

PERU PLAZA

1649 38th STREET

PERU, IL 61354

FOR LEASE

10,285 SF

\$10.50/SF + NNN



CONTACT
INFORMATION

SAM HEINEMAN - PROPERTY OWNER

(402) 880-4864

SHEINEMAN@HEINEMANMANAGEMENT.COM

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PROPERTY DETAILS

PERU PLAZA

PRICE:

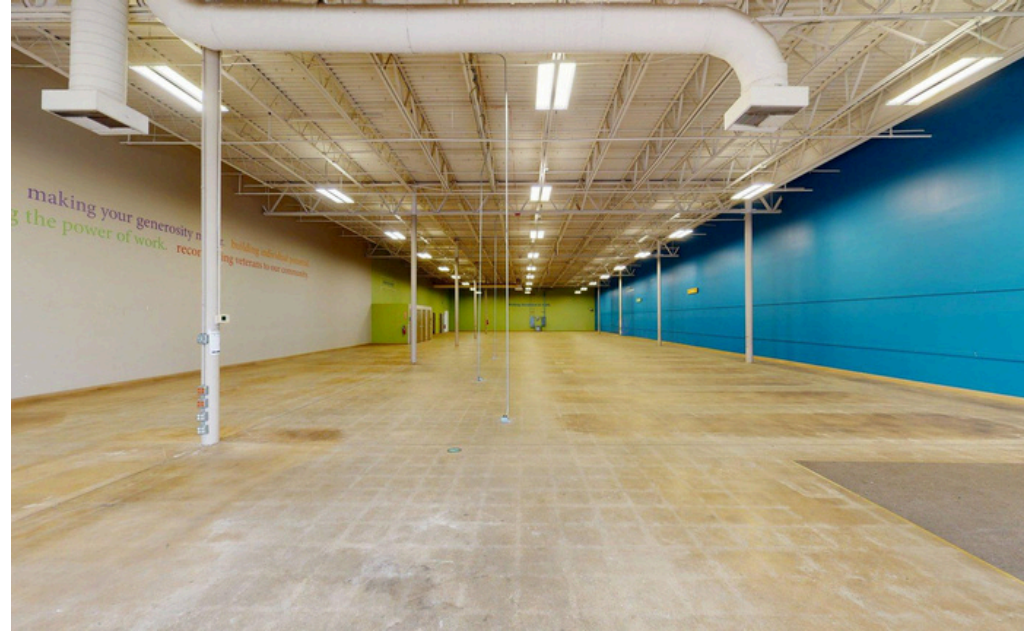
- \$10.50/SF, NNN

AVAILABLE SPACE:

- 10,285 SF

BUILDING FEATURES

- TENANT IMPROVEMENT FUNDS AVAILABLE
- LOCATED JUST OFF OF I-80 & IL-251
- CO-TENANTS INCLUDE HOBBY LOBBY, DOLLAR TREE, & ASHLEY FURNITURE OUTLET
- DAILY TRAFFIC COUNTS 15,412
- CENTER VISITS 673,800 IN 2025 (PLACER.AI)

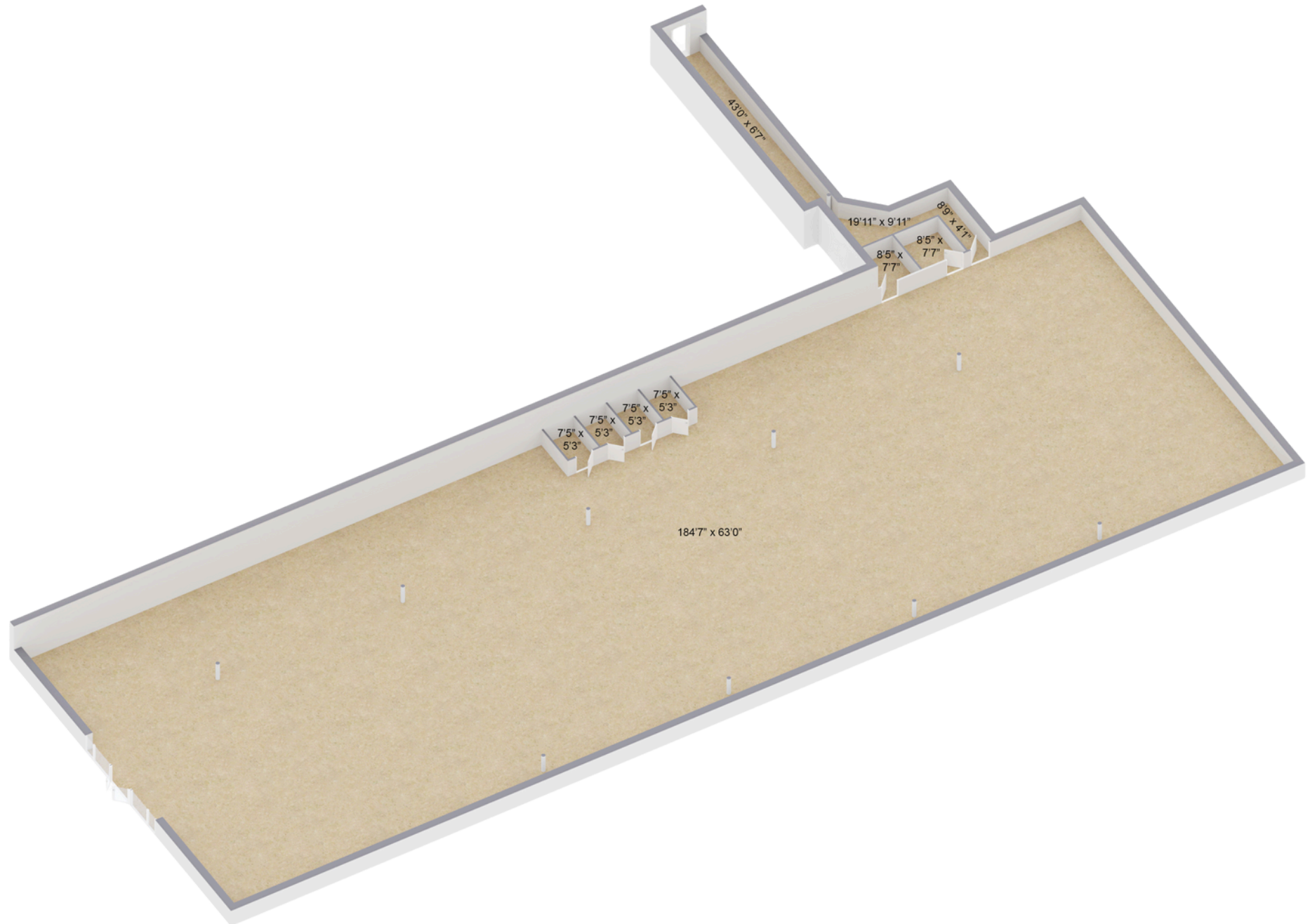


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FLOOR PLAN

PERU PLAZA



FOR LEASE

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PROPERTY PHOTOS

PERU PLAZA



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NEIGHBORS

PERU PLAZA



 DOLLAR TREE


ASHLEY
OUTLET

HOBBY LOBBY

THE
HOME
DEPOT


target

CELEBRATING 50 YEARS
FAMOUS FOR
Steak
& Shake
BREAKFAST

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LOCATION

PERU PLAZA



target



HOBBY LOBBY



ASHLEY
OUTLET



DOLLAR TREE



Staples



MENARDS®



Rural King
America's Farm & Home Store



JEFF PERRY
Auto Group



PERU
MALL

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PLACER STATISTICS - SALES RANKINGS

PERU PLAZA



 **DOLLAR TREE**

Sales \$ Rankings

116/351
Illinois

67%

 **ASHLEY**

Sales \$ Rankings

116/351
Illinois

96%

HOBBY LOBBY

Sales \$ Rankings

116/351
Illinois

51%



673,800 visits
in the last year



140,000 visitors
in the last year



4.81 Visit
Frequency



Visits **+10%** from
previous year



Visits **+10.2%** from
2 years



Visits **+30.9%** from
3 years

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DEMOGRAPHICS

PERU PLAZA



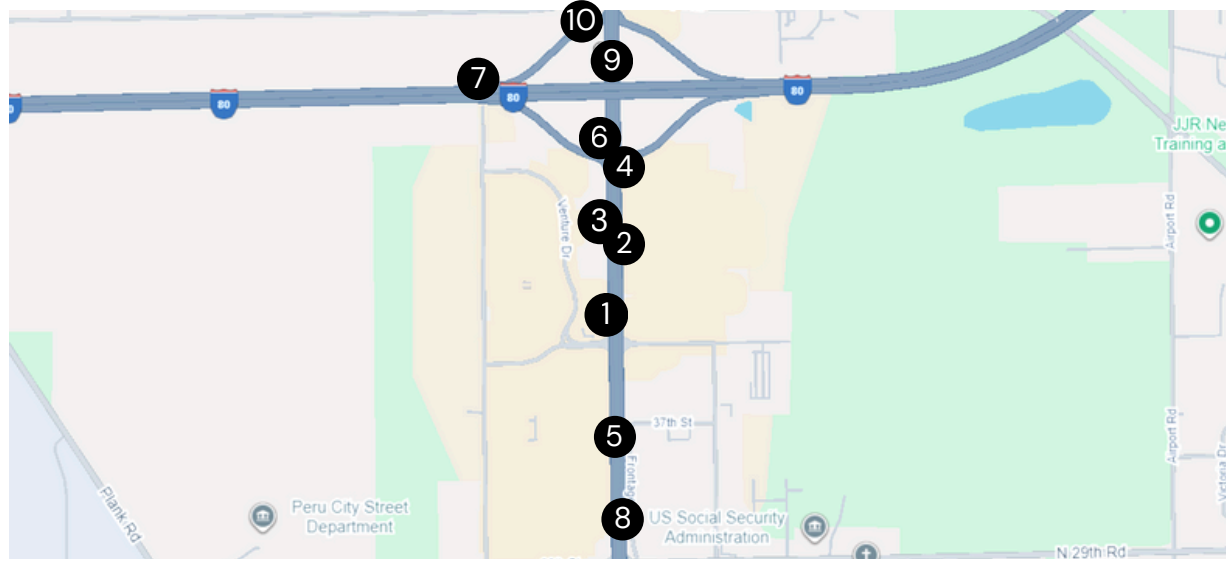
| Distance from Subject: | 3 Miles | 5 Miles | 10 Miles |
|------------------------|----------|----------|----------|
| 2025 Population | 20,138 | 28,500 | 41,326 |
| Households | 8,779 | 12,325 | 17,631 |
| Median Age | 43 | 43 | 43 |
| Average HH Income | \$70,881 | \$71,930 | \$75,860 |

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TRAFFIC COUNT

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| Collection Street: | Cross Street - Direction | Cross Street - Direction | Count Year | Dist from Subject |
|--------------------|--------------------------|--------------------------|------------|-------------------|
| East 2nd Road | 38th St - S | 15,412 | 2025 | 0.20 mi |
| State Hwy 251 | 38th St - S | 15,458 | 2025 | 0.25 mi |
| IL 251 | 38th St - S | 15,475 | 2025 | 0.26 mi |
| State Hwy 251 | I-80 - N | 15,458 | 2025 | 0.31 mi |
| State Hwy 251 | 38th St - N | 13,708 | 2025 | 0.32 mi |
| East 2nd Road | I-80 - N | 15,458 | 2025 | 0.34 mi |
| I 80 | Venture Dr - S | 27,432 | 2025 | 0.39 mi |
| East 2nd Road | Wenzel Rd - S | 14,815 | 2025 | 0.45 mi |
| East 2nd Road | I-80 - S | 13,583 | 2025 | 0.48 mi |
| IL 251 | I-80 - S | 13,700 | 2025 | 0.53 mi |

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PROPERTY PHOTOS

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