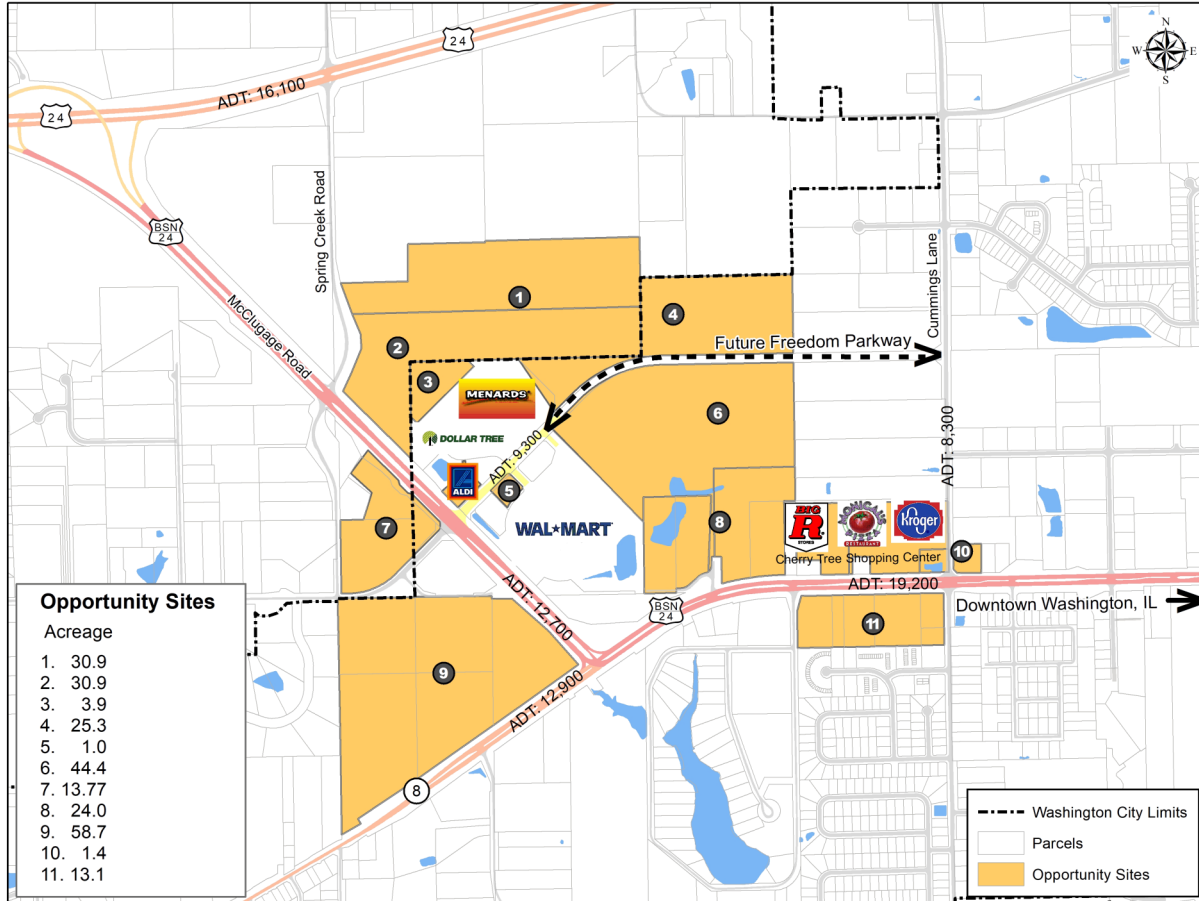


Business 24

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.



Date: 5/29/2018

Opportunities.

- Large and medium sized stores to build near Super Wal-Mart and Menard's
- Quick, casual and sit-down restaurants
- Clothing and Shoes
- Appliances and electronics
- Home furnishings

Sites Available.

The City of Washington has identified the area along Route 8 and Business 24 between Spring Creek Road and Cummings Lane for additional retail development. The area is characterized by several big box retailers, a successful community shopping center and large tracts of available land.

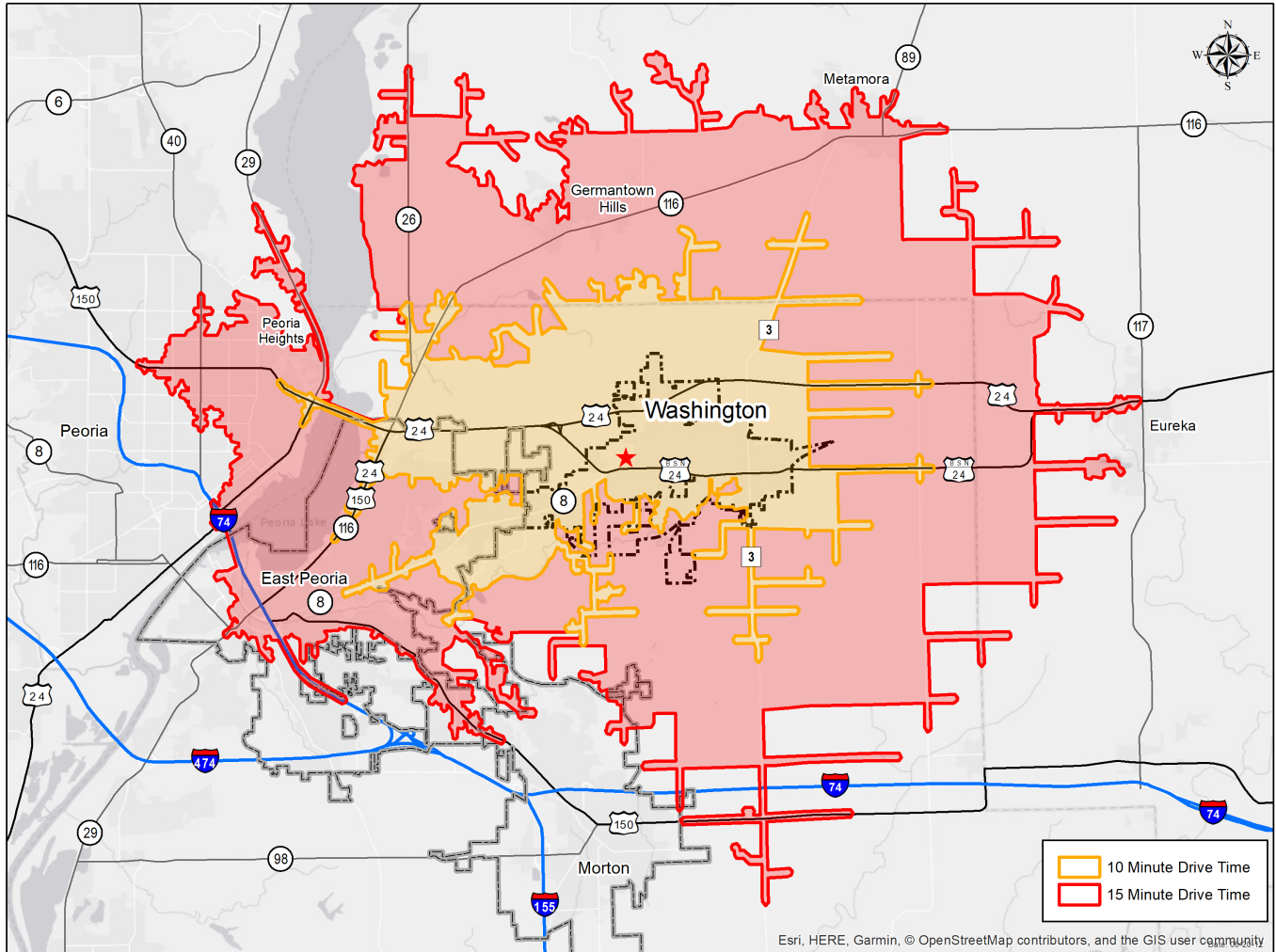
Strengths.

- Growing Area
- Visible and readily accessible location
- High traffic counts
- Development ready site
- Infrastructure
 - 10 inch water main
 - Sanitary sewer installed
 - Dedicated ROW
- Strong retail anchors
- Located in City of Washington Enterprise Zone

Existing Retailers.

- Wal-Mart
- Menard's
- Dollar Tree
- Kroger
- Big R
- Cato Fashions
- Game Stop
- Aldi
- Monical's Pizza
- Ace Hardware

10 and 15 Minute Drive Time Demographics



Business 24 Retail Study

	10 Minute Drive	15 Minute Drive
Estimated Population	31,189	93,707
Median Age	39.7	39.1
Households	12,325	37,921
Median Household Income	\$63,554	\$56,034
Household with Income \$75,000+	5,325	14,343
% of Households with Income \$75,000+	43.1%	37.9%
Average Household Size	2.51	2.43

Total Demand for Retail Goods and Restaurants

10 Minute Drive	\$479 Million
15 Minute Drive	\$903 Million

Retail Gap in Areas within a 10 Minute Drive

Clothing and Accessories	\$20.8 Million
Eating and Drinking	\$11.9 Million
Electronics and Appliances	\$ 8.8 Million
Furniture and Home Furnishings	\$ 8.4 Million

For more information contact:
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