

SPACE FOR LEASE at 431,024 SF New Development!

Prairie Trail

I-172 & BROADWAY • QUINCY, ILLINOIS



Retail Space At-A-Glance

- ❖ New retail development anchored by Lowe's and Kohl's with national tenants Old Navy, TJ Maxx, MC Sports and Best Buy
- ❖ Mini anchor and outlots available
- ❖ An historic Mississippi River town, Quincy is home to 11 hotels, hospital and medical facilities, regional airport, university and colleges, many national retailers and over 75 restaurants to facilitate its growing residential development and tourism industry
- ❖ Other area retailers include Wal-Mart, Home Depot, Kmart, JC Penney, Sears and Bergner's

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



Population111,333
Households45,143
Avg. Household Income ...\$49,491

Population69,957
Households28,521
Avg. Household Income ...\$50,365

Population55,502
Households22,768
Avg. Household Income ...\$51,472

25 MILE

15 MILE

10 MILE

SITE



For more information
please contact:
Sansone Group
120 S. Central
St. Louis, MO 63105

Timothy Cherre, David A. Willis,
Karen Shaw or Mike Pettit

tcherre@sansonegroup.com
dwillis@sansonegroup.com
kshaw@sansonegroup.com
mpettit@sansonegroup.com

p) 314.727.6664 (f) 314.727.6101



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OFFICE

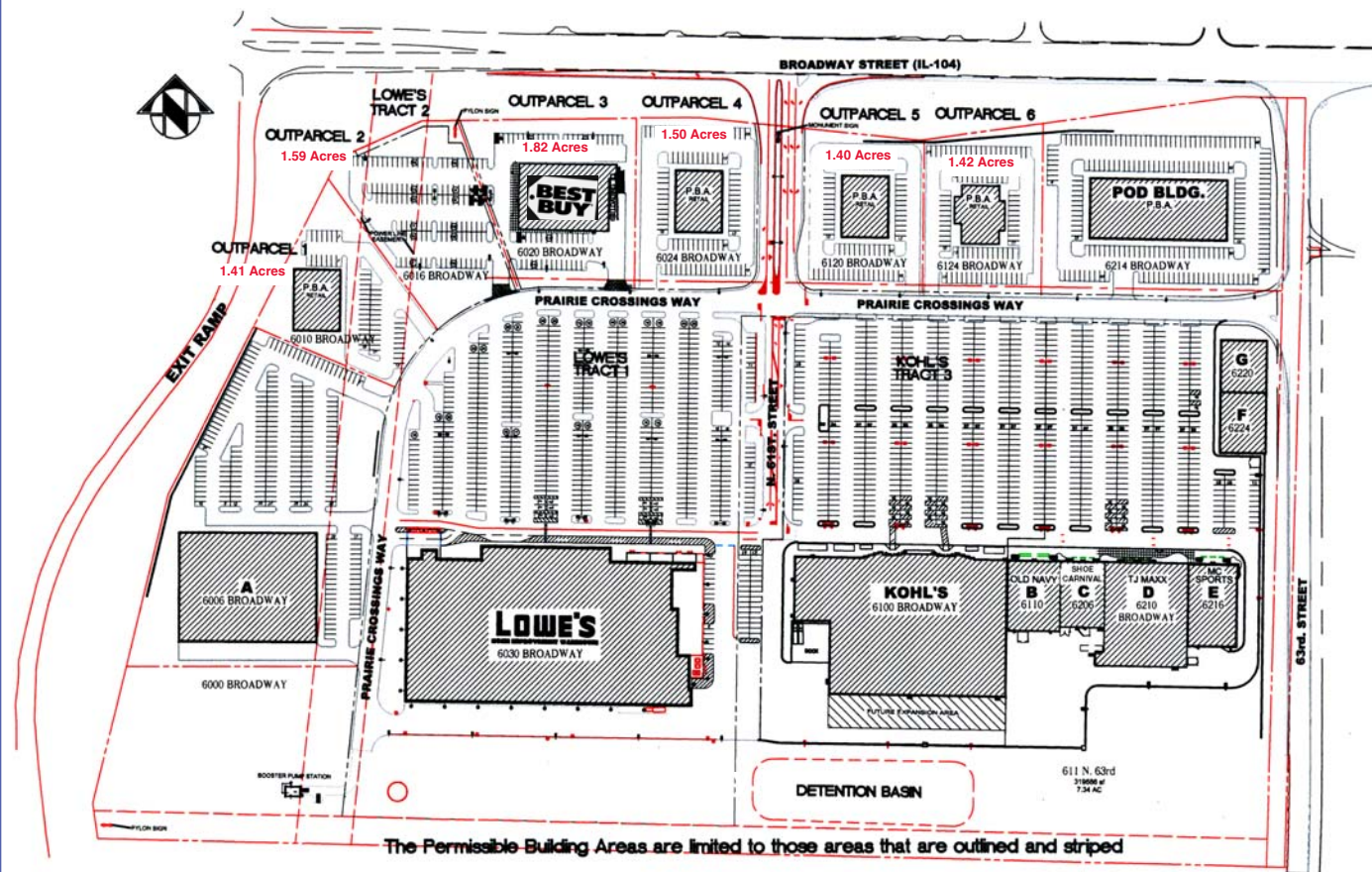
INDUSTRIAL

RETAIL

Tenant Index

| Tenant | Sq. Ft. |
|---------------|---------|
| Lowe's | 102,000 |
| Kohl's | 114,880 |
| Retail A | 50,000 |
| Old Navy | 12,123 |
| Shoe Carnival | 6,800 |
| TJ Maxx | 28,478 |
| MC Sports | 13,580 |

| Tenant | Sq. Ft. |
|-----------------|----------------|
| Retail F | 7,219 |
| Retail G | 8,000 |
| Outparcel 1 | 1.41 Acres |
| Best Buy | 20,044 |
| Outparcel 4 | 1.50 Acres |
| Outparcel 5 | 1.40 Acres |
| (Lease Pending) | 1.42 Acres |
| POD Building | 27,500 |
| Total | 431,024 |



New Residential



Historic District



Parks & Recreation



Downtown Riverfront



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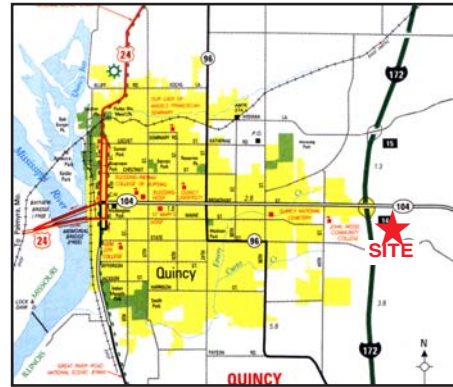


- 44-acre new retail development in Quincy, Illinois
- Located at the southeast corner of Broadway (Hwy. 104) and Interstate 172, at Exit 14
- First commercial development on this side of Interstate 172 in Quincy
- Quincy is approximately 150 miles north of St. Louis
- Anchored by a 102,000 square foot Lowe's Home Improvement (opened 1/04)
- Anchored by 107,000 square foot Kohl's store (opened 4/05)
- Other major tenants include Old Navy, TJ Maxx , MC Sports, Shoe Carnival and Best Buy
- Outlots available

QUINCY, ILLINOIS

COMMUNITY PROFILE

- Trade area demographics of 225,000 population in a 50 mile radius and 600,000 population in a 75 mile radius
- Quincy is the county seat of Adams county
- Located on the banks of the Mississippi River just south of the intersection of Southeast Iowa, Northeast Missouri and Western Illinois, Quincy is the hub of the Tri-State region
- Quincy is just a two-hour drive from St. Louis and Springfield, Illinois, an hour drive from Keokuk, Iowa and a half-hour drive from Hannibal, Missouri
- 600,000 Square Foot enclosed mall with three anchor tenants: JC Penney, Sears & Bergner's
- Historic District offering clothing shopping, antiques and specialty shops
- 11 Hotels, three motels and four bed & breakfasts
- Modern Civic Center with Theatre
- Oakley-Lindsay Center, an \$8 million performing arts and Convention Center
- Wealth of museums, architecture and historic homes to visit
- Raceway & Fairgrounds
- Three County Club Golf Courses and one public course
- Quincy Parks Department offers over 700 acres of land in 25 parks around town, including a 270-slip Marina, miniature golf and a batting cage complex
- Quincy is the largest city in an area of 100 miles in all directions
- Named an All-American City in 1962-63 and again in 1984-85



EDUCATION

- Educational facilities include Quincy University, John Wood Community College, Blessing-Rieman College of Nursing, Southern Illinois University School of Medicine, Vatterott College, The Travel School and Gem City College of Business

HEALTHCARE & MEDICAL FACILITIES

- State-of-the-art medical campus including the 340-bed Blessing Hospital, the largest medical center within a 100-mile radius, providing full medical, social and educational services for an area of more than 259,000 people. Blessing Hospital staffs 241 physicians and 1,924 highly-skilled employees and is soon to house a new Cancer Center, currently under construction
- Southern Illinois University School of Medicine is located in the Blessing Hospital campus
- Quincy Medical Group, one of the leading multi-specialty group practices in the United States, is a physician-owned group comprised of more than 90 physicians and nurse practitioners in 23 medical and surgical specialties

TRANSPORTATION

- Four-lane interstate roadways, rail, air and bus service provide a complete transportation network regionally, nationally and internationally. Adams County is served by Interstates 1-72 & 1-172, Illinois Highways 57, 96 and 104 and U.S. Highways 24, 61 and 336, and is surrounded by interstate highways I-80 to the north, I-74 and I-55 to the east, and I-70 to the south
- Two major railroads serve Quincy and Adams County with multiple freight trains daily
- Amtrack provides daily passenger service to and from Chicago
- Quincy Regional Airport, or Baldwin Field, is a fully operational air transportation facility, owned and operated by the City of Quincy, Baldwin Field offers daily commercial service to St. Louis