

1124 Edgewater Drive

NORTH PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 1124 EDGEWATER DRIVE

ASKING PRICE: \$990,000



EXECUTIVE SUMMARY

18.96 acres of land zoned B-1, with a former movie theater complex of 44,281 SF, available for sale in North Pekin, Illinois. This former AMC Cinemas building has had all theater related furniture and equipment removed and is winterized. The property features a long highway frontage on IL-98 with a strategic location near I-474 offering access to Peoria and Tazewell Counties. B-1 zoning provides a variety of business and commercial uses including retail, hospitality, medical, office, restaurant, and more. There is potential to rezone this parcel for other uses including storage facilities, warehouses, automotive related and more. The theater was built in 1999 and the property has a large paved parking lot (209,250 SF) with approximately 692 parking spaces. Survey, environmental and other due diligence materials available on request.



44,281
AVAILABLE SF



692
PARKING
SPACES



18.96
ACRES



B-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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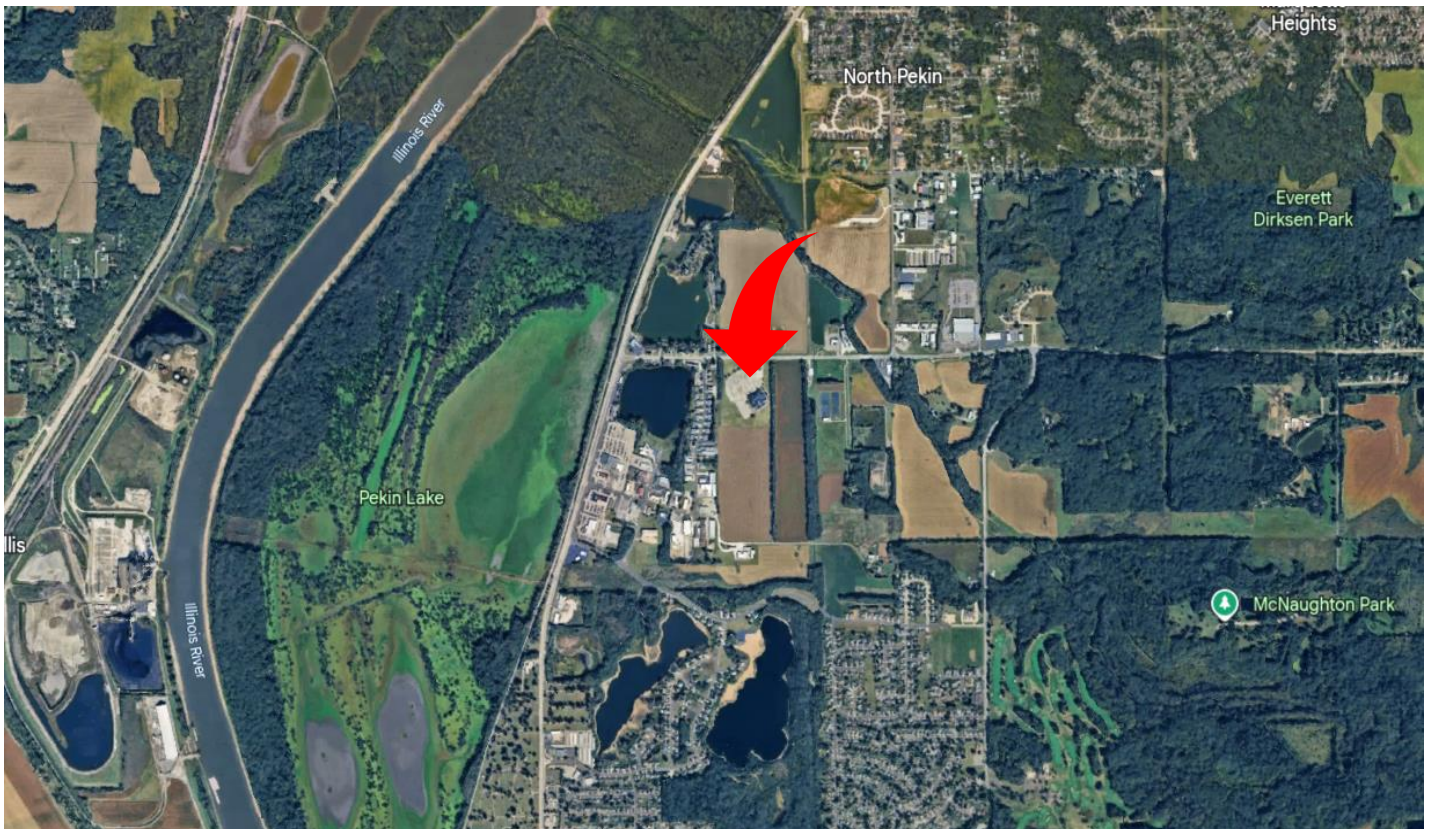
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PROPERTY INFORMATION

ADDRESS	1124 Edgewater Dr
CITY / STATE / ZIP	North Pekin, IL 61554
PARCEL ID(s)	04-04-23-400-003
PROPERTY TYPE	Industrial, Land & Farm, Other
ZONING	B-1
TOTAL LOT ACRES	18.96
TOTAL SF	44,281
YEAR BUILT	1999
PARKING SPACES	692



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EXTERIOR PICTURES



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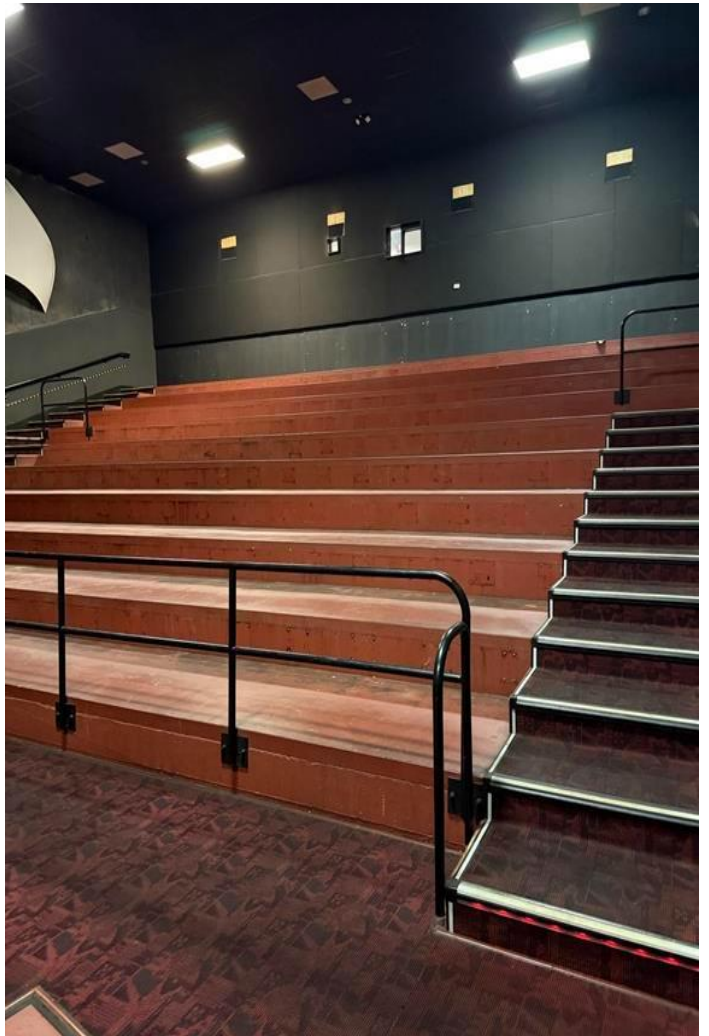
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INTERIOR PICTURESS



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COUNTY SKETCH



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PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap

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Each office is independently owned and operated.
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