

Grand Prairie



THE SHOPPES
AT GRAND PRAIRIE

DICK'S
SPORTING GOODS





Lifestyle Destination

Peoria's Premier Lifestyle Destination & Retail Powerhouse

The Shoppes at Grand Prairie is an open-air lifestyle center and Peoria's most distinctive retail destination, offering a dynamic mix of shopping, dining, and everyday convenience. Anchored by leading national brands including Dick's Sporting Goods, Old Navy, HomeGoods, DSW, Marshalls, and Planet Fitness, the center features more than 30 specialty stores and restaurants—many of which are exclusive to the Peoria market.

Strategically located within the region's primary retail corridor, The Shoppes at Grand Prairie draws from a broad and growing trade area, delivering strong, consistent traffic from both local residents and regional visitors. With its curated tenant mix and vibrant, walkable environment, the center offers retailers a compelling opportunity to establish a presence in a high-demand, experience-driven shopping destination.

Anchors



Notable Retailers



Restaurants





Hampton Inn & Suites
by HILTON

WINGATE
BY WYNDHAM

BUFFALO WILD WINGS

Outparcel Opportunities For Sale or Lease
• Site C-E: 5.09 AC
• Site F: 1.14 AC
• Site G: 1.62 AC

28,800+ ADT
Source: Placer 4/2026

Willow Knolls Court:
sam's club **KOHL'S**

amc
GRAND PRAIRIE 18

DICK'S
SPORTING GOODS

Marshalls

THE SHOPPES
AT GRAND PRAIRIE

HyVee

planet fitness

DSW
DESIGNER SHOE WAREHOUSE®

HomeGoods

OLD NAVY

H **Holiday Inn Express & Suites**

THE HOME DEPOT

23,900+ ADT
Source: Placer 4/2026

ETHAN ALLEN



Key Center Facts

Source: Placer.ai Census 2024 (ACS) as of April, 2026

ANNUAL VISITORS
3 Million +

AVG. HOUSEHOLD INCOME
\$111,024

KEY DATES
Opened 2003

UNIQUE VISITORS
498,000 +

SIZE
467,385 SF

NUMBER OF PARKING SPACES
2,544

VISIT FREQUENCY
6.04/year

NUMBER OF STORES
50+

PARKING RATIO
5:1,000

AVG. DWELL TIME
43 min

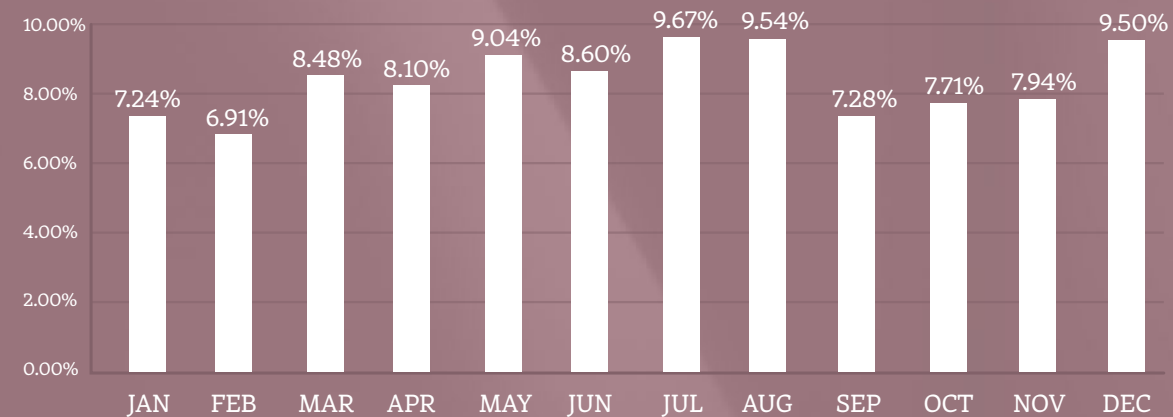
Market Demographics

Source: Source: Placer.ai Census 2024 (ACS) as of April, 2026

STATS	5 MILES	10 MILES	30 MILES
POPULATION	68,264	164,838	382,273
HOUSEHOLDS	29,998	71,783	161,289
AVERAGE PERSONS/HOUSEHOLD	2.28	2.3	2.37
AVERAGE HOUSEHOLD INCOME	\$111,024	\$92,154	\$95,088
MEDIAN AGE	37.05	37.17	40.38
ETHNICITY			
WHITE	64.2%	63.1%	79.9%
BLACK	15.2%	18.9%	9.0%
ASIAN	9.9	4.9%	2.6%
HISPANIC	5.5%	6.6%	4.2%

Traffic Seasonality Chart

Source: Placer Traffic: April 2025 – March 2026



Nearest Competition

CENTER	DISTANCE (miles)	KEY TENANTS
Willow Knolls Court	4	SAM'S CLUB, KOHL'S, OLLIE'S BARGAIN OUTLET, OFFICEMAX, BATH & BODY WORKS
Northwoods Mall	5.5	BATH & BODY WORKS, HIBBETT SPORTS, JCPENNEY, TILTED 10, VICTORIA'S SECRET
Junction City Shopping Center	6	ASIA GRILL, CHILDERS EATERY, HACIENDA EL MIRADOR
Westlake Shopping Center	6.5	BINNY'S, BURLINGTON, MICHAELS, PETCO, ROSS DRESS FOR LESS, ULTA BEAUTY
Sheridan Village Shopping Center	7	HOLY CRAB, HYVEE, JERSEY MIKE'S, PLANET FITNESS
East Peoria Levee District	12	BEST BUY, BOOT BARN, ROSS DRESS FOR LESS, TARGET, ULTA BEAUTY

Major Cities

BLOOMINGTON	40 MILES
SPRINGFIELD	75 MILES
CHAMPAIGN	95 MILES
Points of Interest	
LOUISVILLE SLUGGER SPORTS COMPLEX	1 mile
PEORIA ZOO	6 miles
PEORIA CIVIC CENTER	7 miles
BRADLEY UNIVERSITY	7 miles
OSF SAINT FRANCIS MEDICAL CENTER	7 miles
PEORIA INTERNATIONAL AIRPORT	10 miles
ILLINOIS CENTRAL COLLEGE	12 miles



About the Area

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Ownership:

SINGERMAN
REAL ESTATE



05/2026

Contact Us