

Shoppes at Grand Prairie Development Sites

7 Outlots | ~8.4 Acres | C-2 Zoning

Property Introduction. REMAX Traders Unlimited is exclusively offering seven (7) distinct outparcels totaling ~8.4 acres at the Shoppes at Grand Prairie, a primary retail and entertainment destination in northwest Peoria, IL (61615).

The C-2 zoned lots range from ~0.07 to ~3.02 acres are available **for sale, ground lease, or build to suit**, accommodating everything from small drive-thru and signage pads to large multi-tenant or big-box-ready tracts. Every site benefits directly from Grand Prairie's established co-tenancy, freeway-adjacent access, and regional draw.

Area Overview. The Shoppes at Grand Prairie is ~467,000 square foot shopping mall and one of the highest-performing centers in the region and a top 2% foot traffic generator in the state. It serves the greater Peoria IL Metro Area of ~365,000 residents. It's anchored by Dick's Sporting Goods, Marshalls, HomeGoods, Old Navy, DSW and Planet Fitness with additional national and local, specialty retailers.

Hy-Vee & Academy Sports (anchors of the Plaza at Grand), and AMC Theatres also drive consistently daily, evening, and weekend traffic across the center. Three hotels (Wingate by Wyndham, Hampton Inn, Holiday Inn & Suites) support the 500,000-600,000 annual visitors to the Louisville Slugger Sports Complex and nearby wedding/event venues.

These retailers, attractions, and hospitality options serve the greater Peoria IL Metro Area of ~365,000 residents. The immediate area is home to ~450 apartments with plans to add more, while Northwest Peoria contains the fastest growing suburbs in the city.

Please reach out to the REMAX Traders Unlimited team for additional details.

7

LOTS

~8.4

USABLE ACRES

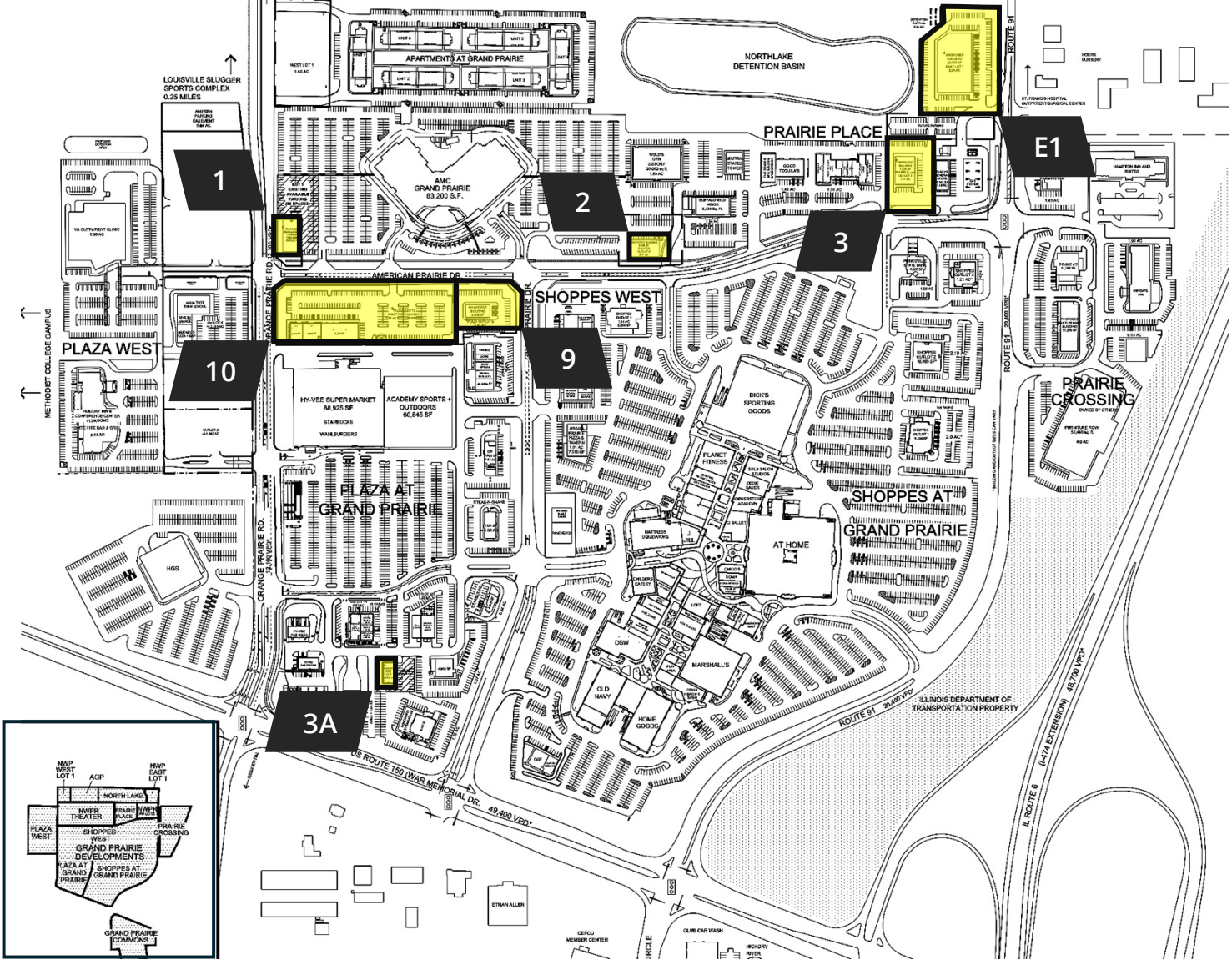
TOP 2%

FOOT TRAFFIC IL SHOPPING CENTERS





Parcel	Size	Price
Lot 1	0.17	\$10/sf
Lot 2	0.91	\$12/sf
Lot 3	1.01	\$11/sf
Lot 3A	0.07	\$10/sf
Lot 9	0.90	\$12/sf
Lot 10	3.07	\$12/sf
Lot E1	2.25	\$10/sf



PARCEL	SIZE	LOCATION / CONTEXT	POTENTIAL USE CASES
<i>*All subject to applicable zoning, governmental approvals</i>			
Lot 10 13-11-151-002; 003	~3.07 acres 660' x 180'	High exposure corner pad Directly between Hy-Vee, Academy Sports, and AMC Theatres.	Multi-tenant pad, QSR cluster, drive-thru strip, fast-casual
East Lot 1 13-02-351-006	~2.25 acres 380' x 1,450'	380' of Route 91 frontage with curb cut adjacent to Casey's General Store Eastern entry to Grand Prairie complex	Auto services, big-box outparcel, hotel, urgent care
Lot 3 13-11-126-014	~1.01 acres 170' x 250'	Prairie Place lot adjacent to Casey's General Store 5-min walk from Hampton Inn & Suites and Wingate by Wyndham	Sit-down restaurant, medical/dental, financial services
Lot 2 13-11-126-012	~0.91 acres 225' x 180'	American Prairie frontage Next to AMC, Gold's Gym & Buffalo Wild Wings High foot traffic evenings/weekends	Fast-casual, bar/lounge, entertainment-adjacent retail
Lot 9 13-11-151-010	~0.90 acres 145' x 155'	High visibility corner interior pad Between Hy-Vee, Academy Sports, and AMC Theatres.	QSR drive-thru, coffee, specialty retail
Lot 1 13-11-101-003	~0.17 acres 105' x 150'	AMC Grand Prairie 18 Theater lot High exposure lot with parking in place Next to 160-unit apartment complex	Coffee kiosk, ATM/bank outpost, fast-food pad
Lot 3A 13-11-151-016	~0.07 acres 40' x 75'	High visibility pad with parking in place Neighbors Hy-vee Fast & Fresh, Jimmy John's, Commerce Bank, Great Clips, Longhorn Steakhouse	Drive-thru only, signage pad, bank ATM





DISTRICT MAP



500-600K
Annual Visitors



OSF St Francis
Center for Health



Methodist College



Holiday Inn
& Suites

AQUA-TOTS
SWIM SCHOOL

BRIENZO'S
PIZZA BAR

160 Apartments
Apts GRAND PRAIRIE

IL ROUTE 6



HyVee Academy



THE SHOPPES
AT GRAND PRAIRIE

WINGATE
BY WYNDHAM



LONGHORN
STEAKHOUSE

HyVee
Fast & Fresh

Commerce Bank

ME
Massage Envy

Great Clips

blue
boutique

US ROUTE 150



DICK'S
SPORTING GOODS

Marshalls

OLD NAVY

HomeGoods

DSW

C/S



SOMA

WHBM

الرجل

LOFT

CHILDERS
EATERY



BAKE
& BREW



the
great
escape

Club
CARWASH



SMOOTHIE
KING



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COMMERCIAL



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