

1409 SW Jefferson Avenue

PEORIA, IL 61605



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 1409 SW JEFFERSON AVE

ASKING PRICE: \$150,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 1409 SW Jefferson Ave, a 9,060 SF industrial building in Peoria, Illinois. This all brick warehouse, Vachon Brake Service and Parts, is located downtown on the busy corner of SW Jefferson Ave and N McArthur Hwy. This 9,060 sq. ft. building has 7 garage doors, multiple restrooms, storage rooms and offices, 4 overhead heaters and 3 phase electric. 14+ ft high ceilings. Overhead door sizes are 12' x 11' and 12' x 13'. There is a revenue generating billboard on one of the vacant parcels with a contract coming up for renewal. Equipment also available with sale for brake service, lifts, wheel balance and alignment, drive shaft and engine balance.



9,060
TOTAL SF



\$16
PRICE /SF



1
UNITS



CN
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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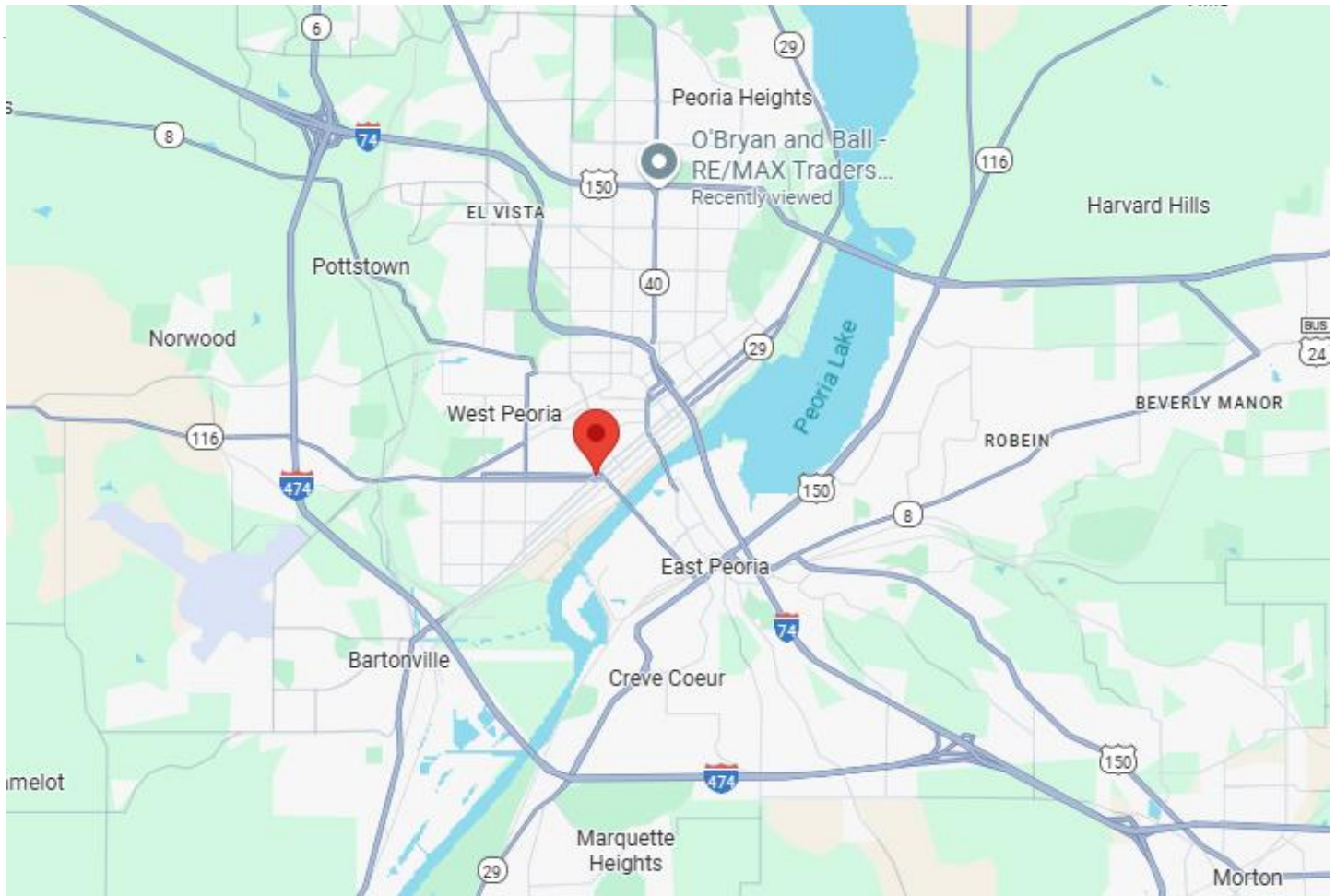
MICHAEL KOLBUS
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PROPERTY INFORMATION

ADDRESS	North Radnor Road
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	18-08-480-004
	18-08-480-006
	18-08-480-003
	18-08-480-002
PROPERTY TYPE	Industrial / Investment
ZONING	CN
TOTAL LOT ACRES	1.15



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EXTERIOR PICTURES



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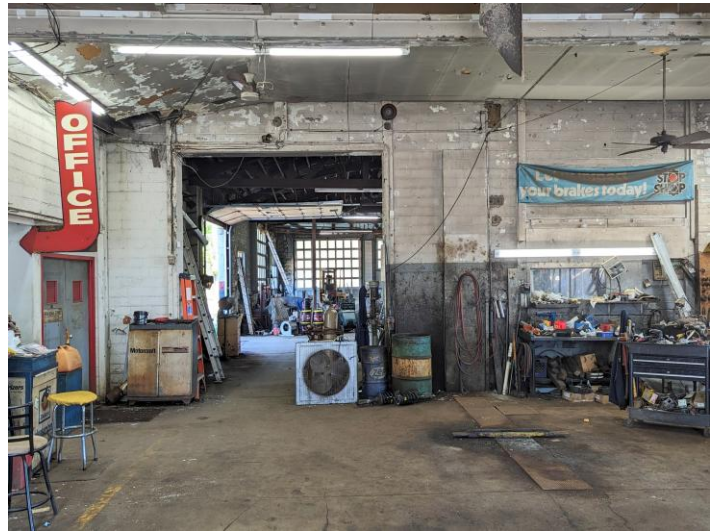
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INTERIOR PICTURES



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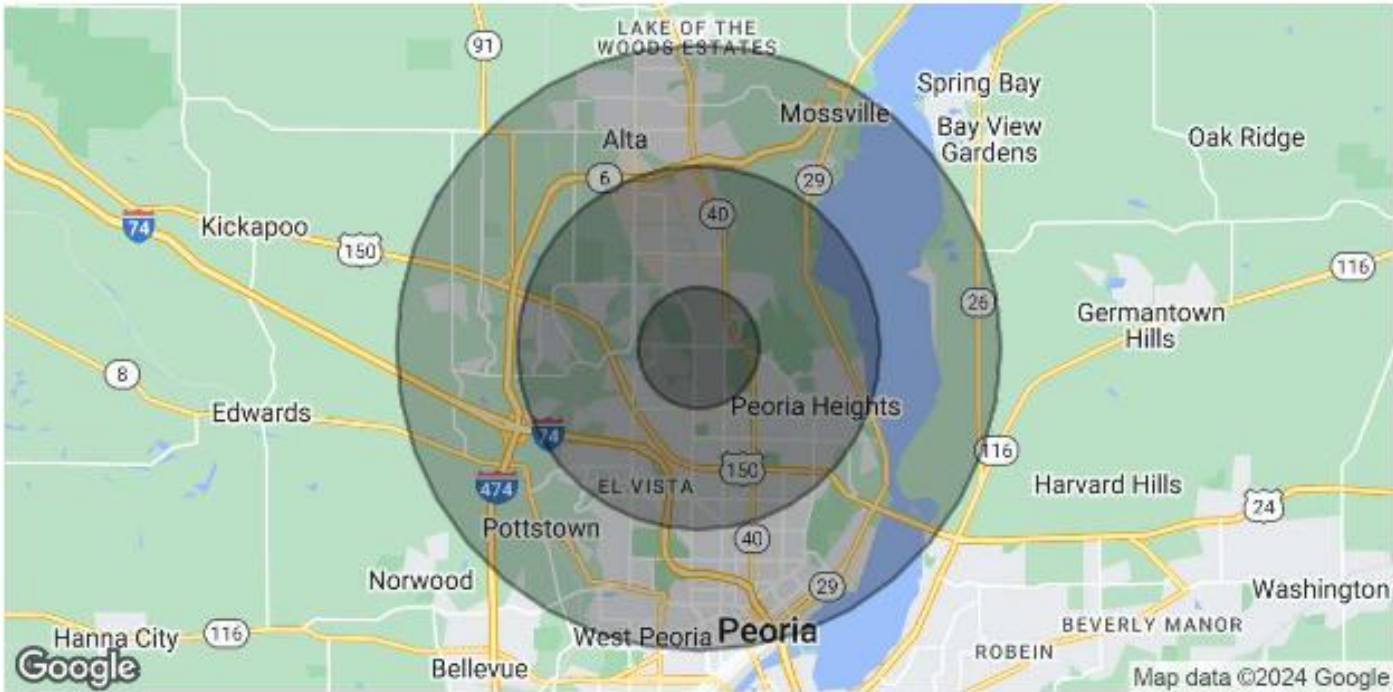
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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