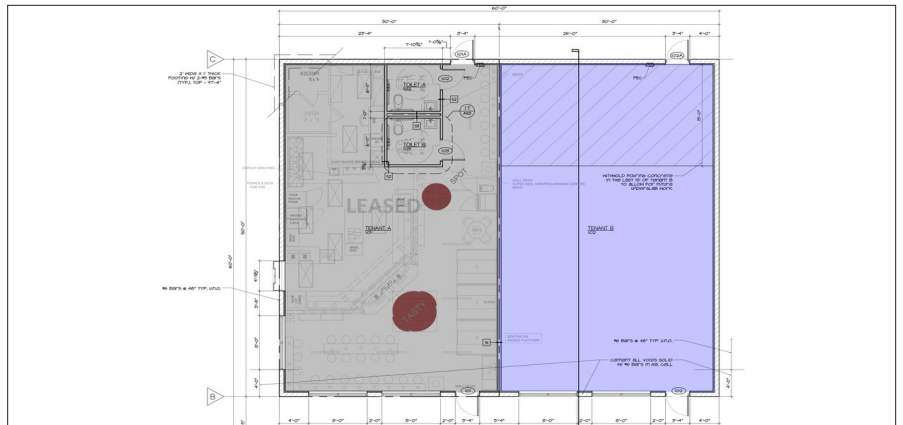


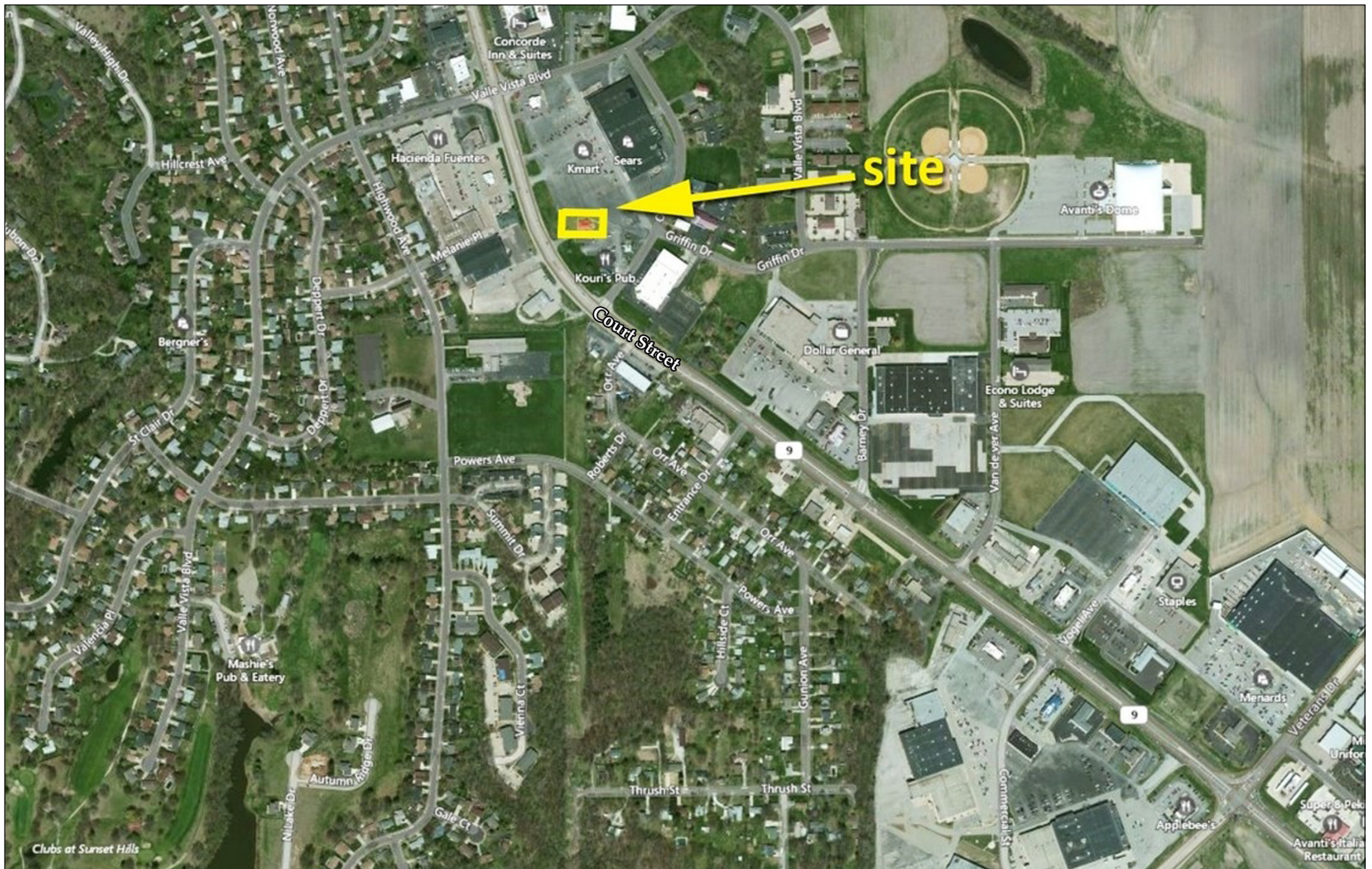


- 1,500 sq ft of retail space available on Court Street in Pekin.
- Building was constructed in 2015 and vacant space is currently a grey box.
- Owner willing to turn space over as vanilla box depending on tenant and terms. Quoted rate is as-is.
- Half of building is currently occupied by Jimmy Johns.
- Nearby businesses include Kouri's Pub, Burger King, Goodwill, Busey Bank and La Gondola.
- Property is located in front of the former Kmart.



**WILL HAYES**

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717



**PROPERTY DETAILS**

PROPERTY TYPE	RETAIL/ RESTAURANT
SQUARE FEET	1,500
LOT SIZE	.61 ACRES
YEAR BUILT	2015
ZONING	B-3
LEASE PRICE	\$13.00 PSF
LEASE TYPE	NNN

**DEMOGRAPHICS (2017 EST.)**

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	4,697	35,012	44,8771
HOUSEHOLDS	2,083	14,392	18,174
INCOME	\$76,323	\$66,908	\$68,082

**TRAFFIC COUNTS**

Court Street - 19,000 CPD

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