

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

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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)

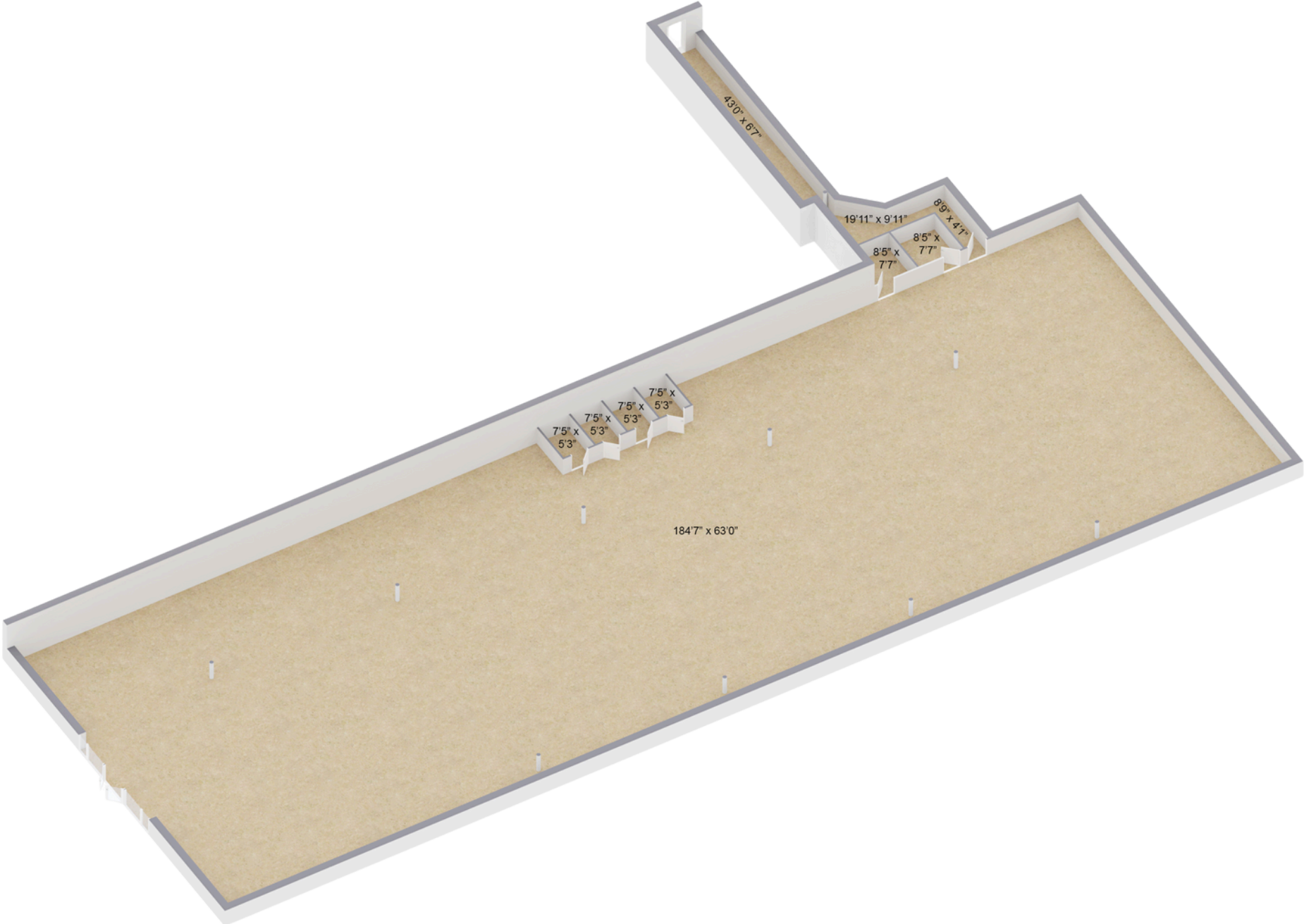


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FLOOR PLAN

PERU PLAZA



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PROPERTY PHOTOS

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NEIGHBORS

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LOCATION

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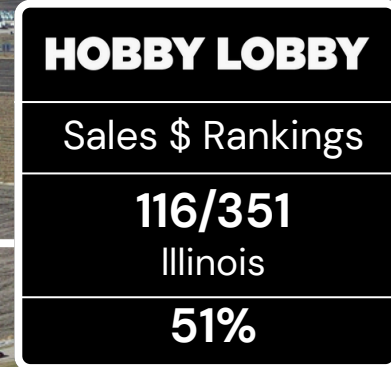


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PLACER STATISTICS – SALES RANKINGS

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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

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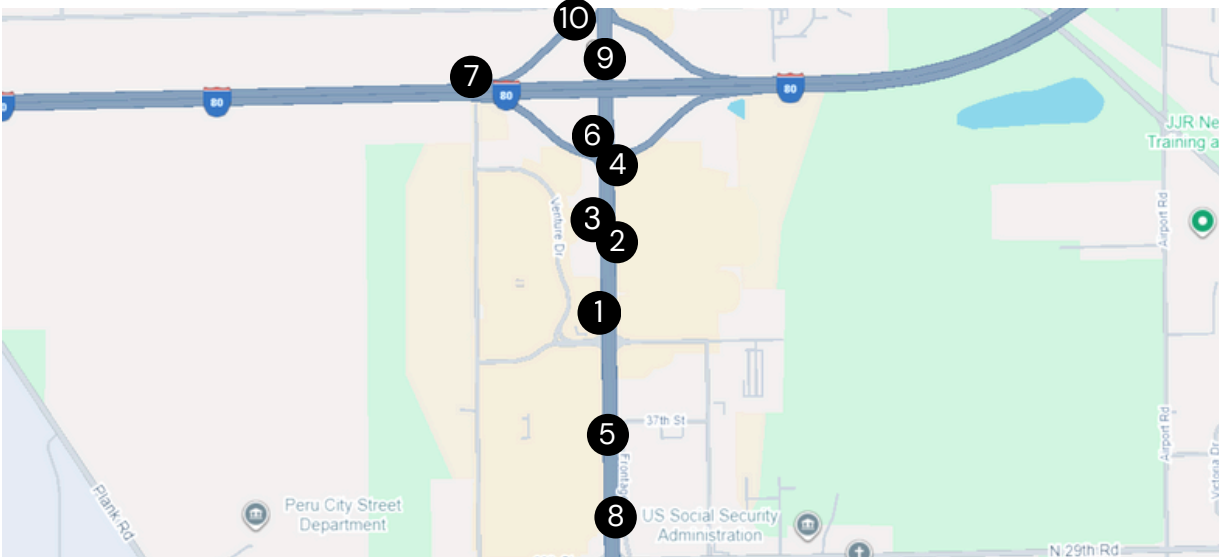
Distance from Subject:	3 Miles	5 Miles	10 Miles
2025 Population	20,138	28,500	41,326
Households	8,779	12,325	17,631
Median Age	43	43	43
Average HH Income	\$70,881	\$71,930	\$75,860

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TRAFFIC COUNT

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

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PROPERTY PHOTOS

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