

22955 Grosenbach Rd
Washington, IL 61571



RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 22955 GROSENBACH RD

ASKING PRICE: \$105,000



EXECUTIVE SUMMARY

0.594 acre, clear level lot, site ready for new construction on the corner of Grosenbach and Eastgate. This is the lot immediately behind the State Farm/Well Kneaded Massage building on the southwest corner of the intersection. With easy access from US Route-24 (on Boyd Parkway ~17,000 – 18,500 VPD traffic counts) this business subdivision includes a new dental practice, medical offices, a pre-school, and several other businesses that drive daily traffic. This parcel is located in an East Peoria Enterprise Zone that offers incentives on Property Tax Abatement: 100% property tax abatement on improvements to the site for five years after final inspections and Certificate of Occupancy; Sales Tax Exemption: State sales tax exemption on building materials purchased in Illinois and used in the zone; and Building Permit Fees: 50% waiver on city building permit fees. This parcel was recently split (from the State Farm/Massage building parcel) to make this a separate parcel and the new plat of survey is available on request.



**CLEAR &
LEVEL**

LOT DESCRIPTION



**LAND &
FARM**
PROPERTY TYPE



**.59
ACRES**



**B-1
ZONING**

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL

JUSTIN.BALL@REMAX.NET
309 .3 23.0399

JESSICA BALL

JESSICABALL@REMAX.NET
309 .3 63.2929

STEVE REED

STEVENREED@REMAX.NET
309 .3 03.4730

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PROPERTY INFORMATION

ADDRESS 22955 Grosenbach Rd

CITY/STATE/ZIP Washington, IL 61571

PARCEL ID(s) 01-01-13-204-007

PROPERTY TYPE Land & Farm

ZONING B-1

APPROXIMATE ACRES 0.594

INCENTIVES Enterprise Zone



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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



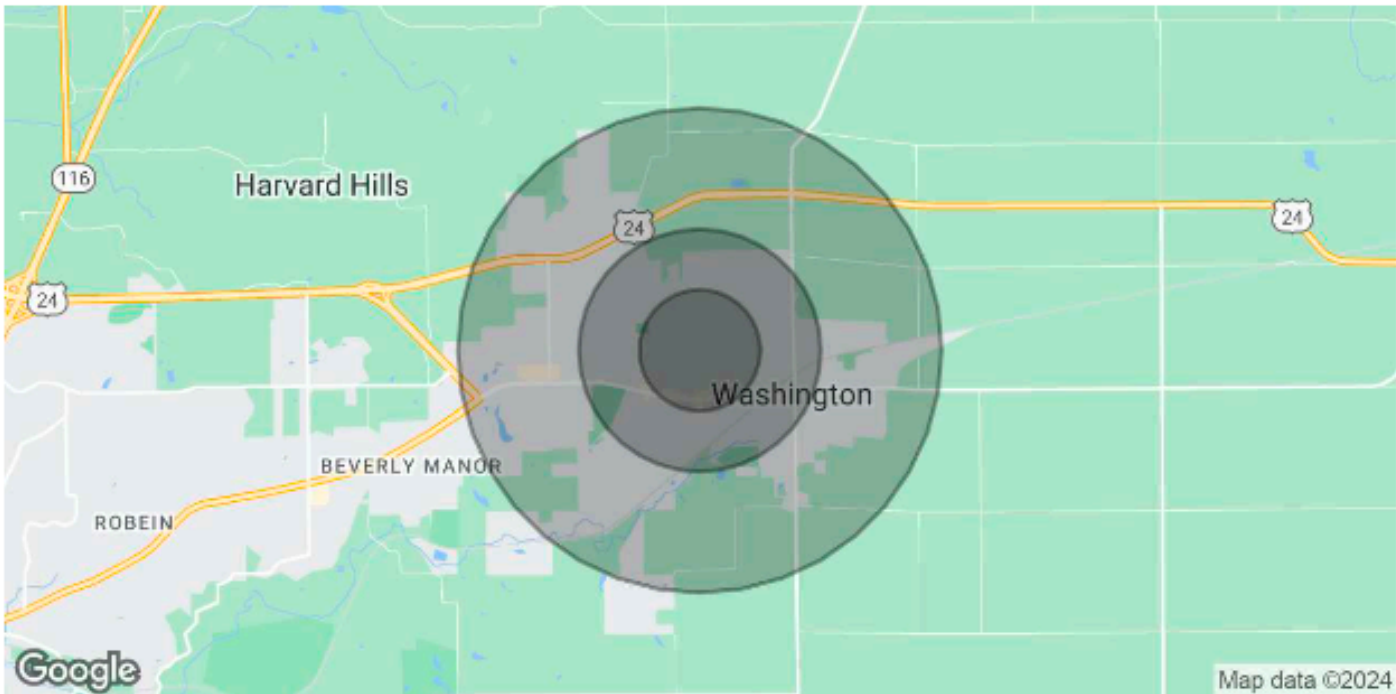
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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap



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TRADERS UNLIMITED



JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

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Office: 3622 N Knoxville Avenue, Peoria, IL 61603