

**COLLIERS
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NOW LEASING

Peru, Illinois -Wal Mart Only 27,730 SF Remaining!

Vernick & Associates Ltd.



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1650 38th Street
Peru, Illinois (La Salle County)



- Wal-Mart vacating in the spring of 2007
- 27,730 SF still available after Hobby Lobby and MC Sports
- Building is located in La Salle County on State Route 251 (14,500 cars per day) just South of I-80
- Other retailers present in this market include JC Penney, Jo-Ann Marshalls, Home Depot, Bergers, Sears, MC Sports, Big Lots, Hy-Vee, Kohl's, Staples, Menards, Jewel, Kmart, Leath Furniture, Target, Wal-Mart Supercenter in '07.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

Vernick & Associates Ltd. Regional Trade Area in North Central Illinois



Demographics

Miles	5	10	15
Population	26,973	141,980	70,107
Total Housing Units	11,399	17,481	28,698
Average Household Inc.	\$58,943	\$60,893	\$60,303

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