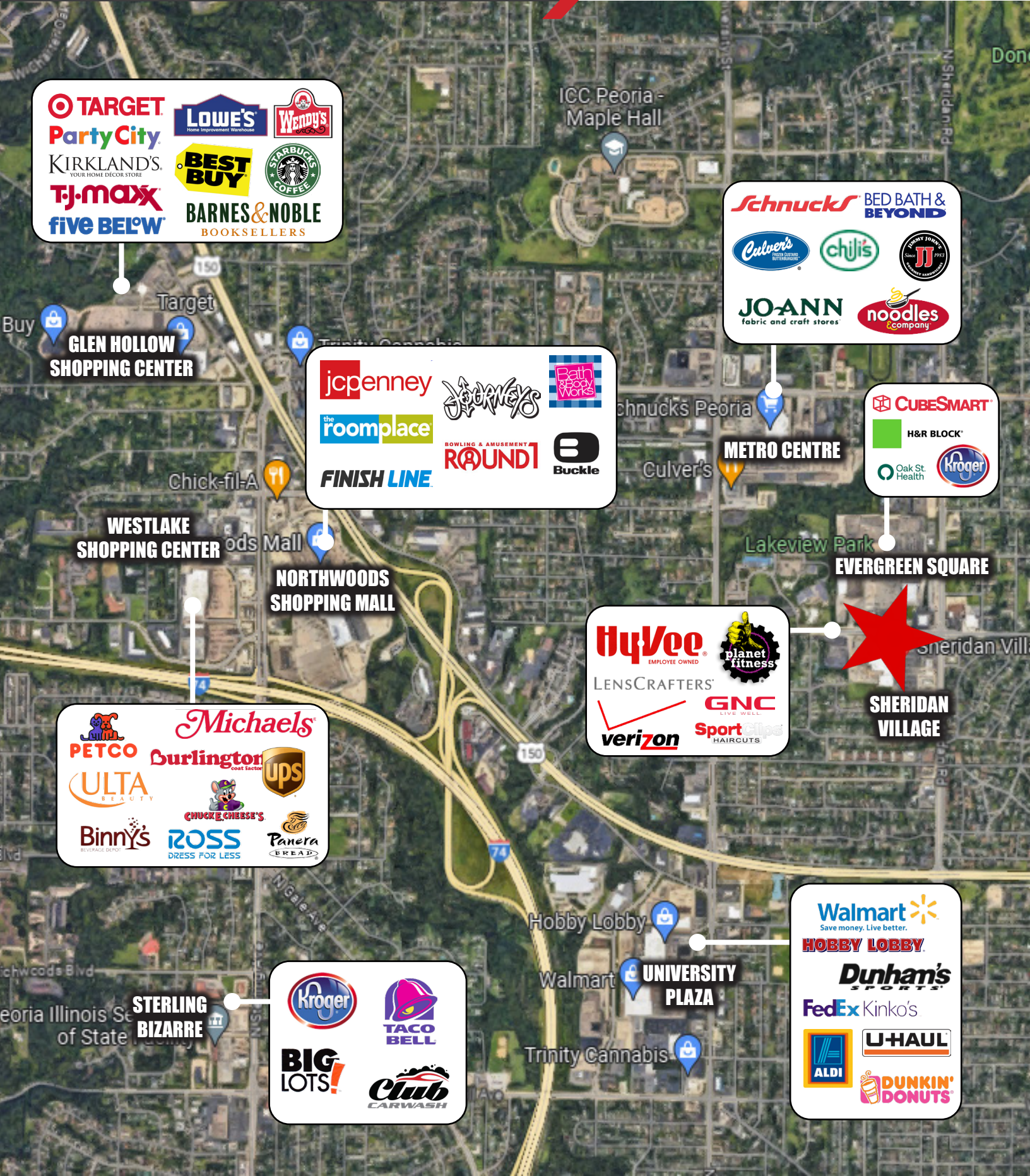
Lake Ave (8,200 VPD)



VACANT	2	5,697 SF
Touch of Class Hair Studio	3	1,200 SF
VACANT	4	1,200 SF
Verizon	5	2,400 SF
VACANT	5A	1,859 SF
CSL Plasma	6	9,714 SF
GNC	11	1,500 SF
Creative Nails	12	1,538 SF
VACANT	13	1,700 SF
Chiro One	14	2,566 SF
VACANT	15	1,875 SF
Planet Fitness	17	19,989 SF
Hy-Vee	20	83,949 SF
VACANT	A1	1,353 SF
Sport Clips	A2	1,199 SF
Sweet Basil Cafe	A3	6,600 SF
Len'sCrafters	A4	3,802 SF
Fannie May Candies	A6	1,250 SF
Hy-Vee Gas Station	OL	



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TARGET
Party City
KIRKLAND'S
T.J. maxx
five BELOW
LOWE'S
Wendy's
BEST BUY
STARBUCKS COFFEE
BARNES & NOBLE BOOKSELLERS

GLEN HOLLOW
SHOPPING CENTER

jcpenny
the roomplace
FINISH LINE
Bath & Body Works
ROWLING & AMUSEMENT ROUND1
Buckle

Schnucks
BED BATH & BEYOND
Culver's
chili's
JOANN fabric and craft stores
noodles & company

CUBESMART
H&R BLOCK
Oak St. Health
Kroger

METRO CENTRE

PETCO
ULTA BEAUTY
Binny's
Michael's
Burlington Coat Factory
CHUCK CHEESE'S
ROSS DRESS FOR LESS
Panera BREAD

WESTLAKE
SHOPPING CENTER

NORTHWOODS
SHOPPING MALL

HyVee
LENSCRAFTERS
verizon
planet fitness
GNC
Sport Clips HAIRCUTS



SHERIDAN
VILLAGE

Kroger
TACO BELL
BIG LOTS!
Club CARWASH

Walmart
Save money. Live better.
HOBBY LOBBY
Dunham's SPORTS
FedEx Kinko's
ALDI
U-HAUL
DUNKIN' DONUTS

Hobby Lobby

Walmart
UNIVERSITY PLAZA

Trinity Cannabis

STERLING
BIZARRE

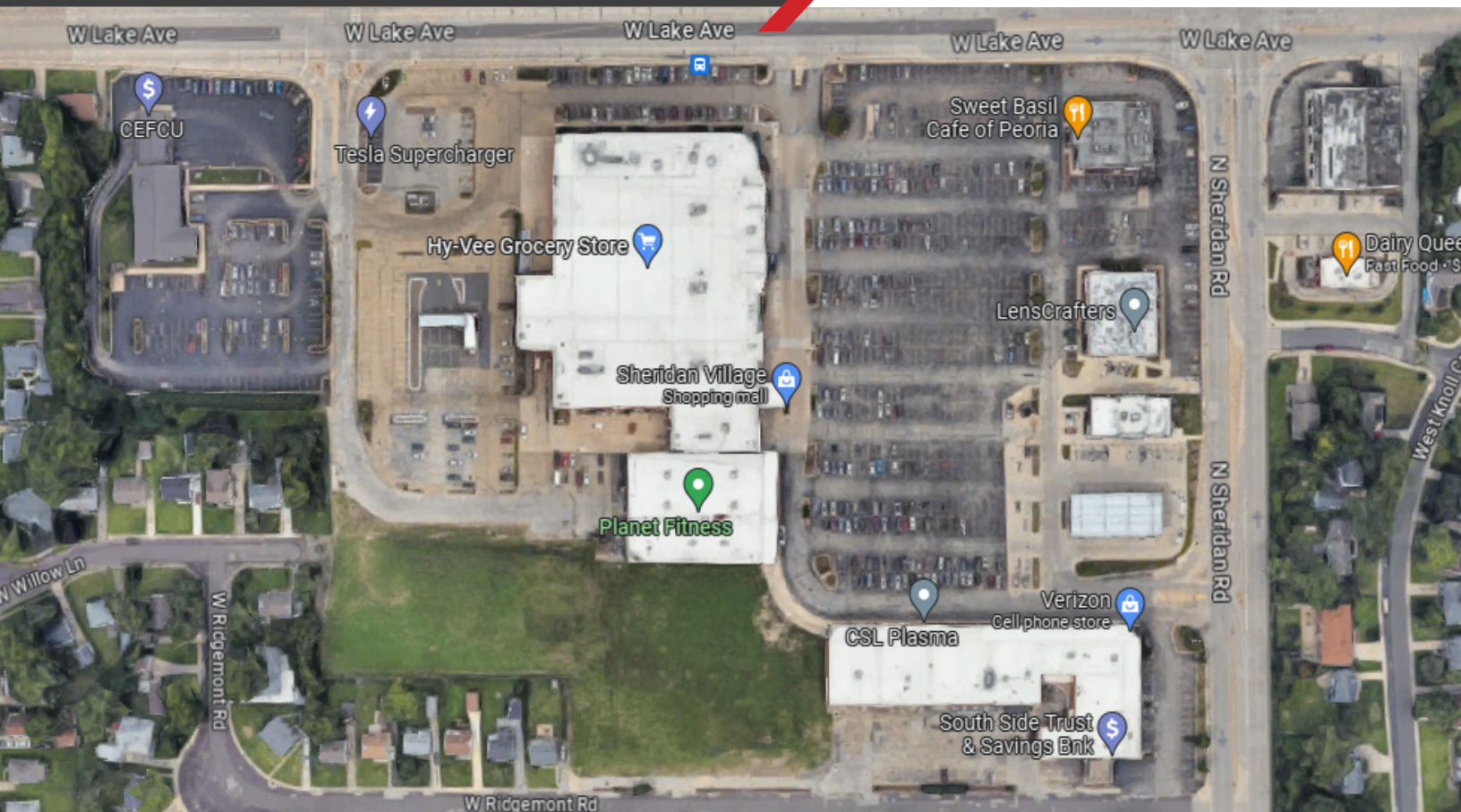
ICC Peoria -
Maple Hall

Lakeview Park

EVERGREEN SQUARE

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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE/RESTAURANT/ MEDICAL OFFICE
TOTAL BUILDING SIZE	149,391 SF
PARKING	LARGE ON-SITE LOT
ZONING	C2
LOT SIZE	21.7 ACRES
YEAR BUILT	1954 (RENOVATED IN 2020)

PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	9,951	118,252	216,236
HOUSEHOLDS	5,041	57,982	99,716
INCOME	\$64,414	\$57,235	\$71,508

SPACES AVAILABLE

UNIT 2	5,697 SF	NEGOTIABLE
UNIT 4	1,200 SF	NEGOTIABLE
UNIT 5A	1,859 SF	NEGOTIABLE
UNIT 13	1,700 SF	NEGOTIABLE
UNIT 15	1,875 SF	NEGOTIABLE
UNIT 1A	1,353 SF	NEGOTIABLE

LEASING INCENTIVES: 3 months free for any new 3 year lease or 5 months free for any 5 year lease signed before 7-1-24. Call agent for details.

Will Hayes

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