



**DEVELOP
PERU, IL**
developperu.com

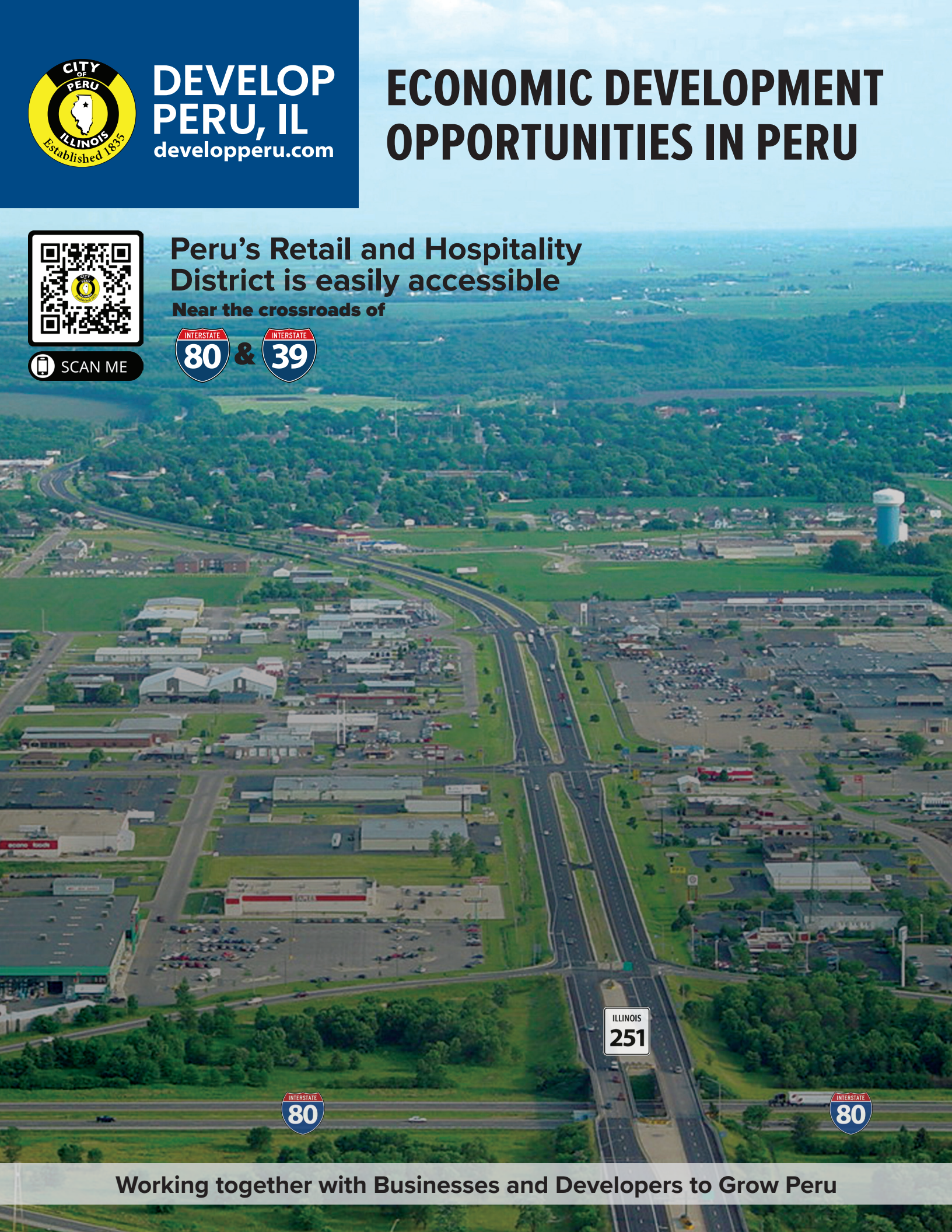
ECONOMIC DEVELOPMENT OPPORTUNITIES IN PERU



SCAN ME

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

Near the crossroads of



ILLINOIS
251

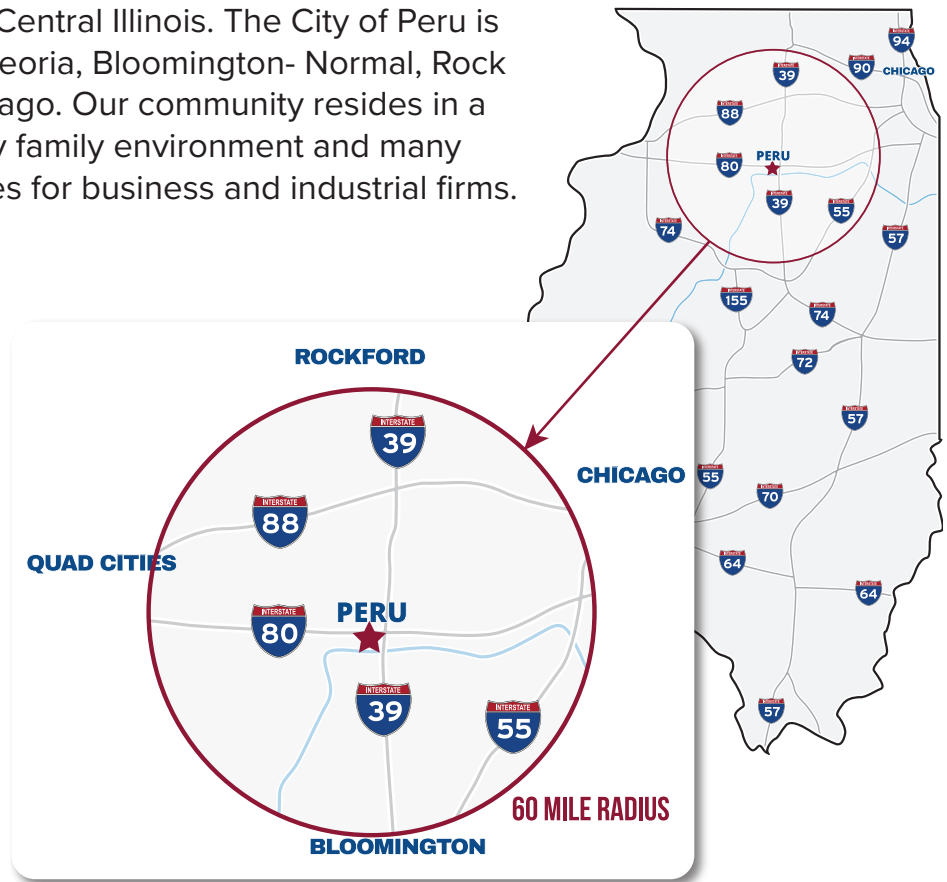


Working together with Businesses and Developers to Grow Peru

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.



Contact Us:

(815) 223-1148 ■ peru.il.us ■ developperu.com ■ 1901 4th Street ■ Peru, IL 61354

KEN KOLOWSKI

MAYOR OF PERU
kkolowski@peru.il.us

ERIC CARLS, P.E.

DIRECTOR OF ENGINEERING AND ZONING
ericcarls@peru.il.us

SCOTT SCHWEICKERT, ESQ

CORPORATE COUNSEL
sschweickert@peru.il.us

ELECTED CITY OFFICIALS

Ken Kolowski, Mayor
Jamey Mertel, City Clerk
Jackson Powell, Treasurer

CITY COUNCIL

Mike Sapienza	Jeff Ballard	Bob Tieman
Jason Edgcomb	Tom Payton	Rick O'Sadnick
Jim Lukosus	Andy Moreno	

2024 RETAIL SALES: \$792,094,430

Automotive & Filling Stations 156,963,320

General Merchandise 162,988,111

Food 97,379,069

Lumber, Bldg, Hardware 93,635,694

Drugs & Misc. Retail 123,351,569

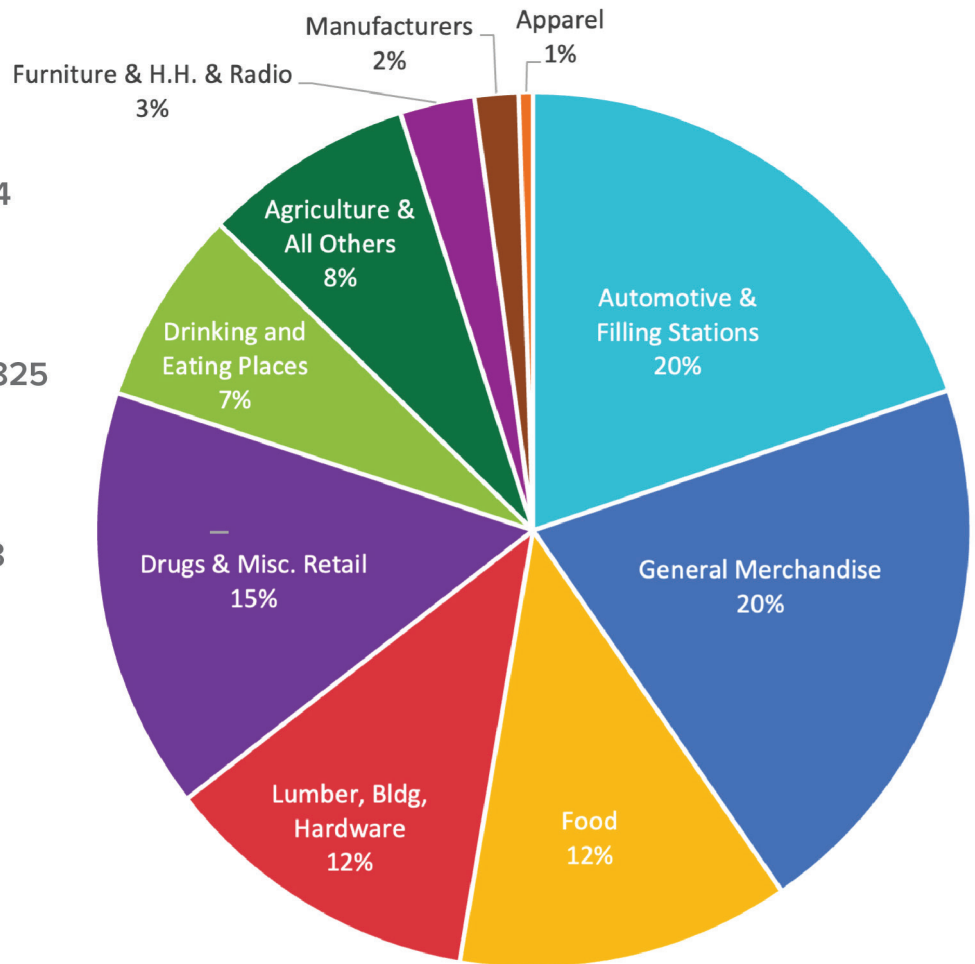
Drinking and Eating Places 57,255,825

Agriculture & All Others 61,674,423

Furniture & H.H. & Radio 21,762,603

Manufacturers 12,908,969

Apparel 4,174,847



Approximate total retail sales in Peru from January-December 2024
based on municipal sales tax

The City of Peru generates \$792+ 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



JIM LUKOSOS

ECONOMIC DEVELOPMENT LIASON
TO MAYOR AND COUNCIL

KEN KOLOWSKI

MAYOR

SCOTT SCHWEICKERT, ESQ

CORPORATE COUNSEL

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AND ZONING

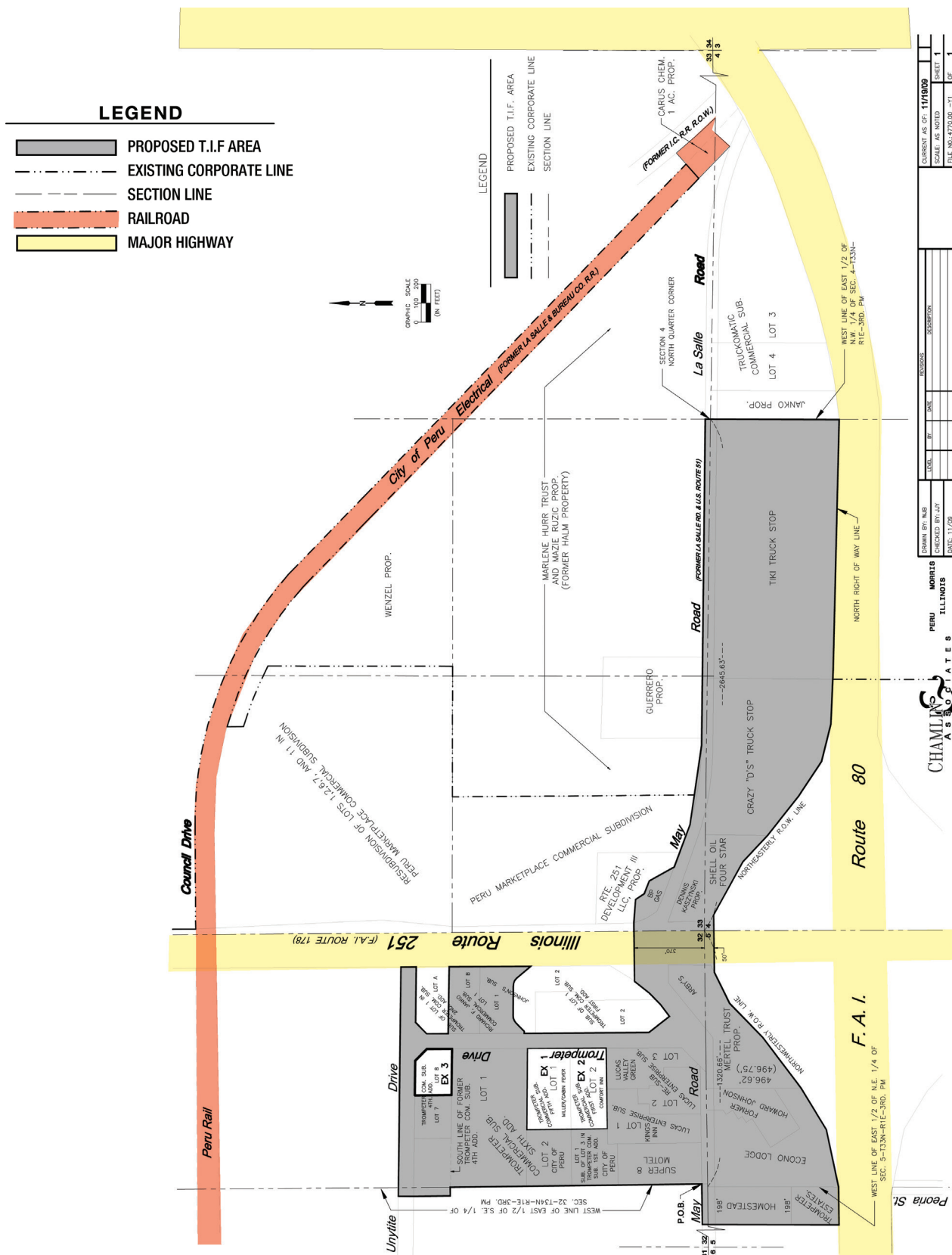
PERU COMMERCIAL TIF DISTRICT

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.

PERU COMMERCIAL TIF DISTRICT



View and download maps at developperu.com/zoning-incentives

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.

**\$792+
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



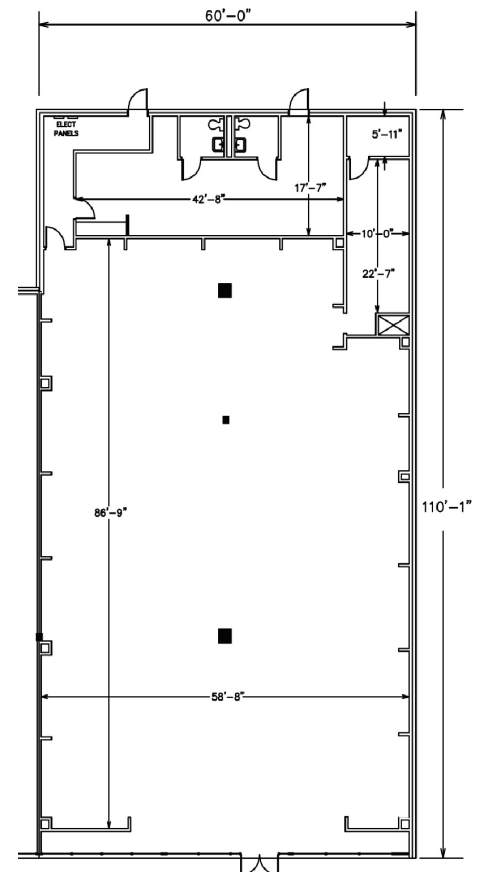
- A Aspen Dental 3,303 SF
- 2B Sprint 1,320 SF
- 2C World Financial 1,378 SF
- 3A Starbucks Coffee 1,883 SF
- 3B All About Eyes 2,632 SF
- 3C Kay Jewelers 1,442 SF
- 7A GameStop 1,308 SF
- 7B Wireless Solutions Center 2,096 SF
- 7C Great Clips 1,219 SF
- 7D Lee Nails 1,300 SF
- 7E Cash Store 1,299 SF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



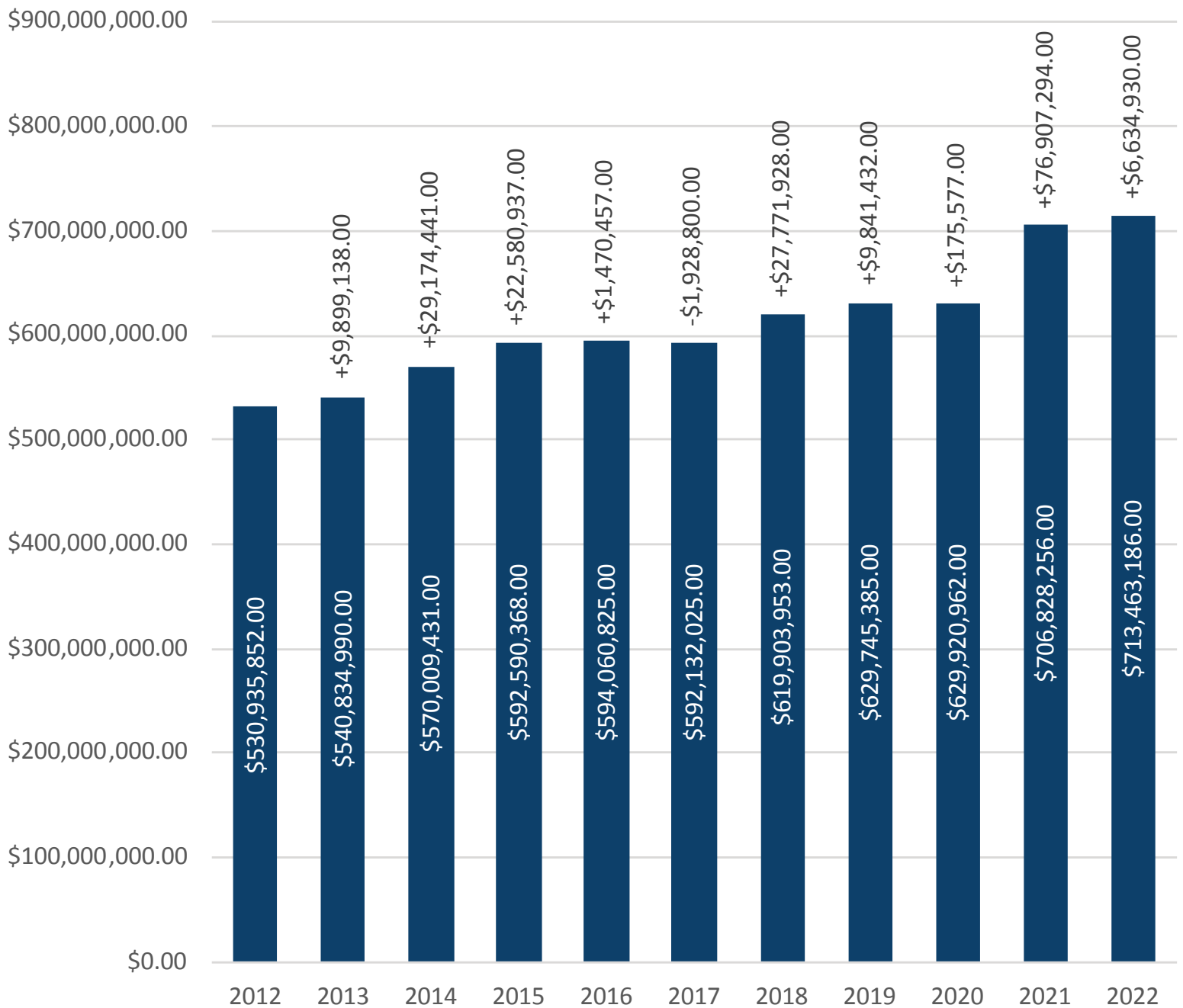
These sites benefits from excellent freeway accessibility immediately off Interstate 80, which is trafficked by 25,500 vehicles per day.

Strategically positioned right off Illinois Route 251, the local retail corridor, these sites are near Walmart, PetSmart, Kohls, Olive Garden, GameStop, Starbucks, Marshalls, Hobby Lobby, AMC and Chipotle to name a few.

- ▶ 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

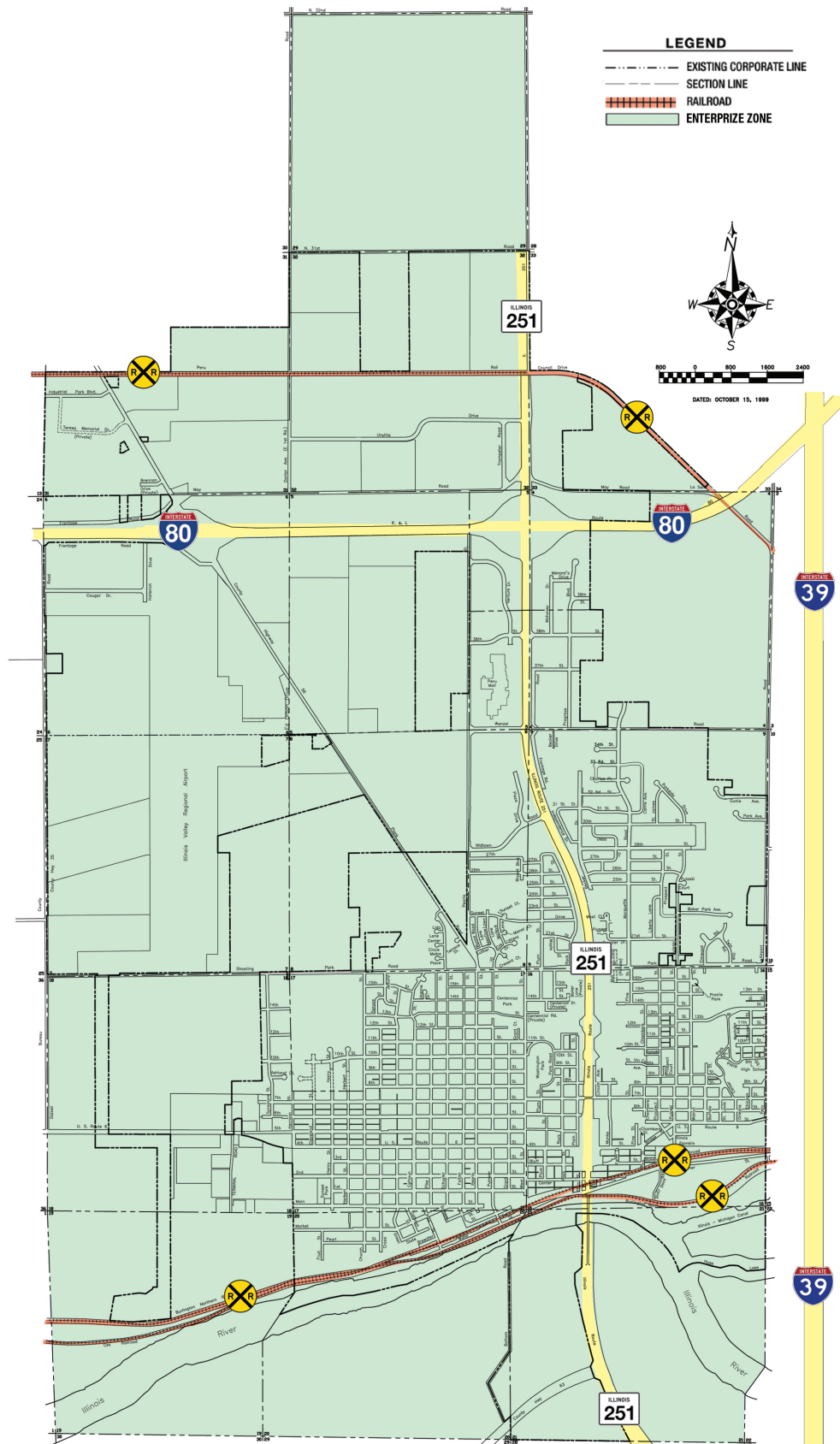


MAJOR DEVELOPMENT INVESTMENTS IN PERU

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

DEVELOPER	ADDRESS / LOCATION	EST VALUE	DATE
OSF Health	925 West Street	\$3,500,000	2/6/25
La Quinta	4389 Venture Drive	\$120,000	1/23/25
Hawthorne Inn	1101 31st Street	\$330,000	12/27/24
Tolone Self Storage	4428 Hollerich Drive	\$750,000	12/5/24
VA Clinic (Welte Real Estate Holdings)	4461 Progress Boulevard	\$1,600,000	12/2/24
Castrol Clean & Lube (C&W DG Holdings LLC)	1133 Wnzel Road	\$250,000	11/20/24
Chamlin & Associates	4152 Progress Boulevard	\$100,000	11/14/24
Quik Trip	1320 May Road	\$150,000	11/14/24
OSF Healthcare Systems	925 West Street	\$300,000	11/1/24
VA Clinic (Welte Real Estate Holdings)	4461 Progress Boulevard	\$350,000	10/24/24
CHS	1 Cooperative Way	\$514,627	10/23/24
Smith	1316 Centennial Drive	\$300,000	10/3/24
EAKAS Corp.	6251 IL-251	\$885,722	9/27/24
OSF	925 West Street	\$327,979	9/17/24
OSF	925 West Street	\$950,000	9/17/24
Peru Township	1009 Peoria Street	\$123,400	8/27/24
CHS	1 Cooperative Way	\$978,000	8/27/24
CHS	1 Cooperative Way	\$264,000	8/26/24
Hope Investments	2402,2404,2406 Marquette Street	\$148,971	8/20/24
James Hardie	17 Unytite Drive	\$480,500	8/14/24
Ollie's	1610 36th Street	\$670,970	7/8/24
OSF ICU Remodel	925 West Street	\$2,500,000	6/10/24
OSF Pharmacy Remodel	925 West Street	\$2,000,000	6/10/24
La Quinta	4389 Venture Drive	\$220,000	6/10/24
Stor Galore	3019 5th Street	\$175,000	6/6/24
Mason Miller	2825 Plaza Drive	\$150,890	5/10/24
The TDJ Group	3661 Cougar Drive	\$750,000	4/17/24
EAKAS Corp.	6251 IL-251	\$1,505,270	4/15/24
Michellini	4301 Plank Road	\$153,000	4/2/24
Illinois Valley Auto Group	3315 Frontage Road	\$750,000	3/28/24
Gual-Gatza	1802 26th Street	\$400,000	3/28/24
Simply Modern Homes	616 34th	\$250,000	3/28/24

PERU ENTERPRISE ZONE



View and download maps at developperu.com/zoning-incentives

MAJOR EMPLOYERS IN THE PERU AREA



BUSINESS	TYPE	EMPLOYEES	LOCATION
OSF, 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
OSF, Saint Elizabeth Medical Center	Healthcare	450	Peru
Eakas Corporation	Manufacturing	435	Peru
PetSmart Distribution Center	Distribution	420	Ottawa
Marquis Energy LLC	Power Plant	380	Hennepin
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



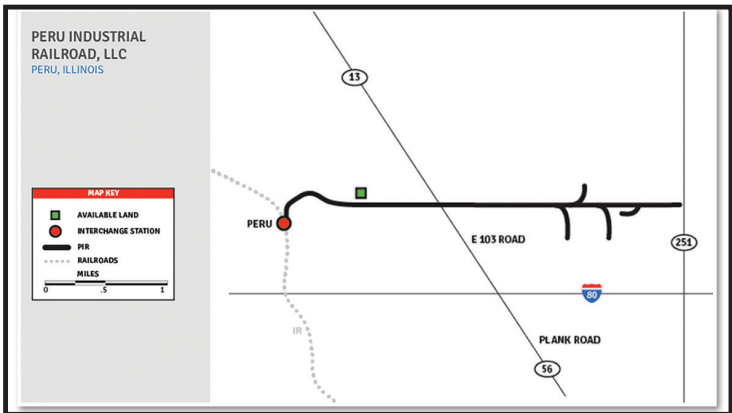
**SHIP TO 2/3 OF
THE COUNTRY IN
2 DAYS OR LESS**

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 \$792 million in annual retail sales.



Peru Industrial Railroad

Peru is near the crossroads of

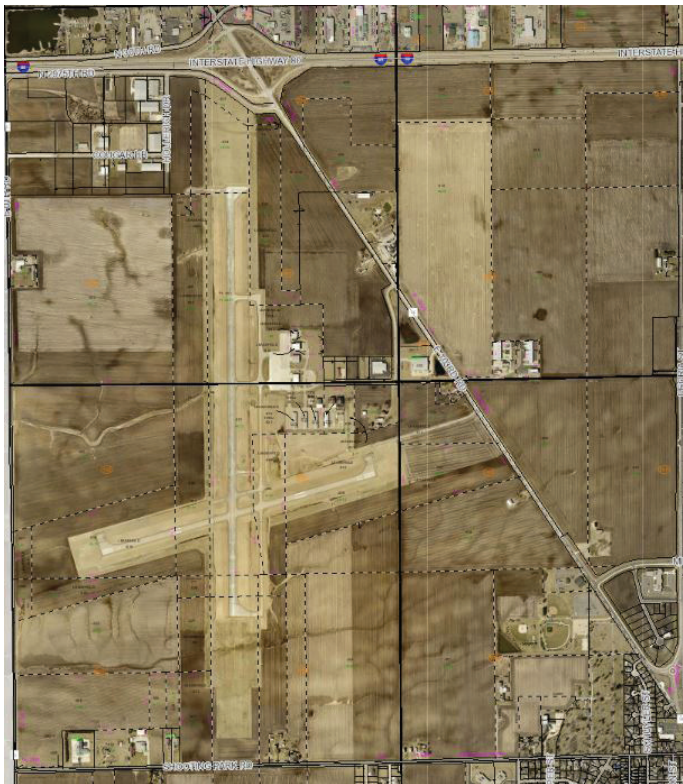


**Peru owns the Illinois Valley Regional Airport with two runways, as well
as a local railway that can ship to 2/3 of the USA in 2 days or less.**

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

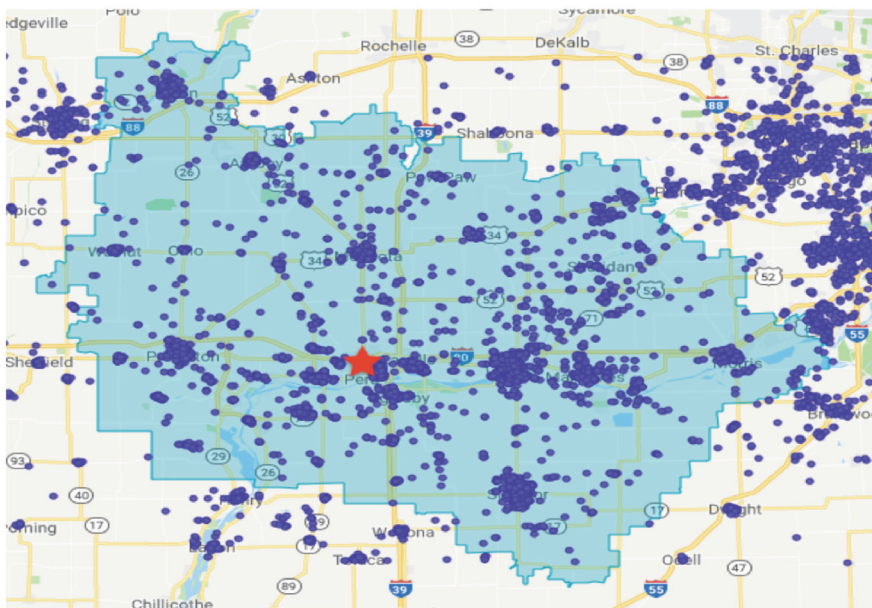
Owner-occupied housing unit rate, 2016-2020 71.3%
 Median value of owner-occupied housing units, 2016-2020 \$130,700
 Median selected monthly owner costs -with a mortgage, 2016-2020 \$1,200
 Median selected monthly owner costs -without a mortgage, 2016-2020 \$459
 Median gross rent, 2016-2020 \$760

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

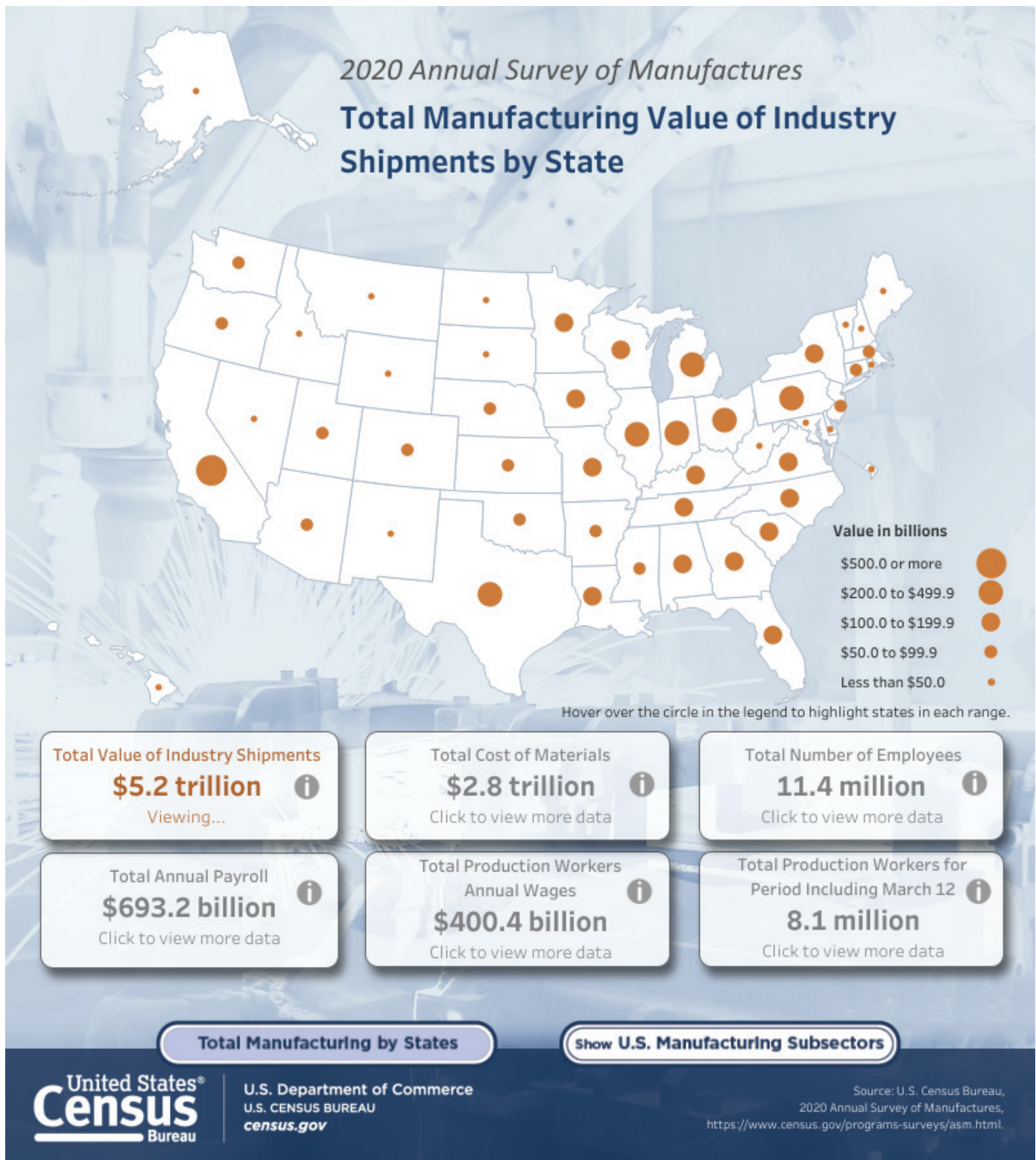
Finances

\$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



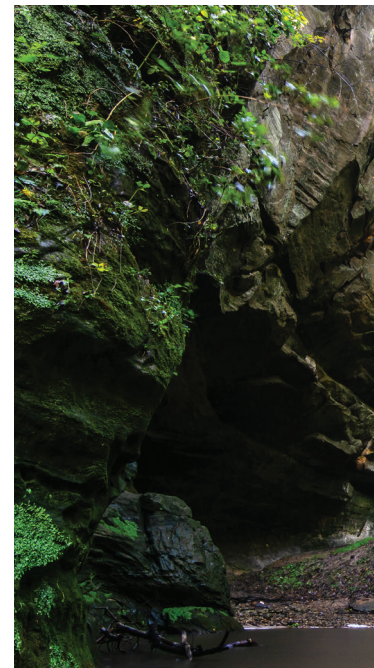
YMCA

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.



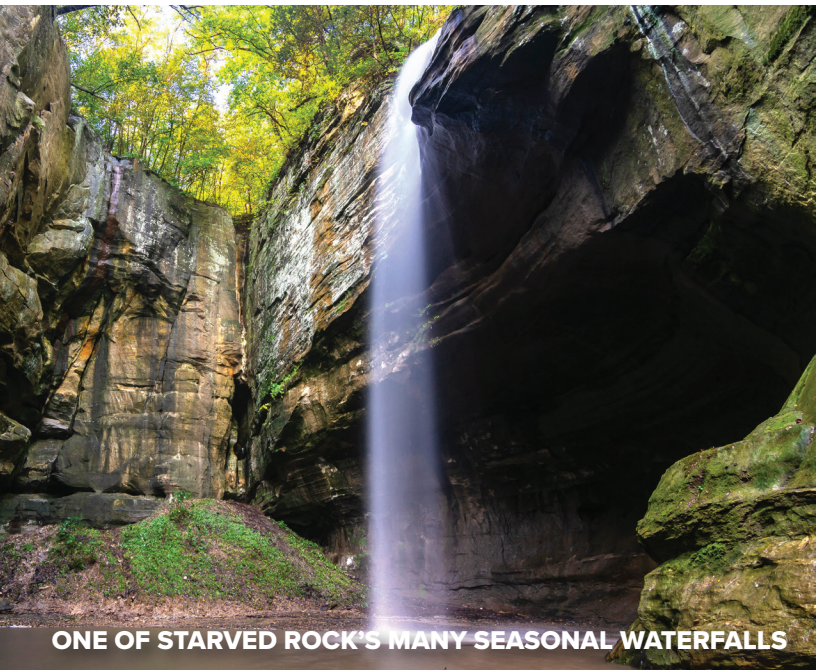


PUBLIC SAFETY

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

4 LOCAL CARE CENTERS TO SERVE YOUR EMPLOYEES

OSF has a hospital in Peru and is an OSF hub for healthcare in North Central Illinois.

- ★ OSF Saint Claire Medical
- ★ OSF Saint Paul Medical
- ★ OSF Saint Elizabeth Medical
- Peru and Ottawa locations



DEVELOP PERU, IL



PERU, ILLINOIS

For More Information On Economic Development,
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