

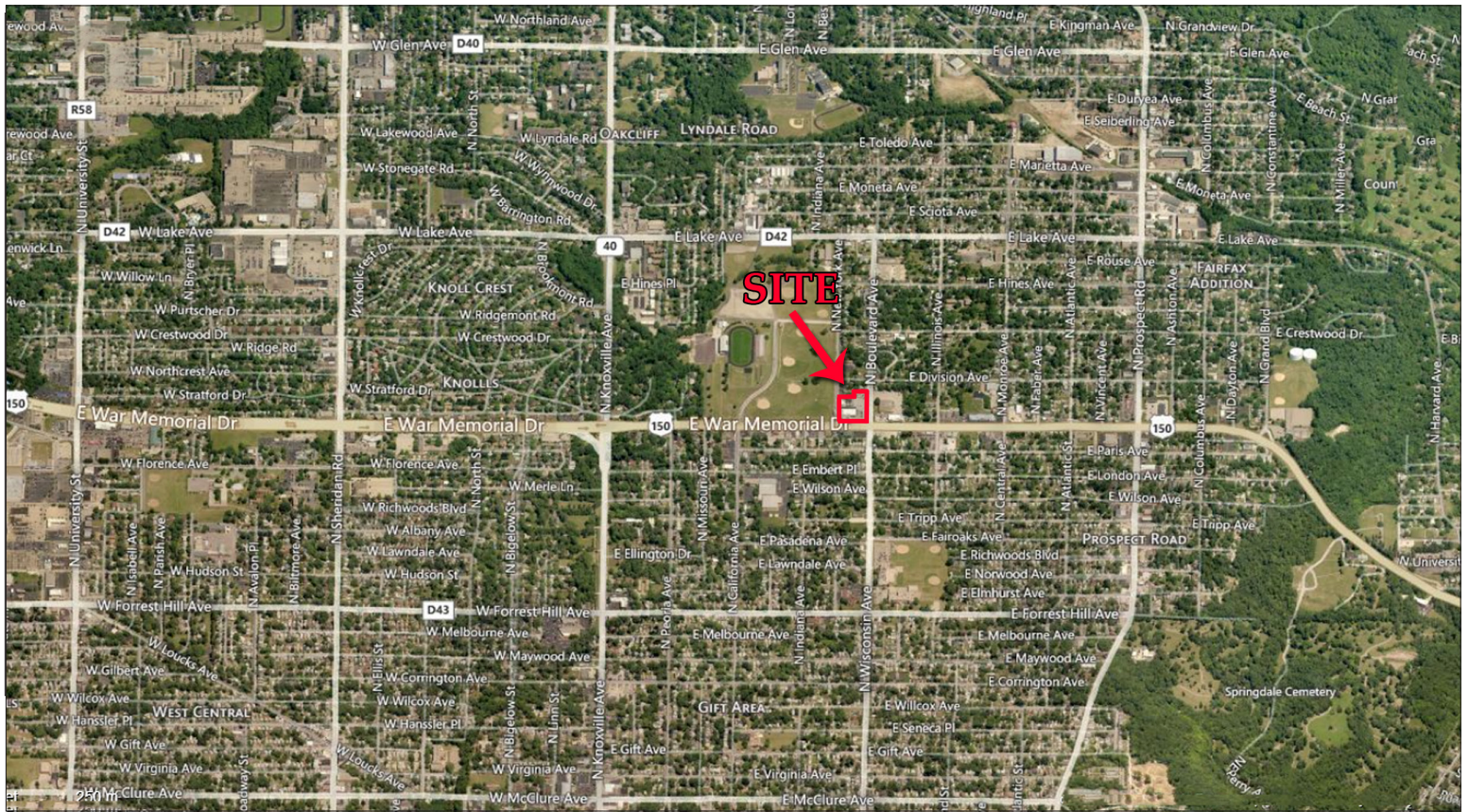


- 16,280 SF former grocery store.
- Grocery Deed Restriction.
- Mostly open area with 2 offices, 2 restrooms and utility room.
- Central Peoria location on War Memorial Drive with car counts of approximately 30,800 per day.
- Possible lease for credit tenant.
- Loading dock.



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PROPERTY DETAILS

PROPERTY TYPE	RETAIL
SQUARE FEET	16,280
ZONING	C-1
YEAR BUILT	1990
LOT SIZE	1.49 ACRES
REAL ESTATE TAXES (2015)	\$29,609.84
SALES PRICE	\$1,300,000



DEMOGRAPHICS (2015 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	12,731	69,362	127,152
HOUSEHOLDS	5,761	29,382	53,769
INCOME	\$56,858	\$53,796	\$59,679

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