



**DEVELOP  
PERU.COM**

# ECONOMIC DEVELOPMENT OPPORTUNITIES IN PERU, IL



 SCAN ME

**Peru's Retail and Hospitality  
District is easily accessible**

**Near the crossroads of**



ILLINOIS  
**251**

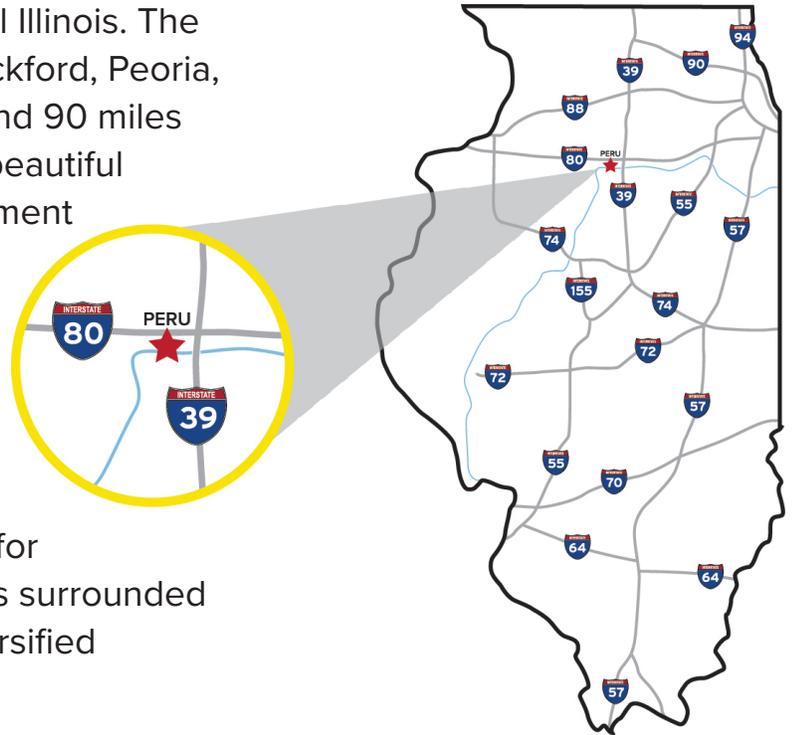


**Working together with Businesses and Developers to Grow Peru**

# WELCOME TO PERU, ILLINOIS

We are strategically located in North Central Illinois. The City of Peru is within a 60-mile radius of Rockford, Peoria, Bloomington- Normal, Rock Island-Moline and 90 miles from Chicago. Our community resides in a beautiful valley that provides a quality family environment and many economic opportunities and incentives for business and industrial firms.

The wooded community offers the area residents the ability to use the Illinois River for not only recreational activities but for economic activity as well. The City of Peru is surrounded by expansive farm land and supports a diversified industrial, service and agricultural economy.



## Meet Our Economic Development Director

Bob Vickrey  
Office: 1901 Fourth Street, Peru, IL 61354  
Phone: 815-228-5151 Fax: 815-223-9381  
Email: [bobvickrey@peru.il.us](mailto:bobvickrey@peru.il.us)

### Elected City Officials

Ken Kolowski, Mayor  
Dave Bartley, City Clerk  
Jackson Powell, Treasurer

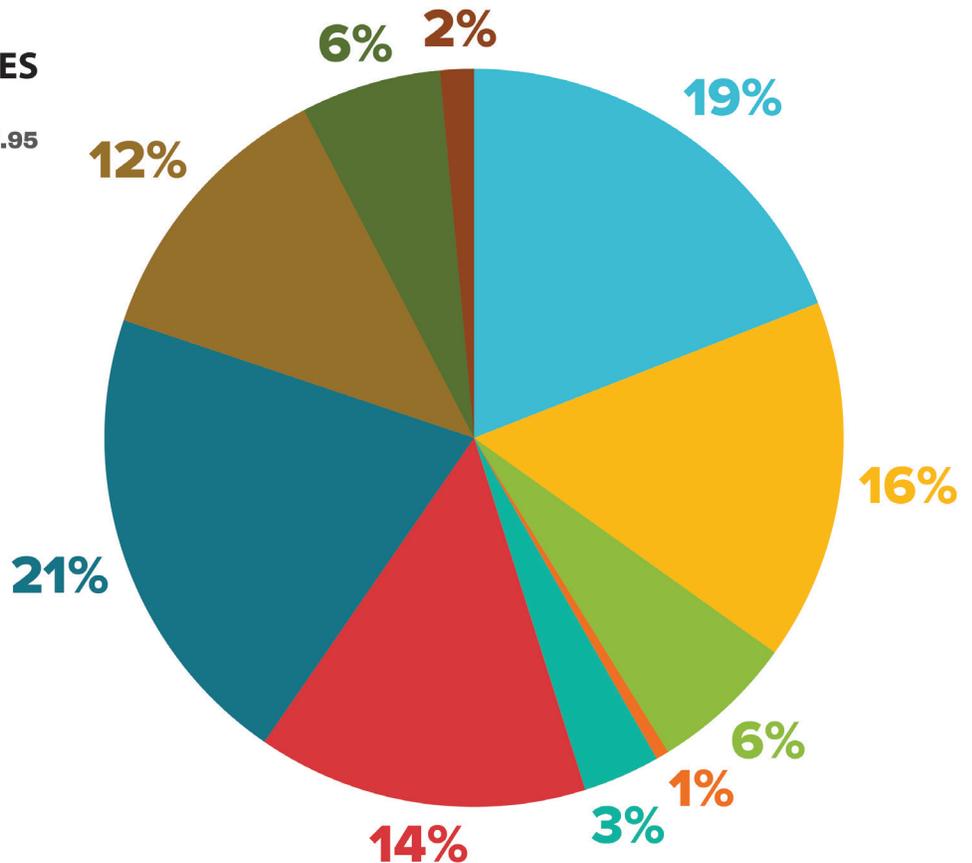
### City Council

Mike Sapienza	Jeff Ballard	Bob Tieman
Jason Edgcomb	Tom Payton	David Waldorf
Jim Lukosus	Aaron Buffo	

# PERU RETAIL SALES INFORMATION 2020

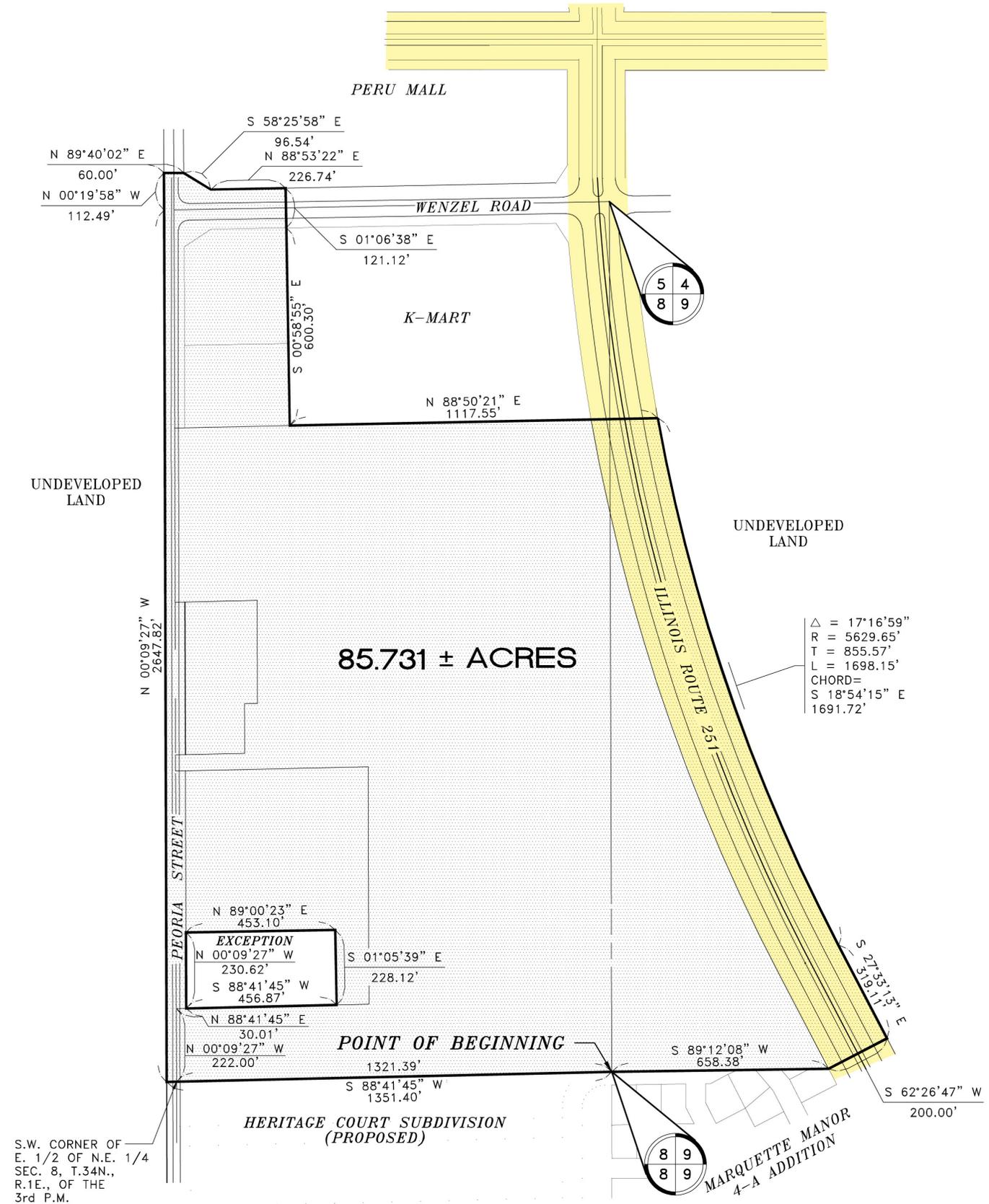
## AVERAGE MONTHLY RETAIL SALES

- Automotive & Filling Stations 1,295,222.95
- General Merchandise 1,199,735.32
- Food 997,238.48
- Lumber, Bldg, Hardware 911,428.27
- Drugs & Misc. Retail 770,137.22
- Drinking and Eating Places 398,791.81
- Agriculture & All Others 386,275.09
- Furniture & H.H. & Radio 211,971.44
- Manufacturers 93,016.28
- Apparel 35,392.76



## \$750+ MILLION ANNUAL RETAIL SALES

The City of Peru generates \$750+ Million in annual retail sales and accounts for 33% of total retail sales within LaSalle County. Strategically located in North Central Illinois, Peru is a retail destination for residents living within 60 miles of Rockford, Peoria, Bloomington and Rock Island/Moline.



# PERU PLAZA DRIVE TIF DISTRICT

# PERU COMMERCIAL TIF DISTRICT

Peru North Commercial TIF District is highlighted by a new adjacent Wal-Mart Super Center, Kohl's Department Store, Holiday Inn Express, PetSmart, Olive Garden and many new and growing retail stores.

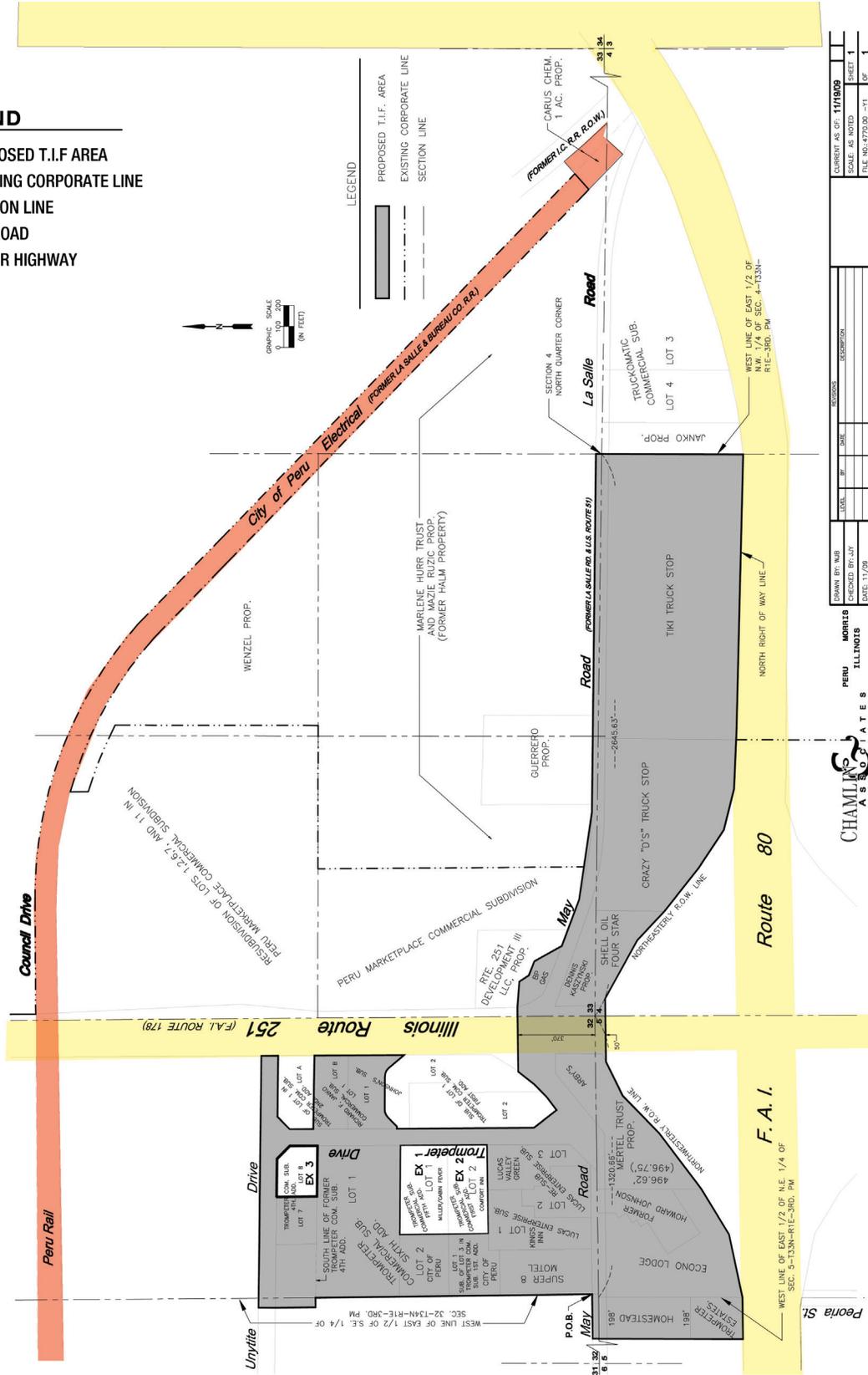


The Peru North Commercial TIF district is ideally suited for continued development of Hotels and Retail opportunities and lies just off the full interchange of Interstate 80 and Illinois 251.



**LEGEND**

- PROPOSED T.I.F. AREA
- EXISTING CORPORATE LINE
- SECTION LINE
- RAILROAD
- MAJOR HIGHWAY



DRAWN BY: MIB	DATE: 11/09
CHECKED BY: JAY	DATE: 11/09
PROJECT: PERU ILLINOIS	
SHEET: 1	
OF: 1	

CHAMBERLAIN ASSOCIATES

# PERU COMMERCIAL TIF DISTRICT

# \$750+ MILLION ANNUAL RETAIL SALES

The City of Peru can boast having both a downtown retail shopping district alongside retail growth in North Peru. Peru is home to Peru Mall, a Walmart Supercenter and a strip mall featuring Kohl's. The City of Peru generates 1 out of every 3 retail sales and retail sales tax dollars in LaSalle County.

**SMALL TOWN FEEL...  
BIG CITY SHOPPING.**

**PERU GENERATES**



**IN LASALLE COUNTY**



# SOME OF PERU'S AVAILABLE SITES

## FARMLAND 100+ ACRES MUNICIPAL-OWNED 70.61 ACRES

This shopping center area for development is permanently anchored by Walmart and Kohl's, as both own their parcels. Walmart is the world's largest retailer with an S&P credit rating of AA. Kohl's is also an investment grade tenant with S&P rating of BBB+. Other existing tenants in the center include Starbucks, Petsmart, Great Clips, Gamestop, Famous Footwear, and Rent-a-Center.

The center benefits from excellent freeway accessibility immediately off I-80.



- ▶ Trafficked by between 25,500 and 32,000 Vehicles Per Day!
- ▶ Just Northeast of the Intersection of I-80 and IL Route 251
- ▶ Currently Zoned Agricultural but Retail Zoning available
- ▶ Enterprise Zone Incentives Available
- ▶ Adjacent to Peru Marketplace, Walmart & Kohl's

Strategically positioned right off IL Route 251, the local retail corridor, the site is up the road from Peru Mall, an enclosed shopping center. Other area retailers include Target, Menards, Staples, Home Depot, Dunham's Sports, Rural King, and more.

# MUNICIPAL-OWNED PROPERTY



▶ 4 Parcels Totaling  
73.45 Acres

▶ TIF District

▶ Enterprise Zone  
Incentives

▶ Property Owned by  
the City of Peru

4 incredible parcels of land available for commercial development and sits adjacent to Peru Marketplace, which is anchored by Walmart Supercenter and Kohl's (both of whom own their parcels), and includes a PetSmart, GameStop, Rent-A-Center, Great Clips, Olive Garden, Kay Jewelers, Sprint, All About Eyes, Starbucks and more.

Strategically positioned immediately off IL Route 251, the local retail corridor, the site is on the road to Peru Mall, an enclosed shopping center anchored by Marshalls and Joann Fabrics. Other retailers in the area include Target, Wal-Mart Super Center, Kohl's, Menards, Staples, Home Depot, Taco Bell, Hobby Lobby, Dollar Tree, Goodwill, Dunham's Sports, Rural King, Big Lots, IHOP, Steak and Shake, Dairy Queen, AT&T retail store, Olive Garden, Red Lobster, McDonald's, Arby's, Wendy's, and 3 Starbucks to name a few.

# PERU MARKETPLACE

## WALMART & KOHL'S SHADOW ANCHOR

### ROUTE 251 AND LASALLE ROAD



- A Aspen Dental 3,303 SF
- 2B Sprint 1,320 SF
- 2C World Financial 1,378 SF
- 3A Starbucks Coffee 1,883 SF
- 3B All About Eyes 2,632 SF
- 3C Kay Jewelers 1,442 SF
- 7A GameStop 1,308 SF
- 7B Wireless Solutions Center 2,096 SF
- 7C Great Clips 1,219 SF
- 7D Lee Nails 1,300 SF
- 7E Cash Store 1,299 SF
- 7F Rent-A-Center 4,199 SF
- 7G Famous Footwear 6,622 SF
- 9A PetSmart 12,187 SF

▶ **GLA Size: 42,187 SF**

▶ **Property Type:  
Retail Strip Center**

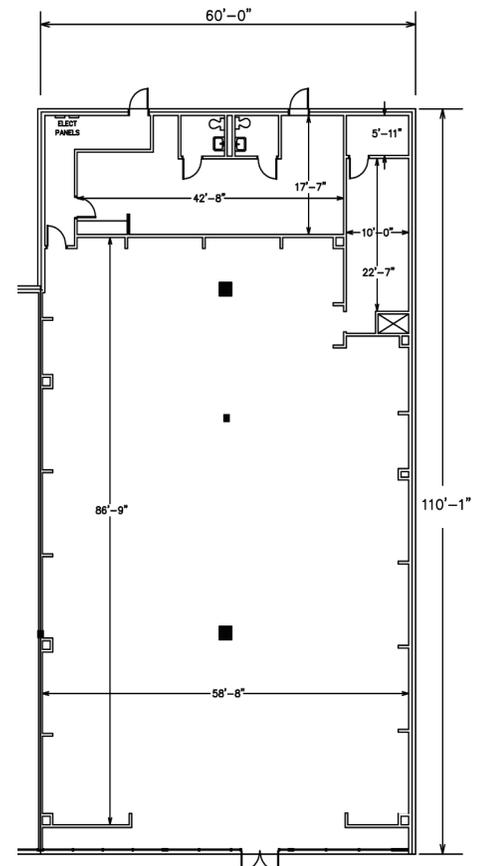
▶ **Enterprise Zone  
Incentives**

▶ **Rate: Negotiable  
Lease Type: NNN**



The shopping center is anchored by Walmart and Kohl's, as both own their parcels. Walmart is the world's largest retailer with an S&P credit rating of AA. Kohl's is also an investment grade tenant with an S&P rating of BBB+. Co-tenants include PetSmart, Starbucks, Great Clips, Sprint, GameStop and Aspen Dental.

Peru Marketplace benefits from excellent highway accessibility right off Interstate 80 (Exit 75), which carries an estimated 25,500 vehicles per day. Positioned right off of IL Route 251 — the local retail corridor — the site is minutes from Peru Mall, an enclosed shopping center. Other major retailers in the area include Target, Home Depot, Menards, Staples, Rural King, Big Lots, and Hobby Lobby.



# SITTERLY DEVELOPMENT PROPERTY



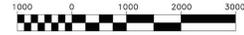
This site benefits from excellent freeway accessibility immediately off Interstate 80, which is trafficked by 25,500 vehicles per day. Strategically positioned right off Illinois Route 251, the local retail corridor, the site is up the road from Walmart, Pet Smart, Kohls, Olive Garden, Gamestop, Starbucks, to name a few.

- ▶ Site 5.75 Acres
- ▶ Zoned B2 Commercial Shopping District and adjacent to the Peru Mall
- ▶ All Water, Gas, Sewer and Electrical is on site.
- ▶ Enterprise Zone Incentives

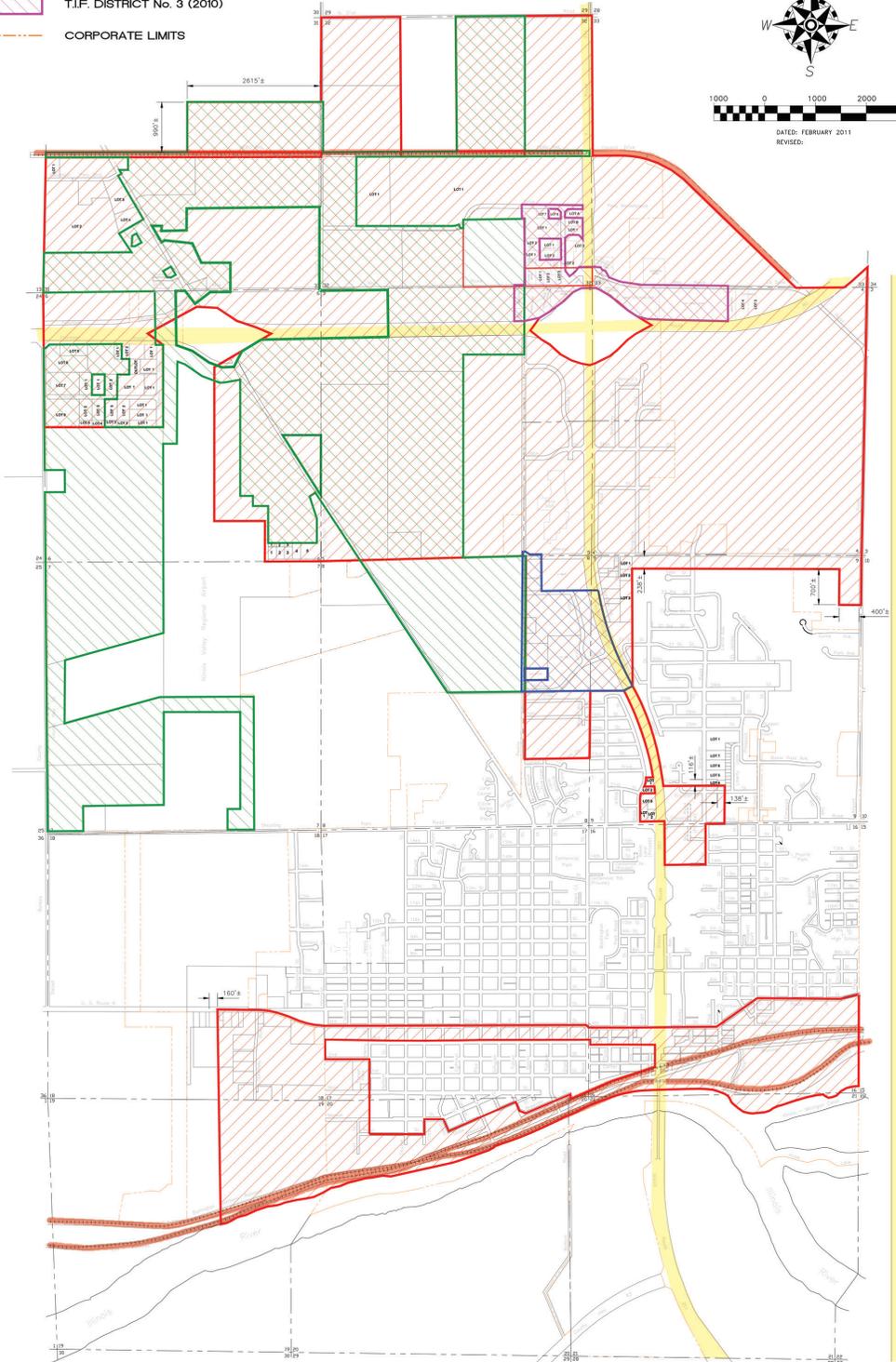
This shopping center area for development is adjacent to the Peru Mall with name-brand stores, specialty boutiques, restaurants and service providers. Other retailers in the area include Target, Menards, Staples, Home Depot, IHOP, Steak and Shake, Taco Bell, Dairy Queen, and Wendy's, to name a few.

LEGEND

-  T.I.F. DISTRICT No. 1 (1995)
-  T.I.F. DISTRICT No. 2 (2007)
-  T.I.F. DISTRICT No. 3 (2010)
-  CORPORATE LIMITS



DATED: FEBRUARY 2011  
REVISED:

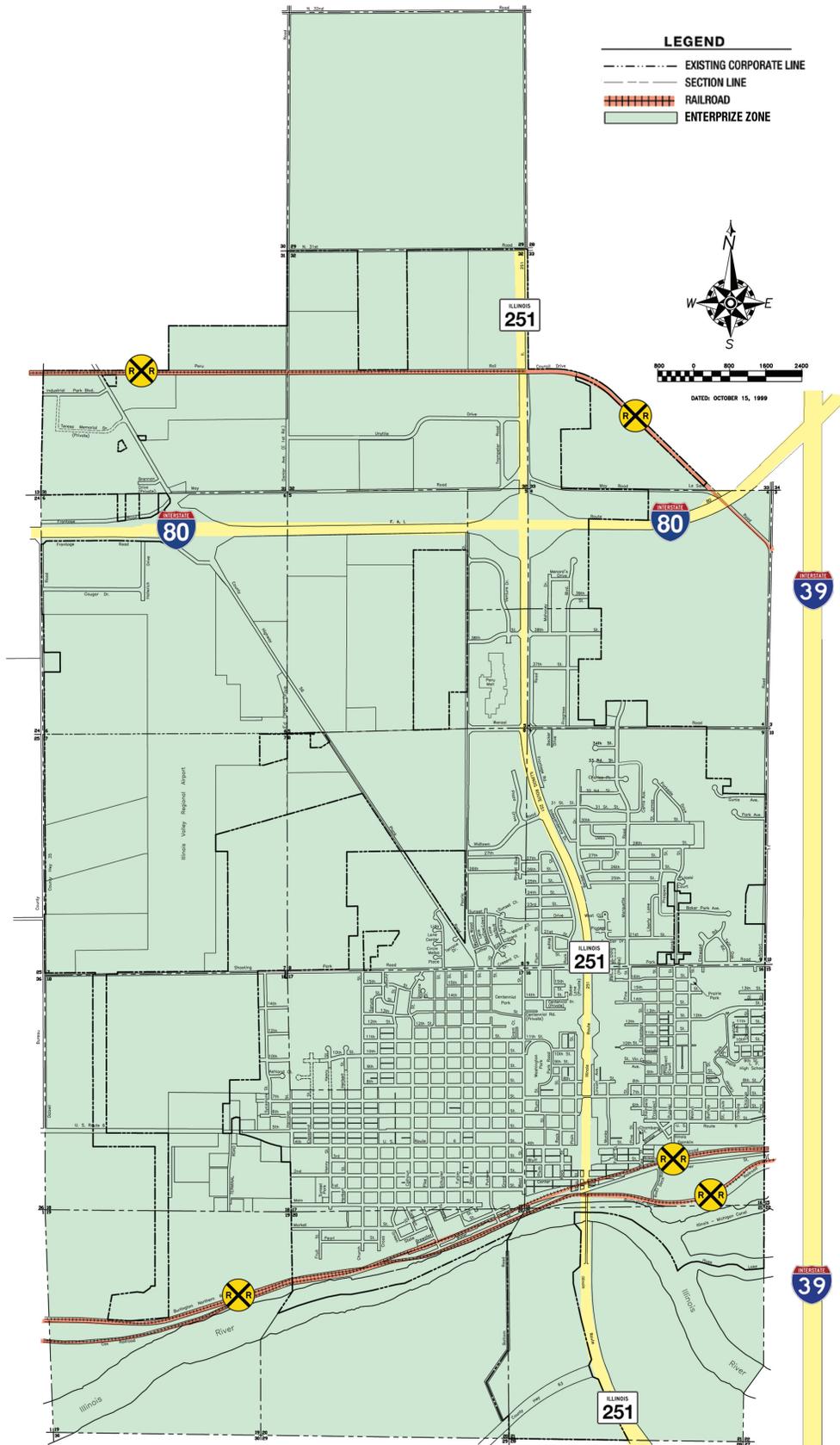


# PERU TIF DISTRICTS

# MAJOR DEVELOPMENT INVESTMENTS IN PERU

All commercial investments over 100K, starting with the most recent.

Developer	Property Address / Location	EST Value	Date
Ashley Furniture Outlet	1655 38th St	\$350,000	9/30/2022
Teran Industries	2700 May Rd	\$115,000	9/16/2022
GAF	MVP Subdivision Lot 1	\$67,000,000	9/2/2022
JMX Helicopters LLC	Ed Urban Dr	\$184,399	8/28/2022
City of Peru - Schweickert Stadium	2600 Plank Road	\$1,426,509	8/24/2022
3 Diamond 3 Sr Development	927 Wenzel Rd	\$11,982,080	8/22/2022
James Hardie	17 Unytite Dr	\$784,572	8/17/2022
Vitas Healthcare Corp of IL	1040 4th St	\$187,450	8/17/2022
Epsylyte LLC	501 Brunner St	\$1,063,000	8/9/2022
Schweickert Arena	1301 Park Road	\$1,027,000	7/28/2022
Quik Trip Corp	1340 May Road	\$1,457,728	6/9/2022
Norjim, Inc	Peru Airport	\$479,519	4/29/2022
Holiday Inn Express	5253 Trompeter Road	\$576,161	4/21/2022
Epsilyte	501 Bruner	\$1,000,000	4/21/2022
Tesla, Inc	1651 Midtown Road	\$357,000	4/5/2022
Double D	4800 Industrial Drive	\$350,000	3/31/2022
Speedway LLC	3151 May Road	\$175,000	2/28/2022
Sherry Schaefer	Airport	\$369,131	2/28/2022
Illinois Valley YMCA	300 Walnut Drive	\$110,300	10/6/2021
Hy-Vee	1651 Midtown Road	\$550,000	9/24/2021
AG Solutions	6131 Plank Road	\$470,385	8/3/2021
Jeremiah Joes	1501 38th Street	\$325,000	8/3/2021
Dominos Pizza	1002 Shooting Park Road	\$300,000	6/17/2021
Ramirez Property Upgrade	830 Harrison	\$137,000	6/17/2021
AMC Theater	3940 IL Rt 251	\$1,800,000	5/19/2021
Target	4370 Venture Drive	\$1,118,036	5/19/2021
Target	4370 Venture Drive	\$122,810	5/14/2021
Indoor Sports	1151 38th Road	\$200,000	4/15/2021
Jeff and Julie Sloan	4 Pointe Boulevard	\$460,000	4/9/2021
Promier Properties LLC	300 Suite 139 & 143 5th Street	\$135,000	4/9/2021
Timothy and Tiffany Kenney	10 Gunia Avenue	\$125,000	3/17/2021
Dave Sickley	James Hardie Building	\$463,600	3/4/2021
Liberty Village	2306 Liberty Lane	\$215,000	12/22/2020
Steve and Laura Michelini	4301 Plank Road	\$194,954	12/22/2020
Liberty Village	2306 Liberty Lane	\$215,000	12/22/2020
Michelini Ag	4301 Plank Road	\$194,954	12/22/2020



# PERU ENTERPRISE ZONE

# MAJOR EMPLOYERS IN THE PERU AREA



Business	City	Employees
St. Margaret's Health	Peru & Spring Valley	1,290
Exelon	Ottawa	1,000
Walmart Distribution Center	Spring Valley	800
OSF, Saint Elizabeth Medical Center	Ottawa	730
Illinois Valley Community College	Oglesby	536
Pet Smart	Ottawa	500
Monterey Mushrooms, Inc.	Princeton	500
Clover Technology Group	Ottawa	450
HR Imaging	Ottawa	425
Tyson Fresh Meats, Inc	Ottawa	394
Eakas Corporation	Peru	367
Super Wal-Mart	Peru	367
Carus Chemical	LaSalle	342
Mennie's Machine Co.	Granville	289
Color Point	Granville	280
SABIC Innovative Plastics	Ottawa	275
Kohls Distibution	Ottawa	270
James Hardie Building Products	Peru	255
LaSalle County Veteran's Home	LaSalle	200
HCC, Inc.	Mendota	200
Liberty Village	Peru	200
Advantage Logistics	Oglesby	175
Seattle Sutton Healthy Eating	Ottawa	170
JC Whitney	LaSalle	200
Mitsubishi Belting	Ottawa	168
Pilkington Industries	Ottawa	157
Illinois Cement	LaSalle	157

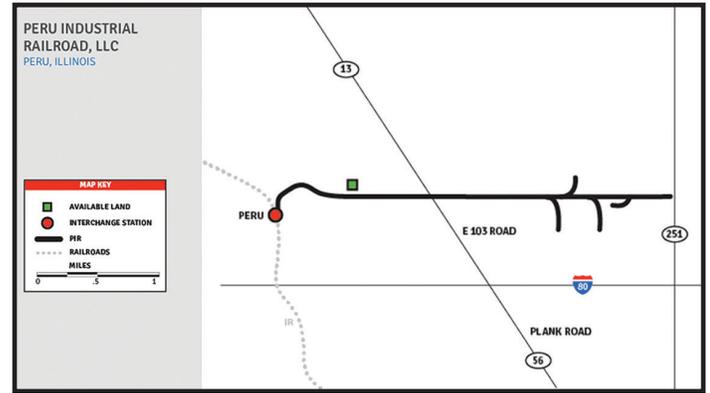
# PERU TRANSPORTATION

Our biggest asset by far is transportation, with Interstate 80 and Interstate 39 stretching from east to west coast, Canada to the Gulf.

Peru is located along the Illinois River perfect for barge access.

Peru is located at the nearest full interchange (IL Rt 251) from the I-80 and I-39 interchange. This is the retail area that generates 33% of all La Salle County retail sales, yet has only 8.8% of county population. That amounts to over 750 million in annual retail sales.

Peru Industrial Railroad



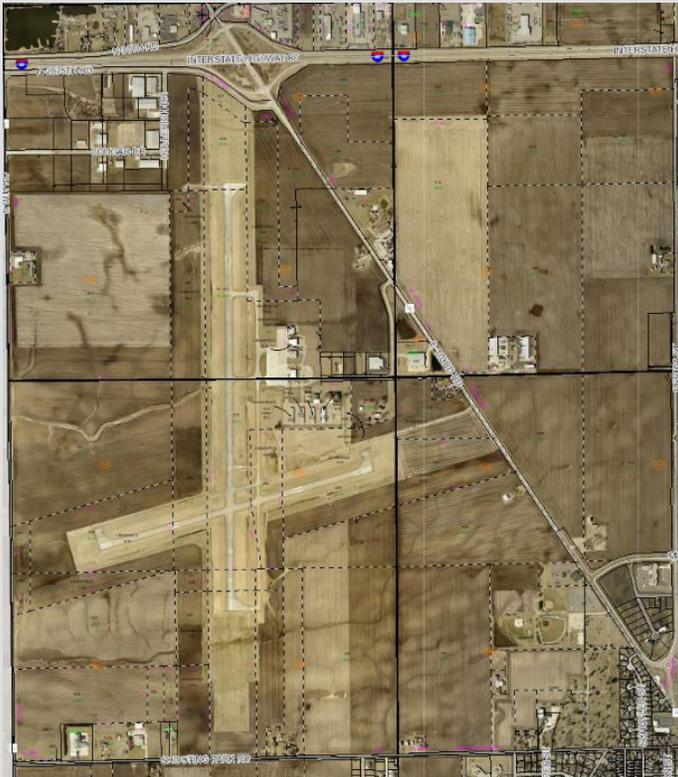
**Ship to  
2/3 of the Country  
in 2 Days or Less**



**Peru owns the Illinois Valley Regional Airport with two runways, as well as a municipally owned railway that can ship to 2/3 of the USA in 2 days or less.**

# ILLINOIS VALLEY REGIONAL AIRPORT

The Illinois Valley Regional Airport is owned by and located in Peru, IL. The airport has 2 lighted, paved runways capable of accommodating any size of business aircraft. With GPS and Localizer approaches, its 6000' by 100' runway routinely handles business jets up to a Global Express. The new 4000' by 75' crosswind runway makes the airport usable for all sizes of aircraft in almost any conditions.



The airport is served by Midwest Avtech, a full service FBO that provides Jet fuel and Avgas in addition to aircraft maintenance and servicing. Hangar space is available for long term or transient aircraft storage. There is an on-site meeting room for conducting business, and charter flights can be arranged directly out of the Illinois Valley Regional Airport.

The airport is in close proximity to several hotels, many restaurants and car rental services. Its location near the intersection of Interstates I-80 and I-39 makes it convenient to all of North Central Illinois. With Starved Rock State Park only 8 miles away, the Illinois Valley Regional Airport is a popular destination for tourists from all over Illinois.

For additional information about the Illinois Valley Regional Airport, call (815) 223-8441 or for after hour service call (815) 223-2003.



**RAIL**



**RUNWAY**



**RIVER**



**ROAD**

# PERU'S HYDROELECTRIC POWER STATION

The city of Peru owns and manages the Starved Rock hydroelectric power station—the only such energy generating facility on the Illinois River. The city has owned and operated its own electric generation, transmission, and distribution system continuously since 1891. Peru remains committed to the electrical power needs of its residential and commercial customers, which is why Peru has some of the state's lowest electric rates for residents and businesses.

The plant utilizes up to 7,200 cubic feet per second of river water to generate up to 7,600 kilowatts of electrical power. A nine-mile line transfers power to Peru's substation.



# CITY OF PERU 2020 CENSUS DATA

## POPULATION

Census, April 1, 2020 9,896

## RACE AND HISPANIC ORIGIN

White alone, percent 94.6%  
 Black or African American alone, percent 0.6%  
 Asian alone, percent 1.1%  
 Two or More Races, percent 2.5%  
 Hispanic or Latino, percent 8.8%  
 White alone, not Hispanic or Latino, percent 87.8%

## AGE AND SEX

Persons under 5 years, percent 6.7%  
 Persons under 18 years, percent 19.5%  
 Persons 65 years and over, percent 26.1%  
 Female persons, percent 54.2%

## HOUSING

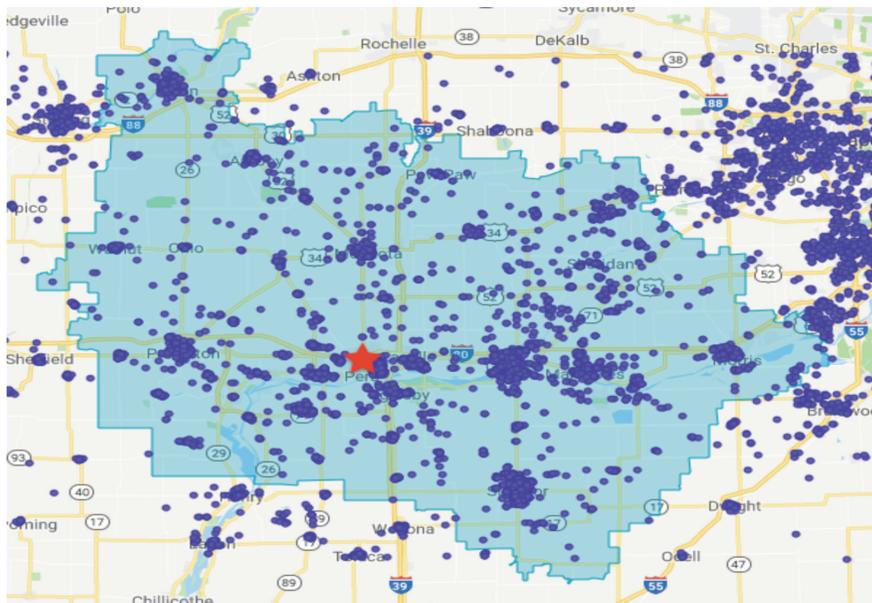
Owner-occupied housing unit rate, 2016-2020 71.3%  
 Median value of owner-occupied housing units, 2016-2020 \$130,700  
 Median selected monthly owner costs -with a mortgage, 2016-2020 \$1,200  
 Median selected monthly owner costs -without a mortgage, 2016-2020 \$459  
 Median gross rent, 2016-2020 \$760

## INCOME

Median household income (in 2020 dollars), 2016-2020 \$52,635  
 Per capita income in past 12 months (in 2020 dollars), 2016-2020 \$34,268

<https://www.census.gov/quickfacts/perucityillinois>

## BUXTON MOBILE MARKET STUDY (JUNE 2018 - APRIL 2019)



### Population

216,833  
 TOTAL POPULATION

POPULATION GROWTH 0.8% ▲  
 HOUSEHOLDS 84,894  
 DAYTIME POPULATION 202,134  
 TOTAL FAMILIES 57,045  
 DENSITY 71.878

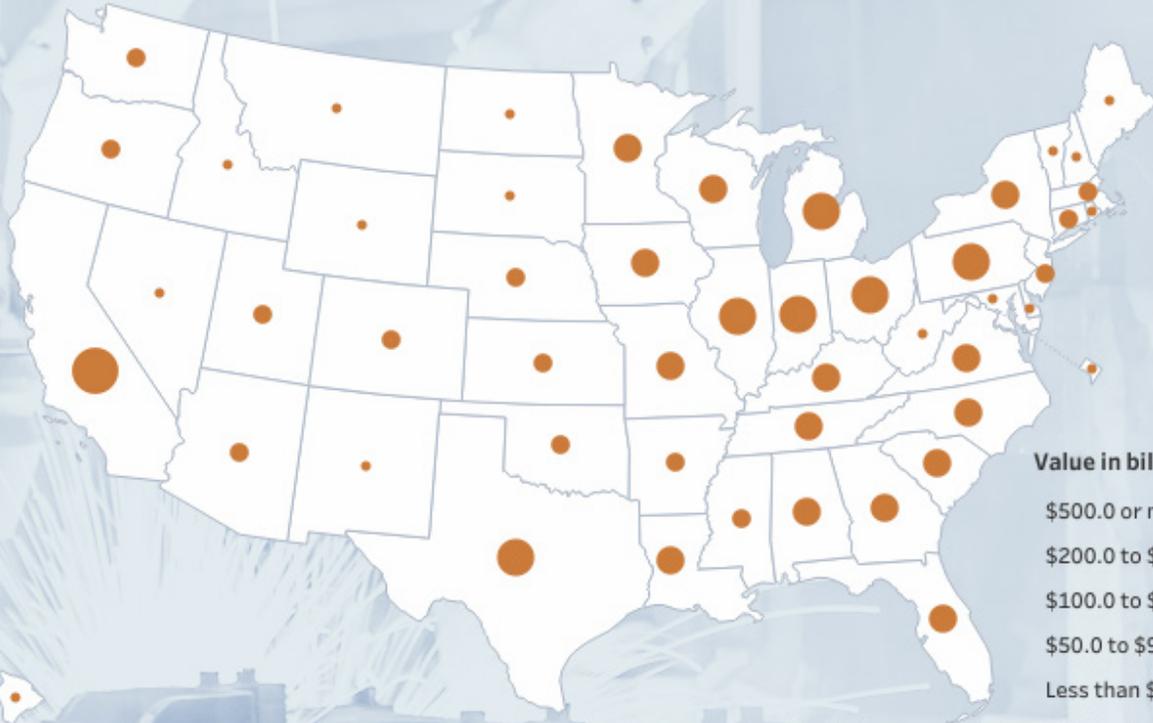
### Finances

\$68,784  
 AVERAGE HOUSEHOLD INCOME

MEDIAN HOUSEHOLD INCOME \$56,511  
 MEDIAN HOUSEHOLD VALUE \$132,730  
 AVERAGE HOUSEHOLD EXPENSES \$58,584

## 2020 Annual Survey of Manufactures

# Total Manufacturing Value of Industry Shipments by State



Total Value of Industry Shipments

**\$5.2 trillion**

Viewing...

Total Cost of Materials

**\$2.8 trillion**

Click to view more data

Total Number of Employees

**11.4 million**

Click to view more data

Total Annual Payroll

**\$693.2 billion**

Click to view more data

Total Production Workers  
Annual Wages

**\$400.4 billion**

Click to view more data

Total Production Workers for  
Period Including March 12

**8.1 million**

Click to view more data

Total Manufacturing by States

Show U.S. Manufacturing Subsectors

# CITY OF PERU LIFESTYLE

## ECONOMY

Diversified employers engaged in the production of pre-finished metals, bakery product manufacturing, fertilizers, steel decks and trusses, chemicals, industrial vibrators, automobile trim, plastics, cabinets, countertops, fiber cement siding, belt buckles, corrugated boxes, specialty nails, protective coatings, biodegradable polymers, processed metals, plastic bottles, and industrial fasteners to name a few.



## TAXES

Peru's real estate taxes are the lowest of area cities, in some cases 90% lower, thanks to our dynamic retail sales tax collections (see page 2 for retail sales). The City of Peru makes it a priority to keep its property taxes the lowest of area cities.

## COST OF LIVING

Careful planning by generations of community leaders has produced high quality neighborhoods with proximity to open spaces, schools, medical care, places of work, recreation, retail shopping, dining and riverfront entertainment.

## SCHOOLS

Peru is home to two excellent high schools and a stellar grade school system with two brand new state of the art grade schools. The Peru area encompasses 2 high schools that have both undergone extensive remodeling. Both teaching the necessary educational skills needed for immediate placement into the workforce after graduation and/or prepare individuals for further education. Illinois Valley Community College is a comprehensive two-year institution with a reputation for producing graduates who excel academically and on the job.



## RECREATION

Peru has many fine parks for recreation including Baker Lake with a one-mile paved walking path and Veterans Park with multiple baseball and softball fields. Peru is also home to the Illinois Valley YMCA, one of the finest of its size in the country. The YMCA includes an outstanding health and fitness facility as well as three indoor swimming pools and a water park. Peru also hosts the collegiate summer league baseball team Pistol Shrimp and has a seasonal hockey rink and a splash pad. A walking and bicycle path is under construction and will serve the entire city of Peru.

## PUBLIC SAFETY

The federal government tracks certain crimes throughout every law enforcement agency in the United States. They track crimes of: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault/Battery, Burglary, Theft, Motor Vehicle Theft, and Arson. Peru had a remarkable reduction in crime over many years, due to our highly trained and effective police force.

# SPIRITUAL

Religious faith is an important part of our lives. We boast many houses of worship that serve most denominations and stand as architectural symbols of past and present spiritual values.

# MEDICAL CARE

The availability of health care is one of our proudest accomplishments. We have two hospitals in our area. St. Margaret's Health recently added 22,000 sq. feet to the Obstetrics and Intensive Care Units. St. Margaret's Health recently opened a new 14,500 sq. foot medical facility in north Peru.



# OUTDOOR ACTIVITIES

Whatever your entertainment needs, you will find them either in Peru or within 5 to 10 miles of Peru: three golf courses within 5 miles; boating, fishing and watercraft sports on the Illinois River; and nearby; Starved Rock State Park, if it were a national Park, it would be the 11th most visited park in the USA, behind glacier national Park in Montana. Last year starved rock drew 2.3 million visitors which is higher than 49 national parks. We have something for every member of your family.





**DEVELOP  
PERU, IL**



## **PERU, ILLINOIS**

**FOR MORE INFORMATION ON ECONOMIC DEVELOPMENT,  
CONTACT BOB VICKREY, DEVELOPMENT DIRECTOR**

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**Office: 1901 Fourth Street, Peru, IL 61354**