



**DEVELOP  
PERU, IL**  
developperu.com

# ECONOMIC DEVELOPMENT OPPORTUNITIES IN PERU



SCAN ME

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

**Near the crossroads of**



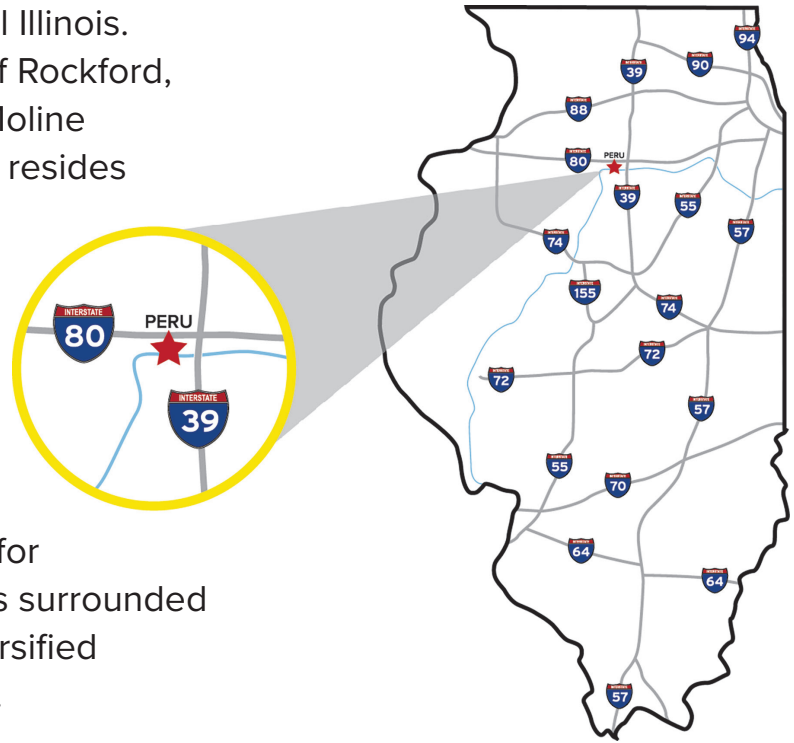
**Working together with Businesses and Developers to Grow Peru**



# 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: 815-224-6018 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

Jason Edgcomb

Jim Lukosus

Jeff Ballard

Tom Payton

Andy Moreno

Bob Tieman

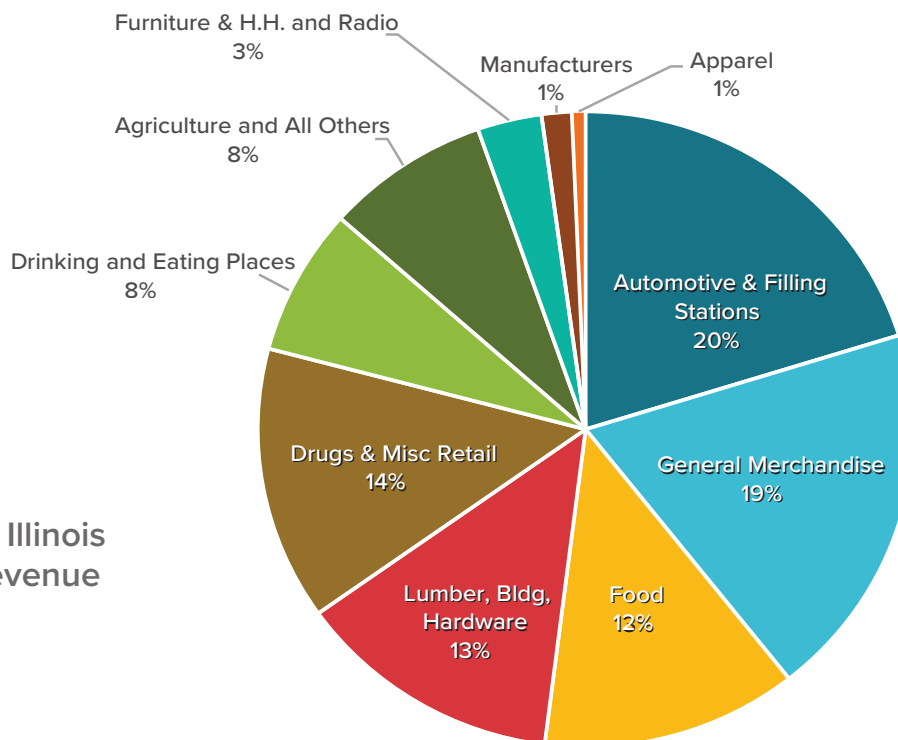
Rick O'Sadnick

# 2022 RETAIL SALES: \$713,463,186



**City of Peru, Illinois**  
 developperu.com

Automotive & Filling Stations 143,953,923	Drinking and Eating Places 54,384,729
General Merchandise 137,844,705	Agriculture & All Others 57,233,167
Food 88,471,890	Furniture & H.H. & Radio 22,339,121
Lumber, Bldg, Hardware 93,494,935	Manufacturers 10,598,058
Drugs & Misc. Retail 100,351,130	Apparel 4,791,528



Source: State of Illinois  
 Department of Revenue

The City of Peru generates \$713+ Million in annual retail sales and accounts for 34% of total retail sales in 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'S ECONOMIC DEVELOPMENT TEAM AT ICSC IN CHICAGO OCTOBER 2022



**BOB VICKREY**  
Director of Economic  
Development

**JIM LUKOSOS**  
Economic Development Liaison  
to Mayor and Council

**KEN KOLOWSKI**  
Mayor of Peru

**SCOTT SCHWEICKERT, ESQ**  
Corporate Counsel

**ERIC CARLS, P.E.**  
Director of Engineering  
and Zoning



# PERU COMMERCIAL TIF DISTRICT

Peru North Commercial TIF District is highlighted by a new adjacent Walmart Supercenter, 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.







## SMALL TOWN FEEL... BIG CITY SHOPPING.

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.

**\$713+**  
**MILLION**  
IN ANNUAL  
RETAIL SALES

**8.4% OF**  
**LASALLE**  
**COUNTY**

**34% OF**  
**RETAIL**  
**SALES**



**PERU'S POPULATION IS JUST 8.4% OF LASALLE COUNTY, YET  
PERU GENERATES 34% OF THE COUNTY'S RETAIL SALES.**



# 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.



# CITY-OWNED PROPERTY & OTHERS



- ▶ **3 Parcels Totaling  
170+ Acres**
- ▶ **TIF District**
- ▶ **Enterprise Zone  
Incentives**
- ▶ **Property Owned by  
the City of Peru**

3 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, Walmart Supercenter, Kohl's, Menards, Staples, Home Depot, Taco Bell, Hobby Lobby, Dollar Tree, Goodwill, Dunham's Sports, Rural King, Big Lots, IHOP, Steak and Shake, Jimmy John's, AT&T retail store, Olive Garden, Red Lobster, McDonald's, Arby's, Wendy's, and 3 Starbucks, and soon Popeyes to name a few .



# PERU MARKETPLACE

## WALMART, SPENCER'S & KOHL'S SHADOW ANCHOR

### ROUTE 251 AND MAY ROAD



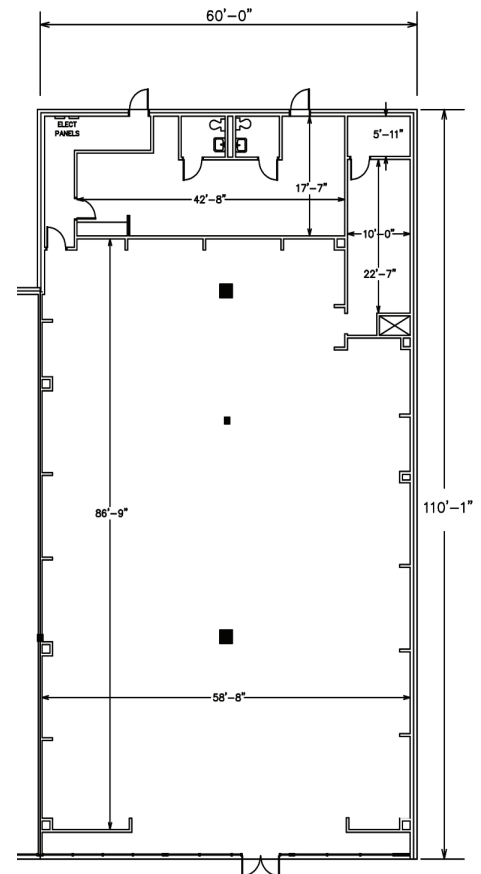
- A Aspen Dental 3,303 SF
- 2B Sprint 1,320 SF
- 2C World Financial 1,378 SF
- 3A Starbucks Coffee 1,883 SF
- 3B All About Eyes 2,632 SF
- 3C Kay Jewelers 1,442 SF
- 7A GameStop 1,308 SF
- 7B Wireless Solutions Center 2,096 SF
- 7C Great Clips 1,219 SF
- 7D Lee Nails 1,300 SF
- 7E Cash Store 1,299 SF
- 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

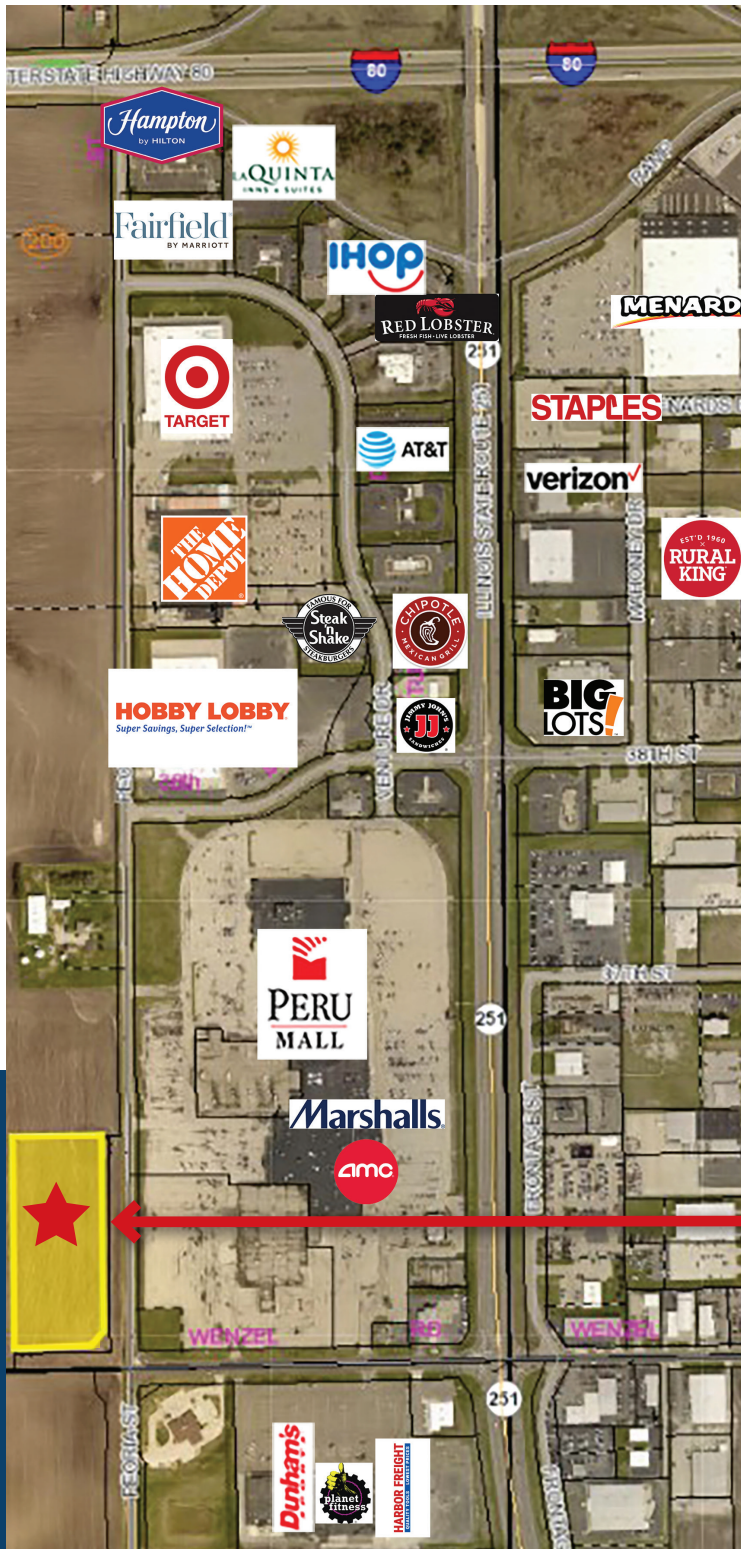


The shopping center is anchored by Walmart and Kohl's, as both own their parcels. Walmart is the world's largest retailer with an S&P credit rating of AA. Kohl's is also an investment grade tenant with an S&P rating of BBB+. Co-tenants include PetSmart, Starbucks, Great Clips, Sprint, GameStop and Aspen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



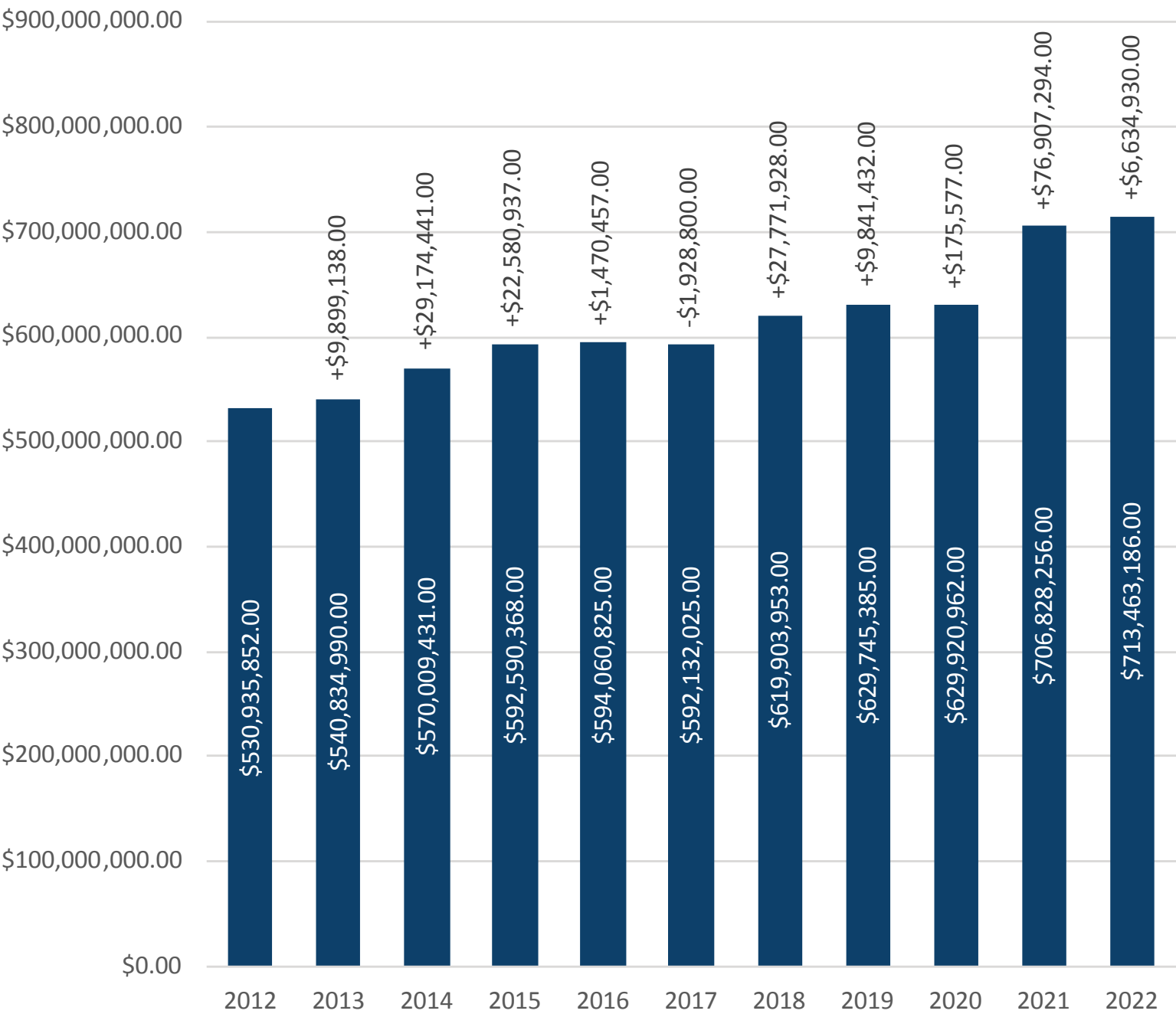
This site benefits from excellent freeway accessibility immediately off Interstate 80, which is trafficked by 25,500 vehicles per day. Strategically positioned right off Illinois Route 251, the local retail corridor, the site is near Walmart, PetSmart, Kohls, Olive Garden, GameStop, Starbucks, Marshalls, Hobby Lobby, AMC and Chipotle 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 area 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, Jimmy John's, and Wendy's, to name a few.



# ANNUAL RETAIL SALES



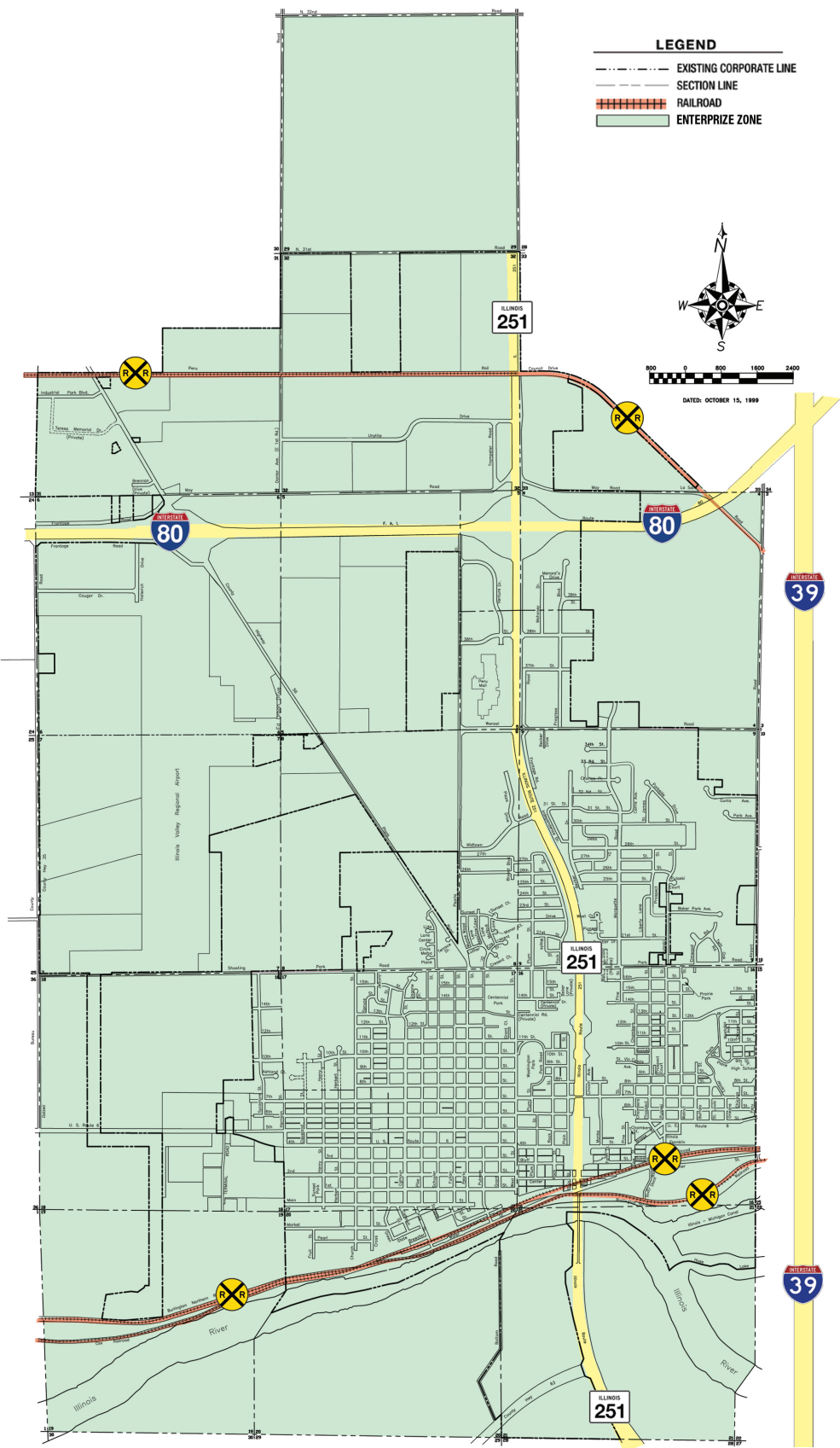
# MAJOR DEVELOPMENT INVESTMENTS IN PERU

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

DEVELOPER	ADDRESS / LOCATION	EST VALUE	DATE
James Hardie	17 Unytite Dr	\$1,062,000.00	6/23/23
Commercial Building	3947 Frontage Rd	\$200,000.00	5/17/23
Peru U-Store It	1050 38th St	\$190,000.00	5/1/23
Carus	315 5th St	\$750,000.00	4/19/23
Spencer's	5259 B IL-251	\$150,000.00	4/18/23
Kana Grove Dispensary	1320 38th St	\$700,000.00	12/7/22
CVS	1004 Shooting Park Rd	\$135,000.00	11/8/22
Ashley Furniture Outlet	1655 38th St	\$350,000.00	9/30/22
Teran Industries	2700 May Rd	\$115,000.00	9/16/22
GAF	MVP Subdivision Lot 1	\$67,000,000.00	9/2/22
John Mabry (JMX Helicopters LLC)	Ed Urban Dr	\$184,399.00	8/28/22
City of Peru - Schweickert Stadium	2600 Plank Rd	\$1,426,509.00	8/24/22
3 Diamond 3 Sr Development	927 Wenzel Rd	\$11,982,080.00	8/22/22
James Hardie	17 Unytite Dr	\$784,572.00	8/17/22
Vitas Healthcare Corp of IL	1040 4th St	\$187,450.00	8/17/22
Epsylyte LLC	501 Brunner St	\$1,063,000.00	8/9/22
Schweickert Arena	1301 Park Rd	\$1,027,000.00	7/28/22
Quik Trip Corp	1340 May Rd	\$1,457,728.00	6/9/22
Norjim, Inc	Peru Airport	\$479,519.00	4/29/22
Holiday Inn Express	5253 Trompeter Rd	\$576,161.00	4/21/22
Epsilyte	501 Bruner	\$1,000,000.00	4/21/22
Tesla, Inc	1651 Midtown Rd	\$357,000.00	4/5/22
Double D	4800 Industrial Dr	\$350,000.00	3/31/22
Speedway LLC	3151 May Rd	\$175,000.00	2/28/22
Sherry Schaefer	Airport	\$369,131.00	2/28/22
Illinois Valley YMCA	300 Walnut Dr	\$110,300.00	10/6/21
Hy-Vee	1651 Midtown Rd	\$550,000.00	9/24/21
AG Solutions	6131 Plank Rd	\$470,385.00	8/3/21
Jeremiah Joes	1501 38th St	\$325,000.00	8/3/21
Dominos Pizza	1002 Shooting Park Rd	\$300,000.00	6/17/21
Ramirez Property Upgrade	830 Harrison	\$137,000.00	6/17/21
AMC Theater	3940 IL Rt 251	\$1,800,000.00	5/19/21
Target	4370 Venture Dr	\$1,118,036.00	5/19/21
Target	4370 Venture Dr	\$122,810.00	5/14/21



# PERU ENTERPRISE ZONE



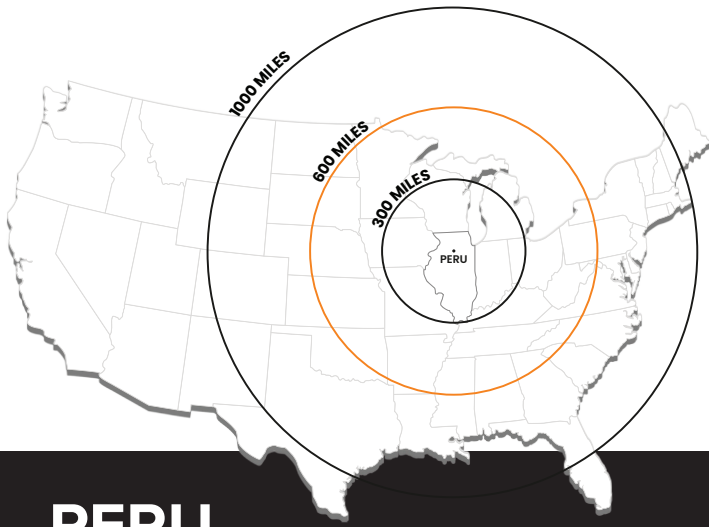
View and download maps at [developperu.com/zoning-incentives](http://developperu.com/zoning-incentives)

# MAJOR EMPLOYERS IN THE PERU AREA



BUSINESS	CITY	EMPLOYEES	LOCATION
Saint Elizabeth Medical Center	Healthcare	1,000	Ottawa
Walmart Distribution Center	Distribution Center	920	Spring Valley
Constellation Energy - LaSalle County Generating Station	Power Plant	800 Union IBEW	Marseilles
Vactor Manufacturing	Manufacturing	680	Streator
Ace Hardware Distribution	Distribution	605	Princeton
PetSmart Distribution Center	Distribution	420	Ottawa
Eakas Corporation	Manufacturing	400	Peru
Marquis Energy LLC	Power Plant	380	Hennepin
Monterey Mushrooms	Food Processing	375	Princeton
Carus Group Inc.	Manufacturing	350 Union UFCW	Peru
OSF St. Paul Medical Center	Healthcare	350	Mendota
SABIC Innovative Plastics	Manufacturing	285	Ottawa
Kohl's Distribution Center	Distribution	270	Ottawa
Clover Technologies	Manufacturing	258	Ottawa
Ottawa Dental Laboratory	Manufacturing	250	Ottawa
Allegion	Manufacturing	250	Princeton
MBL (USA) Corp. Mitsuboshi Belting	Manufacturing	236	Ottawa
Sigan America, LLC	Manufacturing	225	Ottawa
L.W. Schneider, Inc.	Manufacturing	200	Princeton
HR Imaging	Manufacturing	180	Ottawa
U.S. Silica Co.	Manufacturing	180	Ottawa
Pilkington North America, Inc.	Manufacturing	170	Ottawa
ADM	Manufacturing	157 Union UFCW	Five NCI locations





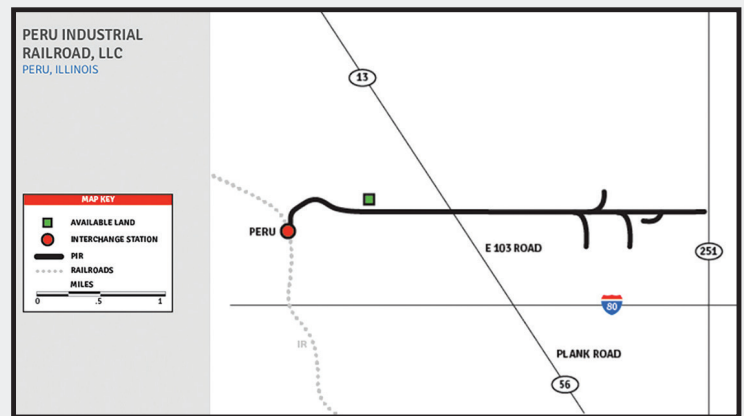
## PERU TRANSPORTATION

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 and home to the Illinois Valley Port District.

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 34% of all La Salle County retail sales, yet has only 8.4% of county population. That amounts to over \$713 million in annual retail sales.

**SHIP TO**  
**2/3 OF THE COUNTRY**  
**IN 2 DAYS OR LESS**



Peru Industrial Railroad

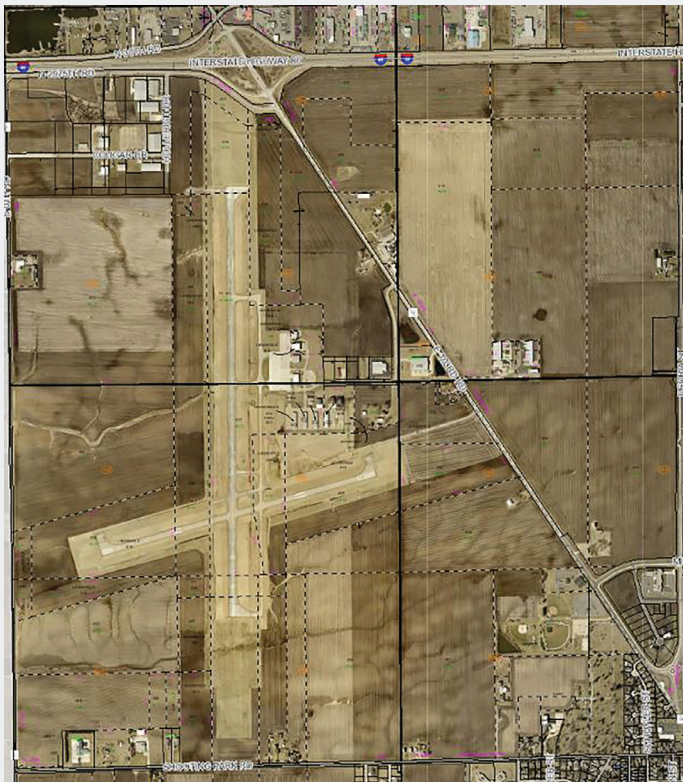


**Peru owns the Illinois Valley Regional Airport with two runways, as well as a local railway that can ship to 2/3 of the USA in 2 days or less.**

# 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 Aero, Inc., 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.

## PERU EXCELS IN TRANSPORTATION



**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, commercial and industrial 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

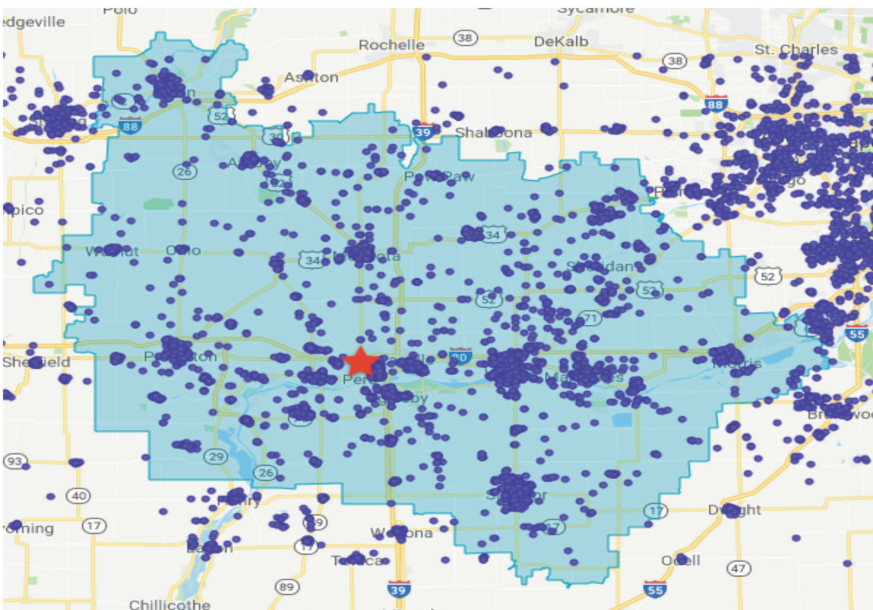
Owner-occupied housing unit rate, 2016-2020 71.3%  
 Median value of owner-occupied housing units, 2016-2020 \$130,700  
 Median selected monthly owner costs -with a mortgage, 2016-2020 \$1,200  
 Median selected monthly owner costs -without a mortgage, 2016-2020 \$459  
 Median gross rent, 2016-2020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

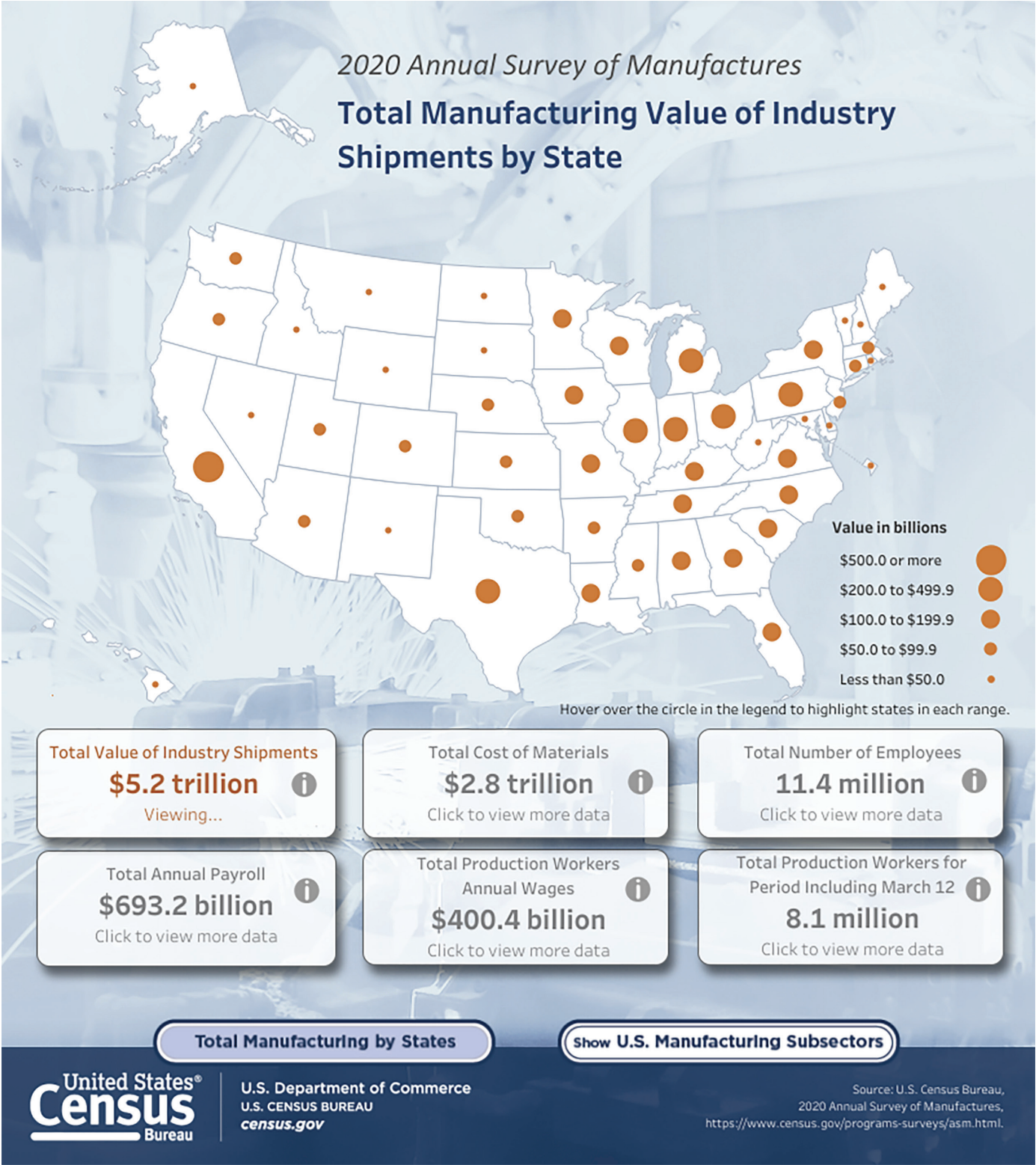
### Finances

\$68,784  
AVERAGE HOUSEHOLD INCOME

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



# 2020 ANNUAL SURVEY OF MANUFACTURERS



# 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.



## 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.



## TAXES

Peru's real estate taxes are the lowest in the area. 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.





## 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.



BAKER LAKE



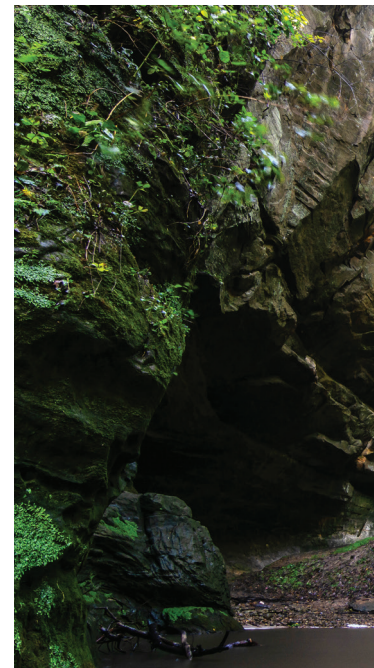
YMCA

## 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.

## OUTDOOR ACTIVITIES

Whatever your entertainment needs, you will find them either in Peru or within 5 to 10 miles of Peru. There are three golf courses within 5 miles, as well as boating, fishing and watercraft sports on the Illinois River. Nearby, Starved Rock State Park is one of the most visited parks in the USA. Matthiessen State Park is another gem in the area. We have something for every member of your family.





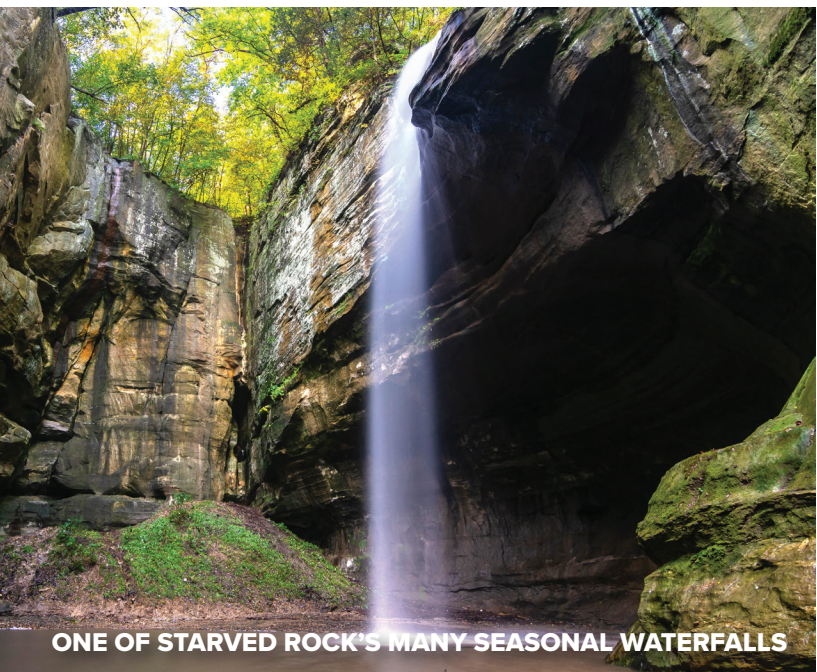


## PUBLIC SAFETY

The City of Peru's new state-of-the-art Public Safety Complex opened in 2021.

## 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.



ONE OF STARVED ROCK'S MANY SEASONAL WATERFALLS



## MEDICAL CARE

3 CARE CENTERS WITHIN MINUTES TO SERVE YOUR EMPLOYEES

- ★ OSF Saint Claire Medical
- ★ OSF Saint Paul Medical
- ★ OSF Saint Elizabeth Medical





# DEVELOP PERU, IL



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# PERU, ILLINOIS

FOR MORE INFORMATION ON ECONOMIC DEVELOPMENT,  
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