

1001 E War Memorial Dr

PEORIA HEIGHTS, IL 61616



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 1001 E WAR MEMORIAL DRIVE

ASKING PRICE: **\$950,000**



EXECUTIVE SUMMARY

Excellent investment and/or development opportunity on E War Memorial Drive (US Hwy 150) in Peoria Heights. These two parcels total 0.74 acres and are zoned B-2. The property is in both a TIF District (Peoria Heights TIF 2) and an Enterprise Zone (Peoria Urban Enterprise Zone #8). The strip center commercial building is a 5026 Sq. Ft. Retail/office building that could easily be divided for multiple tenants or used as a single tenant business. This hard corner property features daily traffic counts of over 25,000. This would be an ideal development location for a gas station, drive-thru, restaurant or larger retail operation. This property had been listed prior as 4 total parcels - the sale has now been split between 1001 E War Memorial and 1015 E War Memorial for the other 2 parcels.



5,026
TOTAL SF



TIF &
ENTERPRIZE
ZONE
INCENTIVES



.74
ACRES



B-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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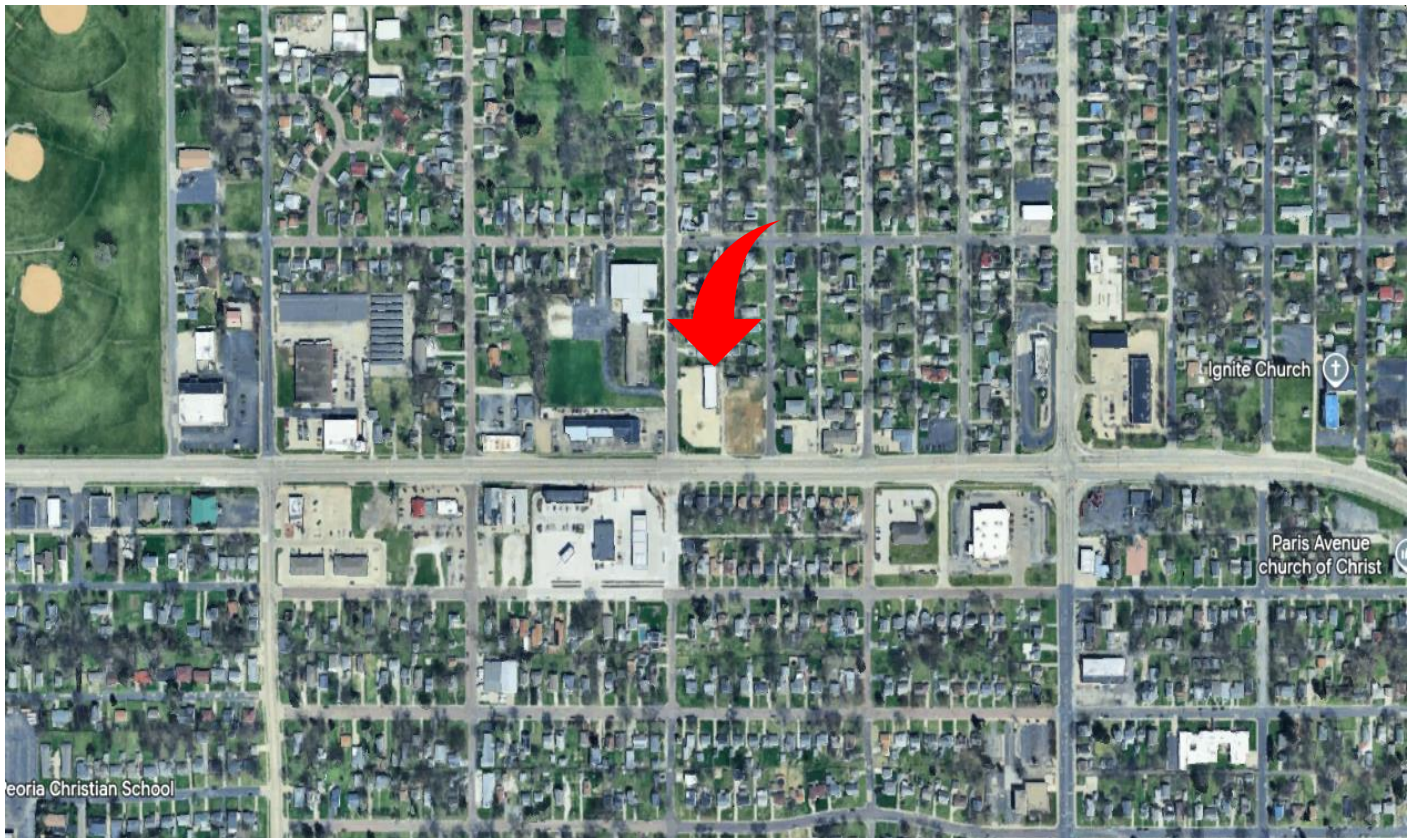
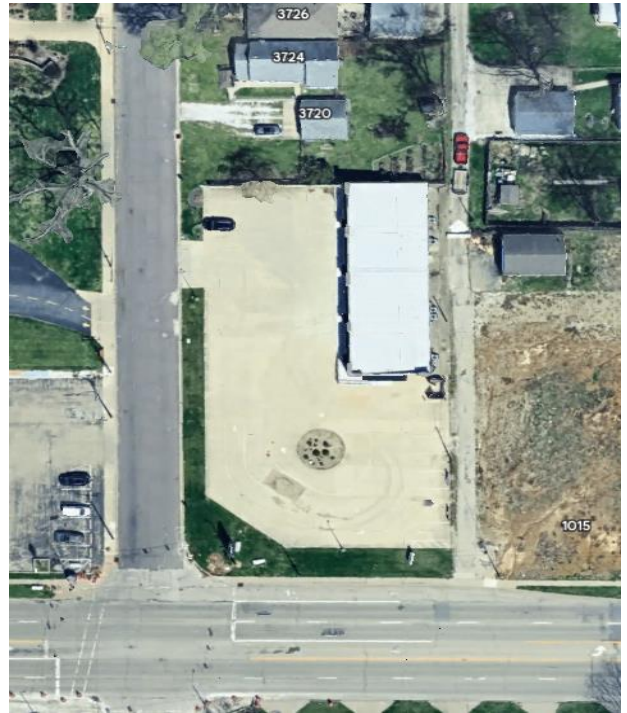
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PROPERTY INFORMATION

ADDRESS	1001 E War Memorial Dr
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-27-180-038 14-27-180-037
PROPERTY TYPE	Office, Retail, Land & Farm, Investment, Other
ZONING	B-2
TOTAL LOT ACRES	0.74
TOTAL BUILDING SF	5,026



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EXTERIOR PICTURES



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INTERIOR PICTURES



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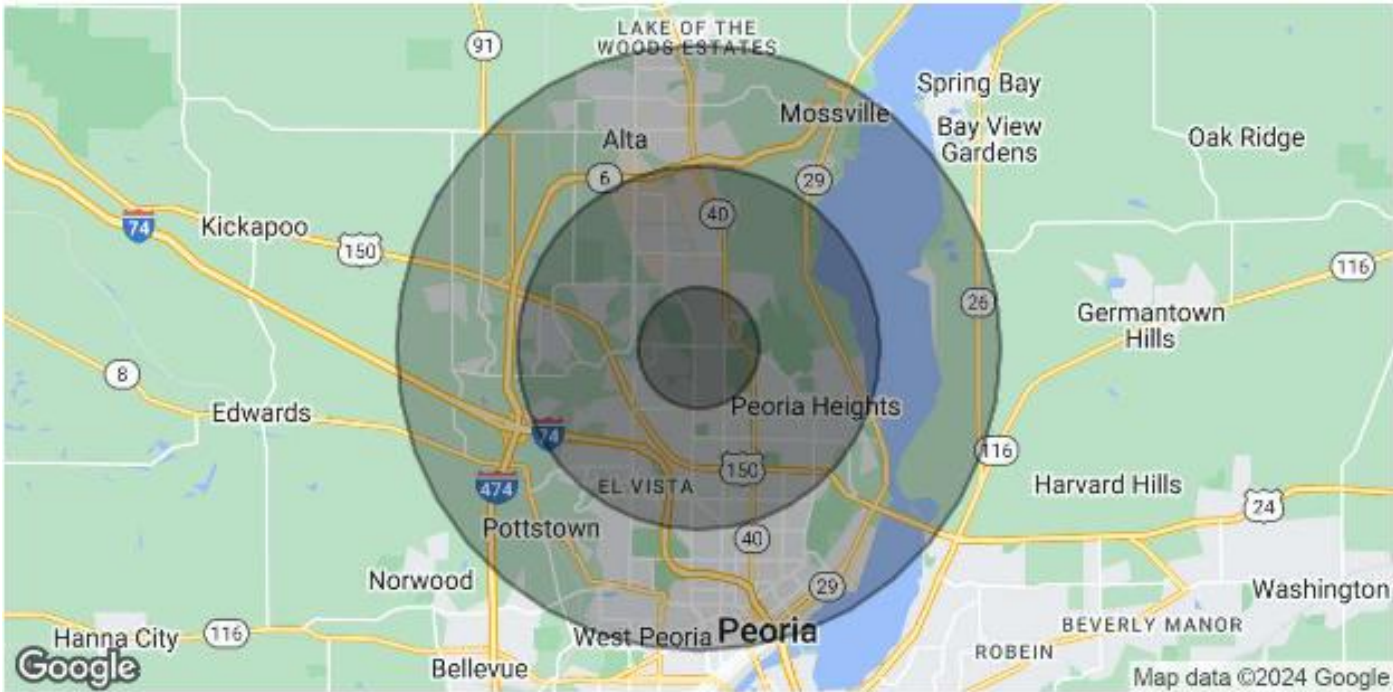
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PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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