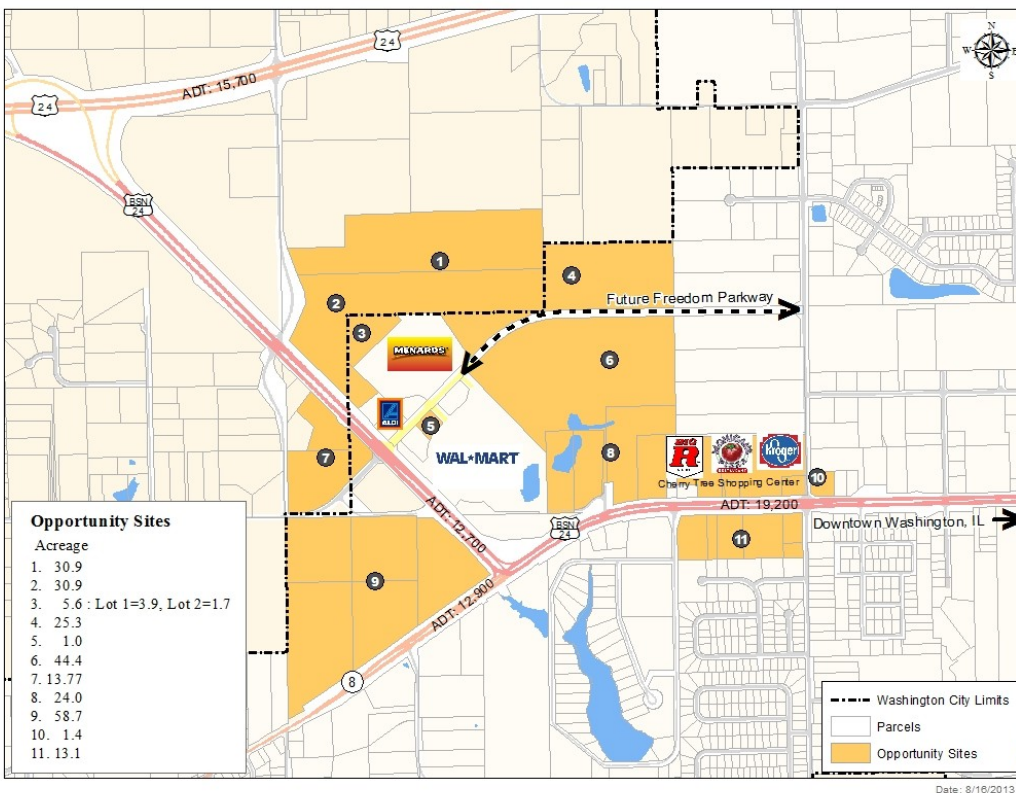


CITY OF WASHINGTON, IL

BUSINESS 24 FACT SHEET

ESTABLISHED 1825

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.



FREEDOM PARKWAY STRENGTHS:

- Growing Area
- Visible and Readily Accessible Location
- High Traffic Counts
- Development-ready site with infrastructure in place
- Strong retail anchors
- Located in City of Washington Enterprise Zone

EXISTING RETAILERS:

- Wal-Mart
- Menard's
- Kroger
- Big R
- Cato Fashions
- Game Stop
- Aldi
- Tequila's Restaurant
- Monical's Pizza
- Ace Hardware
- Radio Shack

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.

OPPORTUNITIES

- Large and medium sized stores to build near Super Wal-Mart and Menard's
- Movie Theater
- Quick, Casual and Sit Down Restaurants
- Clothing
- Appliances and Electronics
- Home furnishings

For more information contact:
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Snap this QR code to be taken to the City of Washington's website.

CITY OF WASHINGTON, IL

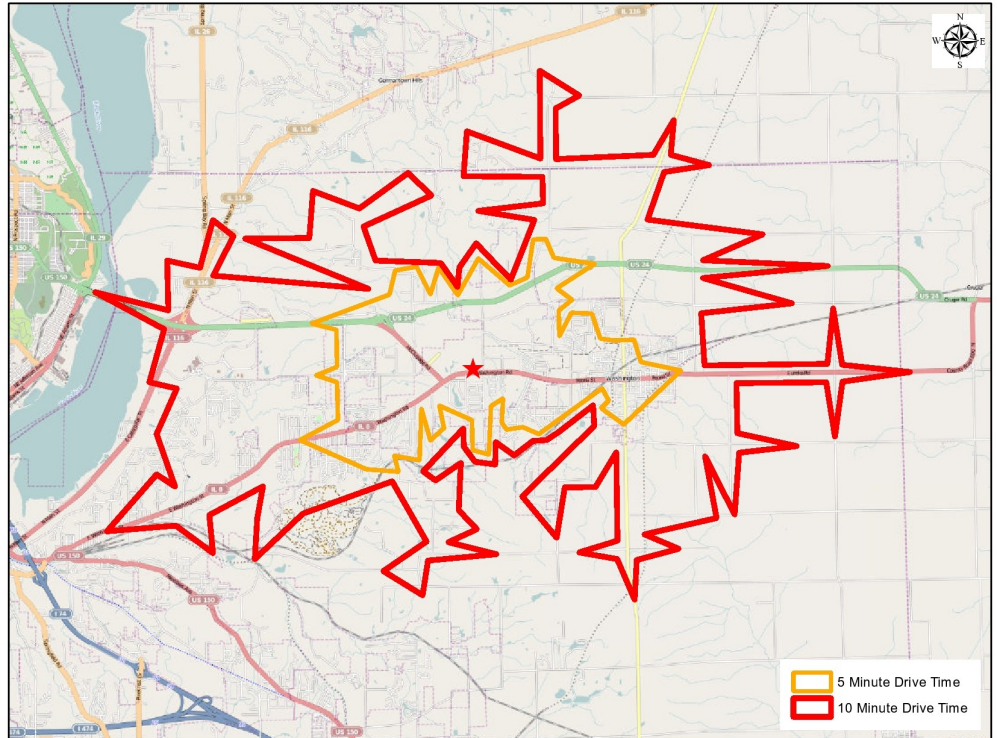
ESTABLISHED 1825

Total Demand for Retail Goods and Restaurants

5 Minute Drive	\$239 million
10 Minute Drive	\$459 million
15 Minute Drive	\$1.6 billion

Retail Gap in Areas within a 10 Minute Drive

Clothing and Accessories	\$18.3 million
Eating and Drinking	\$11.9 million
Electronics and Appliances	\$8.8 million
Furniture and Home Furnishings	\$8.4 million



Business 24 Retail Study

	10-Minute Drive	15-Minute Drive
Estimated Population	27,613	102,428
Median Age	39.0	35.3
Households	11,241	40,646
Median Household Income	\$6: .437	\$88.296
Household with Income \$75,000+	3,377	9,402
% of Households with \$75,000+	38 6 %	52 9 %
Average Household Size	2.49	2.55

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