

1506 N Knoxville Avenue

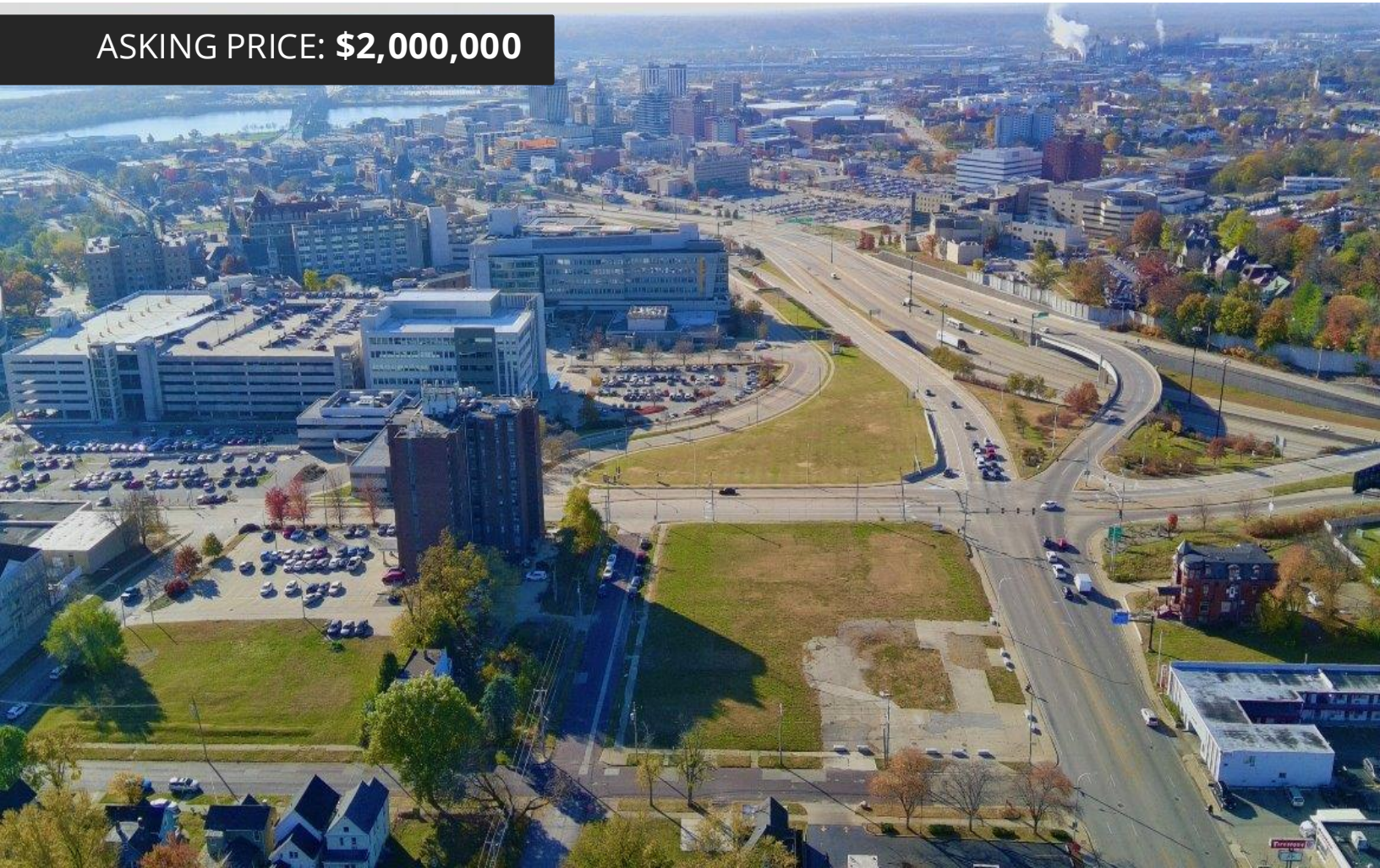
PEORIA, IL 61603



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 1506 KNOXVILLE AVE

ASKING PRICE: \$2,000,000



EXECUTIVE SUMMARY

The O'Bryan & Ball Commercial Team has been exclusively retained to sell 1.75 acres of prime, general commercial (CG) zoned land in Peoria, IL. The 8 parcels, which include the entire block located at the intersection of Knoxville (Rt. 40) and Pennsylvania Ave, has been cleared and is ready for immediate development. The parcels sit directly across the street from the OSF Hospital Campus and the I-74 Knoxville exit. The properties are located in the East Village Growth Cell - TIF (2034) offering developers significant incentives. Reach out to listing brokers for additional information.



1.75

**TOTAL
ACRES**



\$25

PRICE /SF



8

PARCELS



C-G

ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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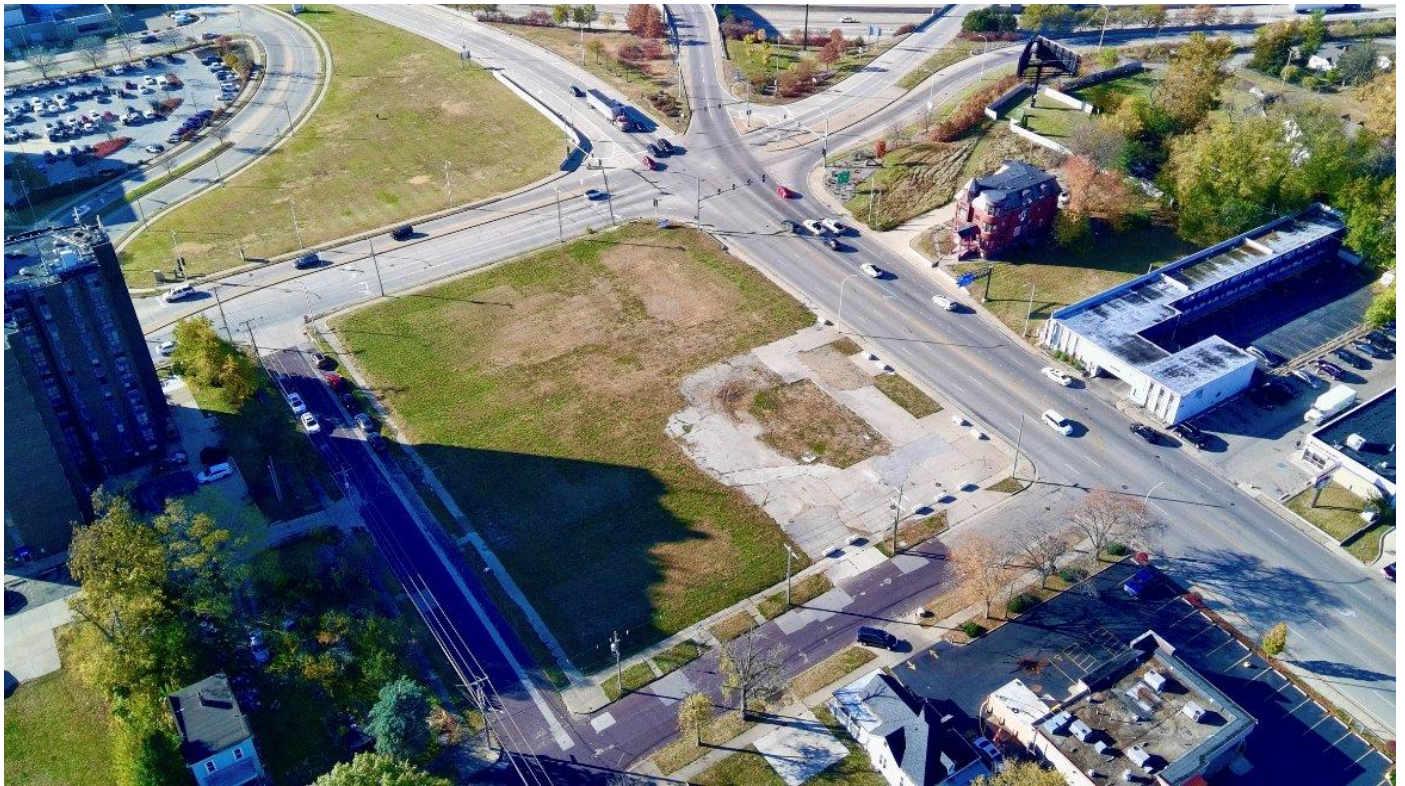
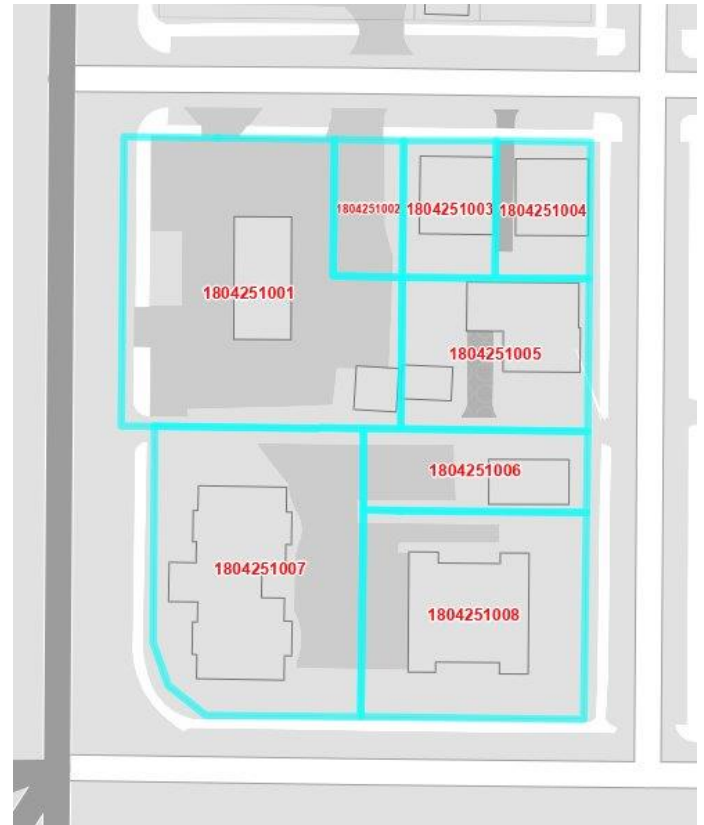
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PROPERTY INFORMATION

ADDRESS	1506 N Knoxville Ave
CITY / STATE / ZIP	Peoria, IL 61603
PARCEL ID(s)	18-04-251-002, 18-04-251-003, 18-04-251-004, 18-04-251-007, 18-04-251-008, 18-04-251-006, 18-04-251-001, 18-04-251-005
PROPERTY TYPE	Land / Development Site
ZONING	C-G
TOTAL LOT ACRES	1.75



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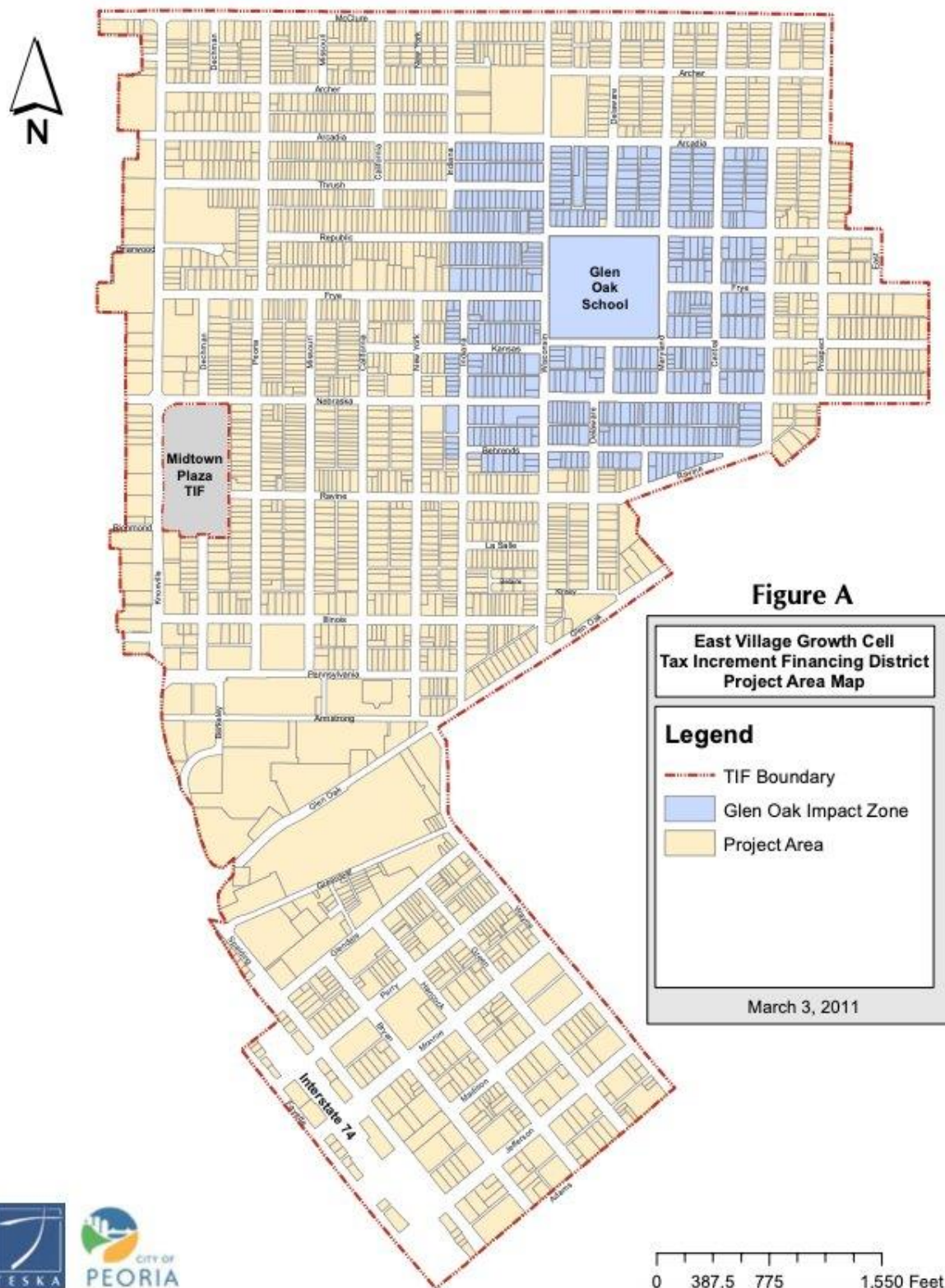
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EAST VILLAGE GROWTH CELL TIF DISTRICT PROJECT AREA MAP



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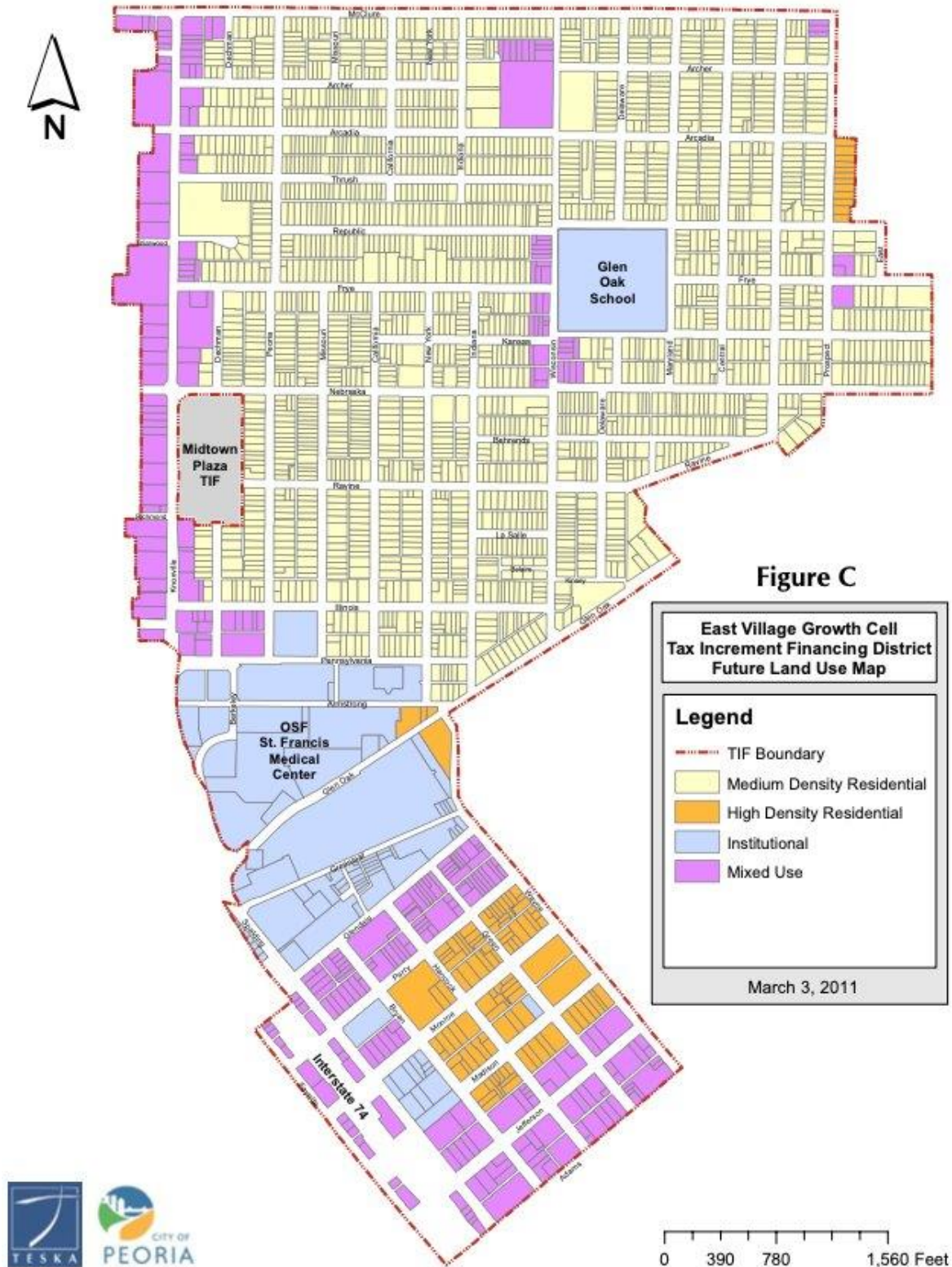
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EAST VILLAGE GROWTH CELL TIF DISTRICT FUTURE LAND USE MAP



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EXTERIOR PICTURES



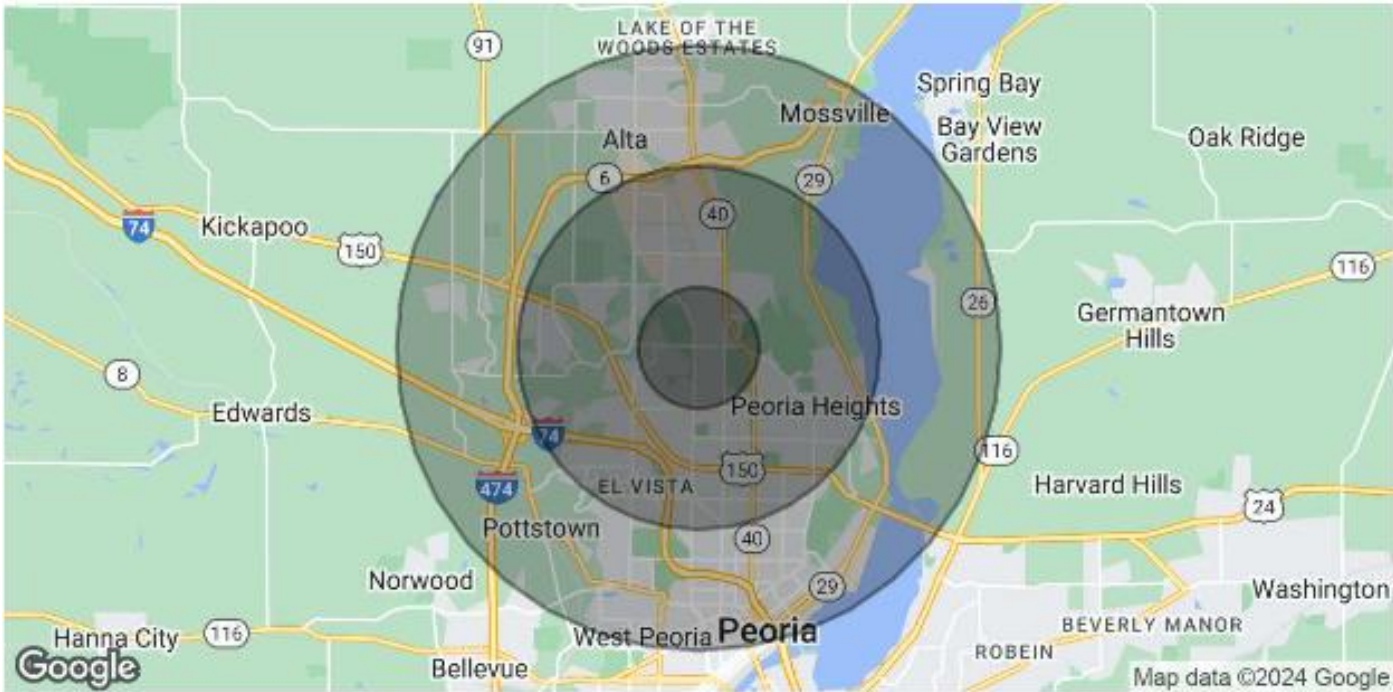
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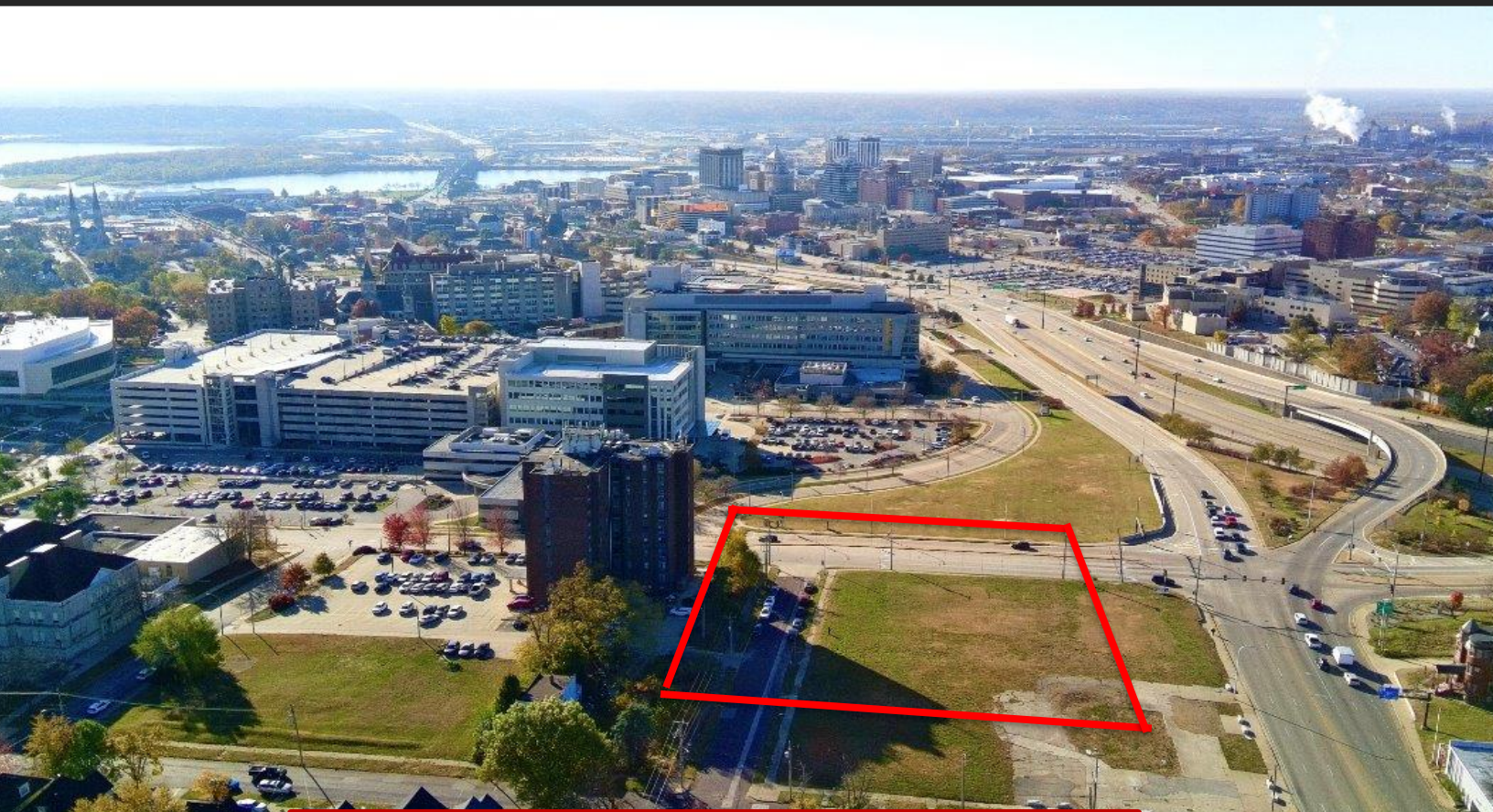
PEORIA AREA DEMOGRAPHICS



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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