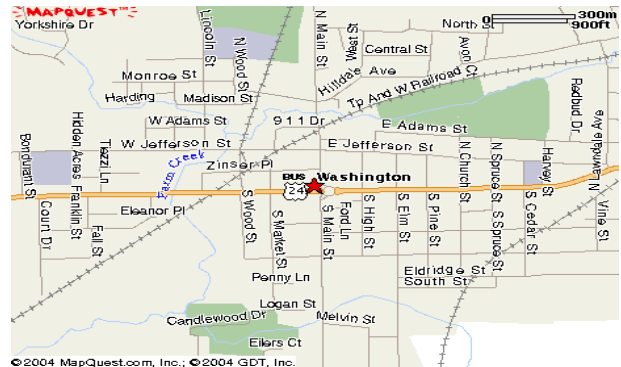


# FOR SALE



## CHERRY TREE SHOPPING CENTER

**IL State Route 24  
& Cummings Lane  
Washington, Illinois**



- **Sale Price = \$6,900,000**
- **202,000 SF Retail Center**
- **K-mart Anchored**
- **Co-Tenants include:**
  - Kroger Foods/Gas Station, Rooms Direct**
  - Furniture, Kay's Hallmark, H&R Block**
- **Located in Central Illinois, in an active suburb of Peoria**

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[www.dkbrokerage.com](http://www.dkbrokerage.com)

<b>2008 GROSS INCOME:</b>	<b>\$1,117,217</b>
<b>2008 EXPENSES:</b>	<b>\$ 409,298</b>
<b>NET INCOME:</b>	<b>\$ 707,919</b>

**Please email for Confidentiality Agreement  
to receive a full Sale Package.**

**DK REAL ESTATE  
SERVICES**  
A DRAPER AND KRAMER COMPANY

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.