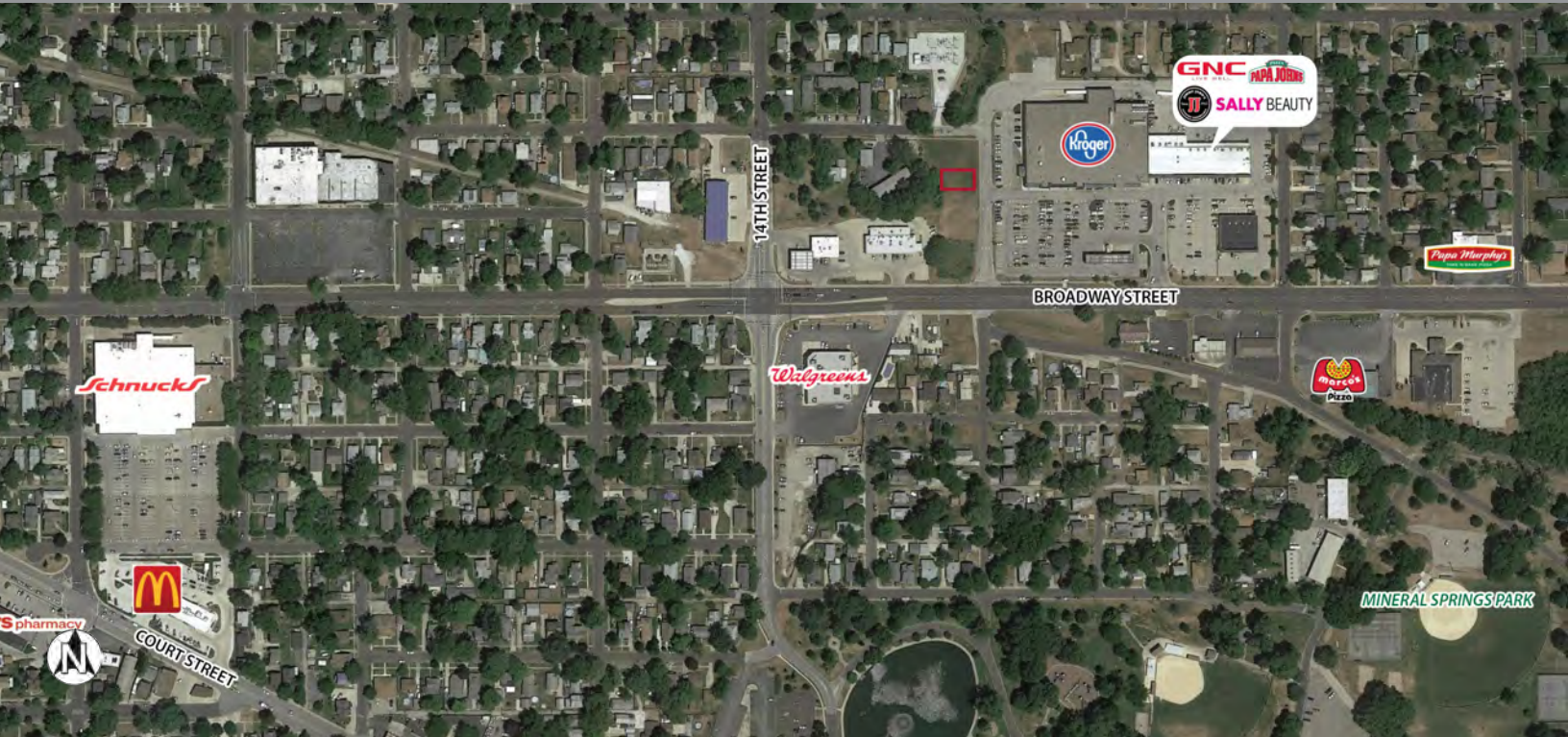


Kroger Outlot

1607 Broadway St.
Pekin, IL 61554
Tazewell County



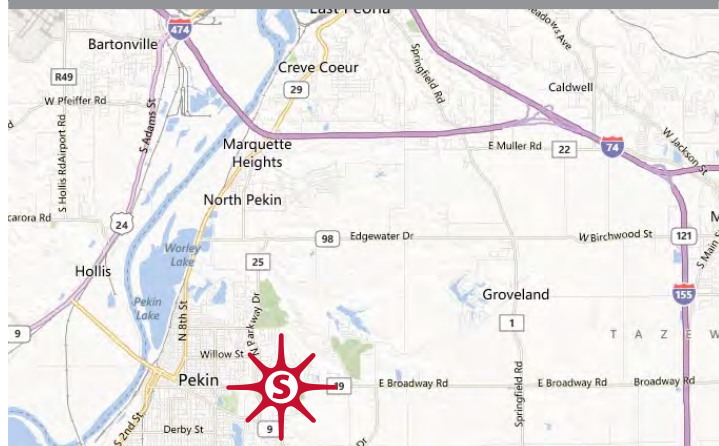
key features

- anchored by Kroger
- zoned Commercial
- daily traffic count: 10,350 on Broadway Street

demographics

	1 mile	3 miles	5 miles
population	14,197	34,168	42,910
households	6,342	14,836	18,388
avg. household income	\$83,572	\$88,994	\$96,448
daytime population	10,114	30,645	35,588

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



outlot for sale or lease ±0.06 acre

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10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor

outlot

UNIT	AC
OUTLOT	0.06

owned by others

UNIT	TENANT	DIMS.	S.F.	UNIT	TENANT	DIMS.	S.F.
1613	U.S. ARMY/NAVY RECRUITING	35.2 x 100	3,520	1627	ADVANCE AMERICA	15 x 80	1,200
1617	GNC	15 x 100	1,500	1629	H&R BLOCK	25 x 80	2,000
1619A	VACANT	17.5 x 100	1,750	1631	JIMMY JOHN'S	20 x 80	1,600
1619	CHINA KING	14.4 x 100	1,444	1633	WISE FINANCIAL	15 x 80	1,200
1621	NAIL EXPERT	19.4 x 100	1,940	1635	STATE FARM INSURANCE	15 x 80	1,210
1623	SALLY BEAUTY	17 x 80	1,360	1637	AVALON FOOT & BODY	14 x 80	1,115
1625	VACANT	20 x 80	1,600	1639	PAPA JOHN'S	18 x 80	1,440

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