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retail strategies

LE ROY, ILLINOIS

MARKET GUIDE

## City Contact Information



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## Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



## Demographics (10 Minute Drive Time)



Population  
**5,309**



Average Age  
**3.93%**



Growth Rate  
**3.93%**



Household Income (Median)  
**\$82,369**



Number of Households  
**2,096**



Household Income (Average)  
**\$99,071**

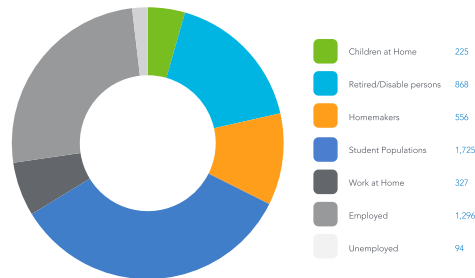
## Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

### Peer Trade Areas

Madrid, IA	100 Southern Prairie Dr
Urbana, IA	202 Sunset St
Port Byron, IL	1100 N High St
Gardner, IL	416 West Main Street
Waterman, IL	9560 St. Rt. 23
Le Roy, IL	200 S East St
Jamestown, IN	425 N Lebanon St
Woodburn, IN	21905 Hickory St

## Daytime Population **5,090** (10 Minute Drive Time)



## Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



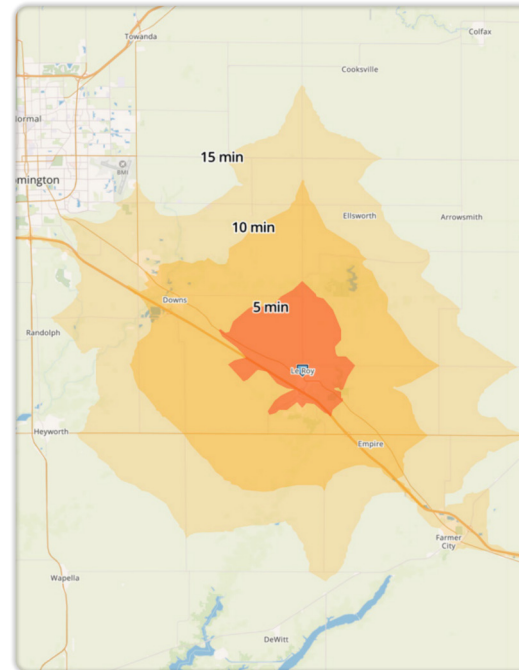
Restaurants



Miscellaneous  
Retail



Home  
& Garden

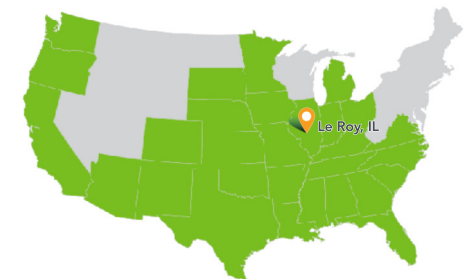


DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2023 Estimated Population	3,846	4,463	12,829
Daytime Population	3,426	3,601	9,190
Median HH Income	\$80,443	\$81,913	\$86,725
Number of Households	1,557	1,789	4,849

DEMOGRAPHIC PROFILE	5 Minute DT	10 Minute DT	15 Minute DT
2023 Estimated Population	3,447	5,309	11,677
Daytime Population	3,360	5,090	9,137
Median HH Income	\$79,083	\$82,369	\$87,939
Number of Households	1,406	2,096	4,419

\*Source: STI ProData



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# LE ROY, ILLINOIS

Major Retail & Restaurants

