

1015 E WAR MEMORIAL

PEORIA HEIGHTS, IL 61616



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 1015 E WAR MEMORIAL

ASKING PRICE: \$750,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 1015 E War Memorial, an excellent development opportunity on E War Memorial Drive (US Hwy 150) in Peoria Heights. The property is in both a TIF District (Peoria Heights TIF 2) and an Enterprise Zone (Peoria Urban Enterprise Zone #8). 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 1015 E War Memorial and 1001 E War Memorial (150 and Monroe) for the other 2 parcels (0.74 acres).



0.68
ACRES

TIF
DISTRICT



2
PARCELS



B-2
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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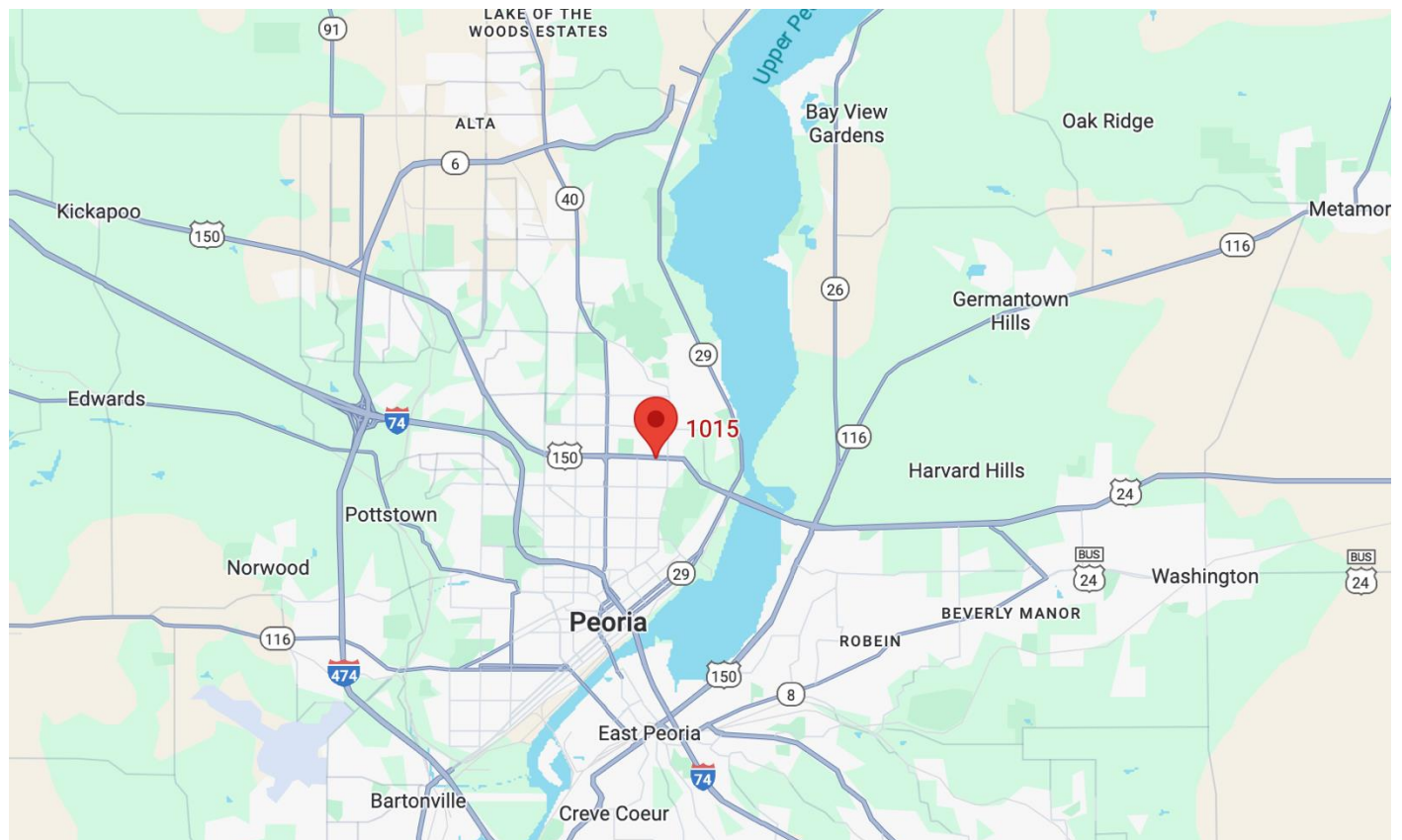
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PROPERTY INFORMATION

ADDRESS	1015 E War Memorial
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-27-180-027 & 14-27-180-034
PROPERTY TYPE	Land / Development Site
ZONING	B-2
TOTAL LOT ACRES	0.68
TIF DISTRICT	Peoria Heights TIF District 2
ENTERPRISE ZONE	PUEZ #8



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EXTERIOR PICTURES



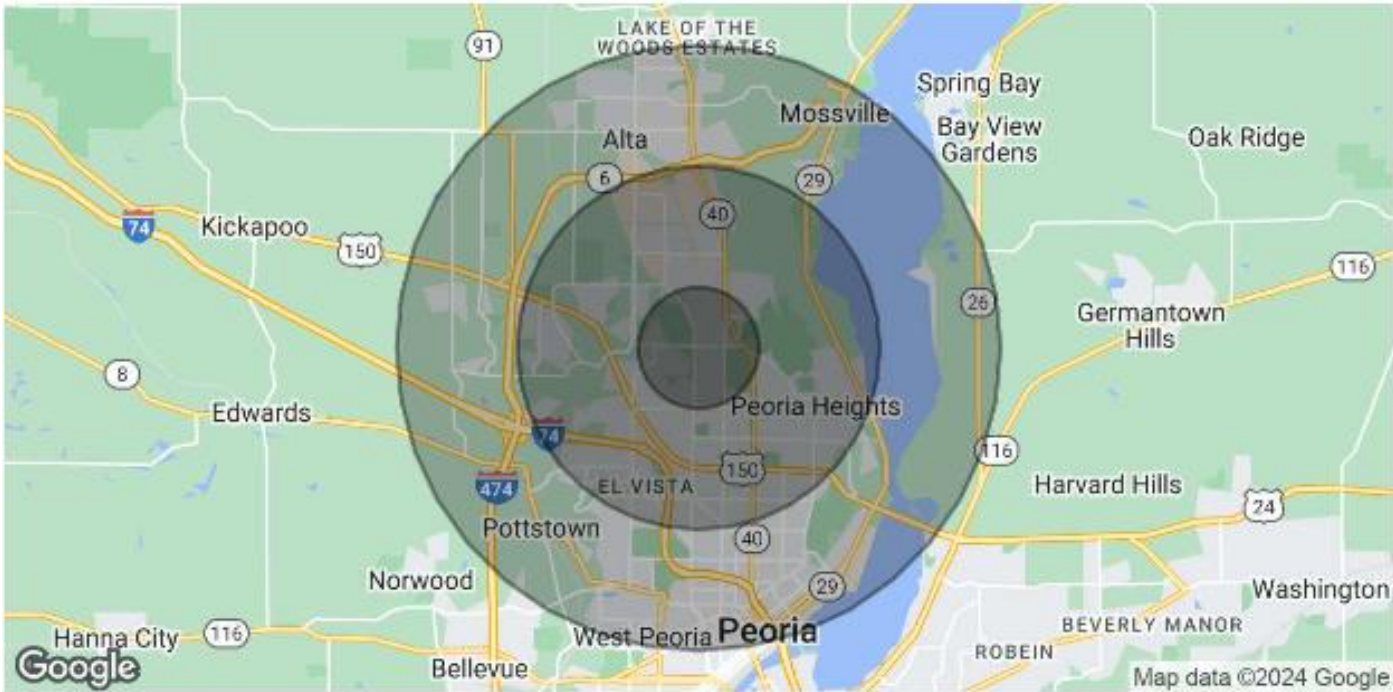
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PEORIA AREA DEMOGRAPHICS



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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