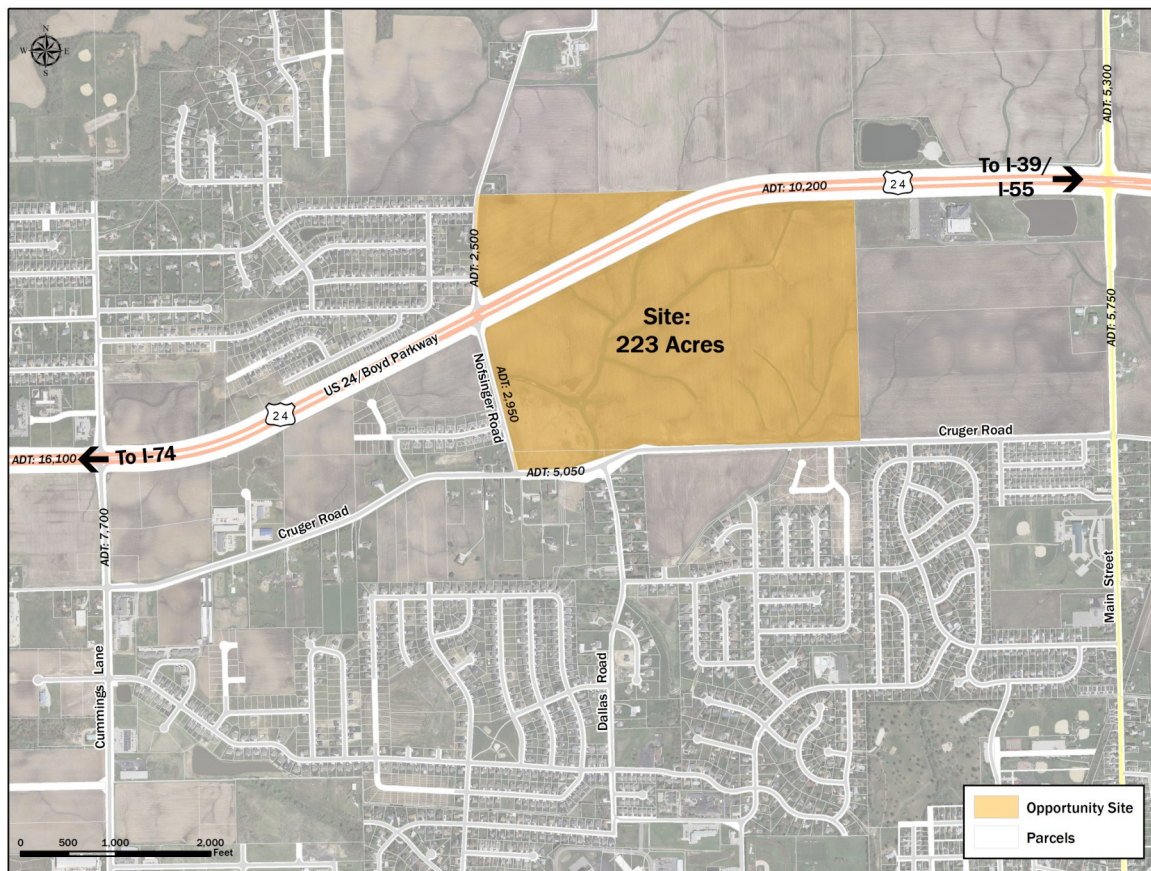


Washington 223

Washington, Illinois

Located halfway between Chicago and St. Louis and just east of Peoria, Washington lies on US Route 24 and is within close proximity to I-74, I-155, and I-39. Established in 1825, the City of Washington features a vintage downtown square that includes distinctive shops and cafes that surround a park and water fountain.



Opportunities.

- Large and medium sized stores
- Light industrial factories
- Quick, casual and sit-down restaurants
- Clothing and Shoes
- Appliances and electronics
- Home furnishings

Site Description.

The City of Washington owns 223 acres of property at the intersection of Nofsinger Road and US 24. Originally zoned for residential, the City hopes to develop the property for light industrial and/or retail. With potential for mixed use spaces.

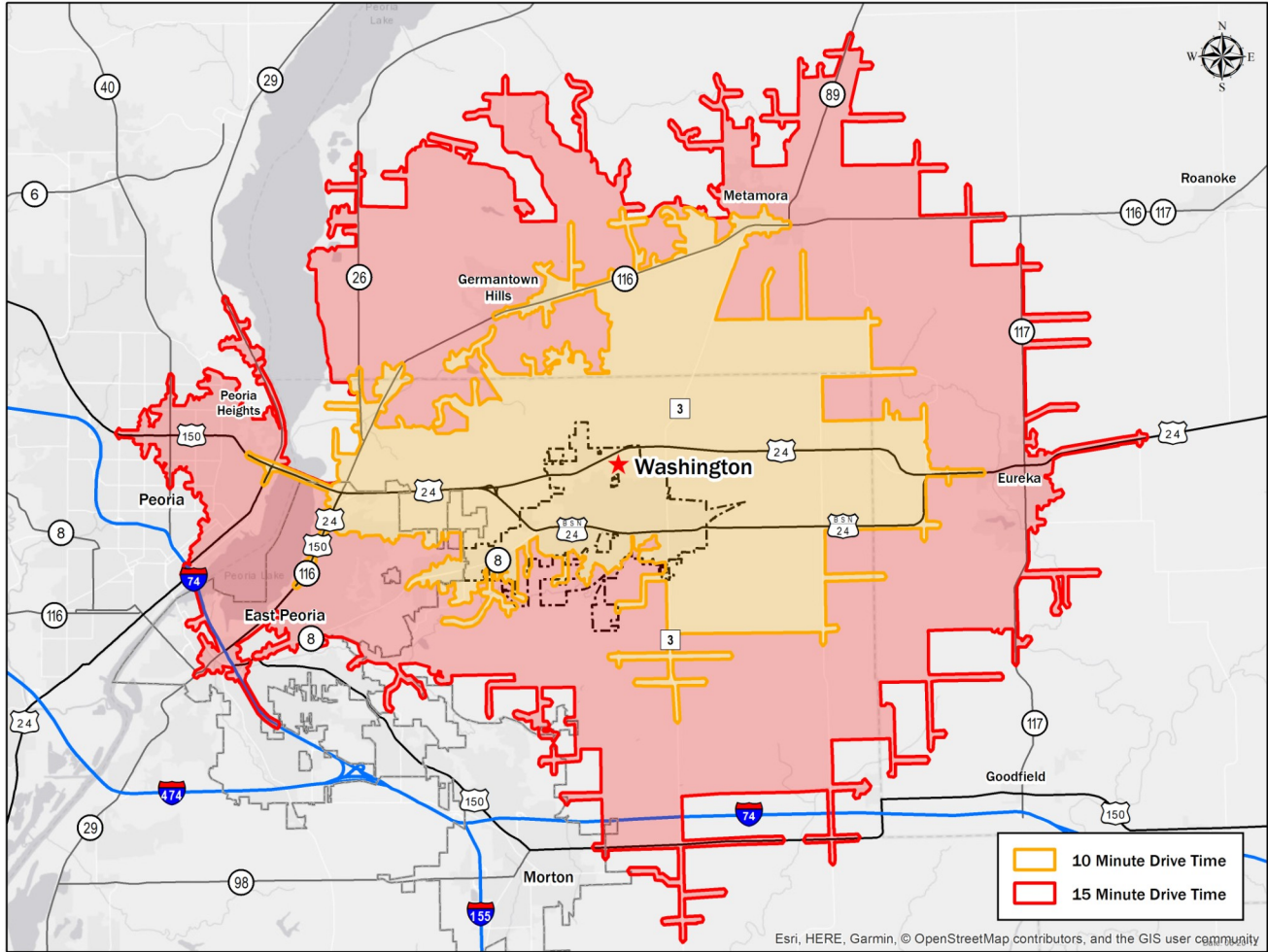
Strengths.

- City-owned property
- Growing Area
- Visible and readily accessible location
- High traffic counts
- Development ready site
- Infrastructure
 - Water, sewer, gas and electric stubbed to the site.
 - Engineering complete for the realignment of Nofsinger Road
- Located in City of Washington Enterprise Zone

Regional Industrial.

- IVP Plastics
- SCBAS
- Pierce Fire Apparatus
- BTD
- Greenbriar
- Caterpillar
- Libby's Pumpkin
- Komatsu

10 and 15 Minute Drive Time Demographics



Washington 223 Retail Study

	10 Minute Drive	15 Minute Drive
Estimated Population	23,015	60,650
Median Age	39.5	39.4
Households	8,848	23,677
Median Household Income	\$73,339	\$63,886
Household with Income \$75,000+	4,353	10,276
% of Households with Income \$75,000+	49.2%	43.4%
Average Household Size	2.57	2.53

Total Demand for Retail Goods and Restaurants

10 Minute Drive	\$373 Million
15 Minute Drive	\$927 Million

Retail Gap in Areas within a 10 Minute Drive

Clothing and Accessories	\$39.8 Million
Electronics and Appliances	\$16.3 Million
Furniture and Home Furnishings	\$16.0 Million
Gas Stations	\$34.6 Million
Restaurants	\$14.4 Million

For more information contact:
 Jon Oliphant, Planning and Development Director
 City of Washington
 309.444.1135
 joliphant@ci.washington.il.us
 Website: www.ci.washington.il.us

