

230 Conference Center Dr

EAST PEORIA, IL 61611



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 230 CONFERENCE CENTER DR

ASKING PRICE: \$2,999,000



EXECUTIVE SUMMARY

Formerly Granite City Food & Brewery, this 9,135 SF custom-built, free standing restaurant is now available for sale and lease. Constructed as an upscale casual restaurant with open-view brewery tank area and open-view kitchen, the East Peoria riverfront area has continued to grow and develop in this area with the recent 2026 addition of the new Hampton Inn next door (220 Conference Center Dr). The building has a 510 sq. ft. of mezzanine above the brewery equipment and an outdoor, river view seating area of 1,850 SF. There is ample surface parking on site (Parking Ratio is 8.76/1,000 SF). This property is in both a TIF District and Enterprise Zone, providing many development and improvement incentives.



9,135
TOTAL SF



80
PARKING
SPACES



2.25
ACRES



B-3
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

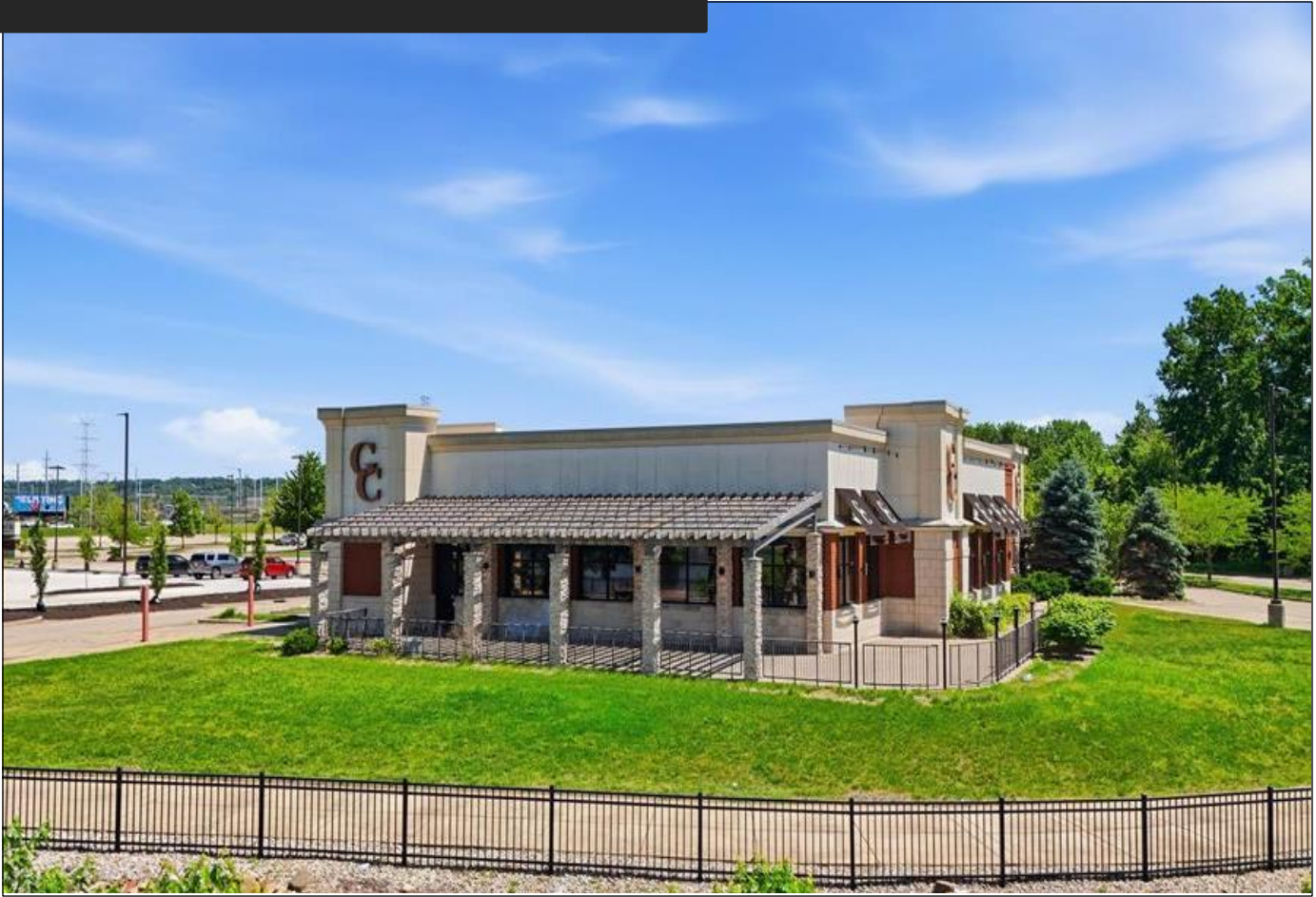
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 230 CONFERENCE CENTER DR

ASKING RATE: \$20.00/SF + NNN



EXECUTIVE SUMMARY

Formerly Granite City Food & Brewery, this 9,135 SF custom-built, free standing restaurant is now available for sale and lease. Constructed as an upscale casual restaurant with open-view brewery tank area and open-view kitchen, the East Peoria riverfront area has continued to grow and develop in this area with the recent 2026 addition of the new Hampton Inn next door (220 Conference Center Dr). The building has a 510 sq. ft. of mezzanine above the brewery equipment and an outdoor, river view seating area of 1,850 SF. There is ample surface parking on site (Parking Ratio is 8.76/1,000 SF). This property is in both a TIF District and Enterprise Zone, providing many development and improvement incentives.



9,135
TOTAL SF



80
PARKING
SPACES



2.25
ACRES



B-3
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

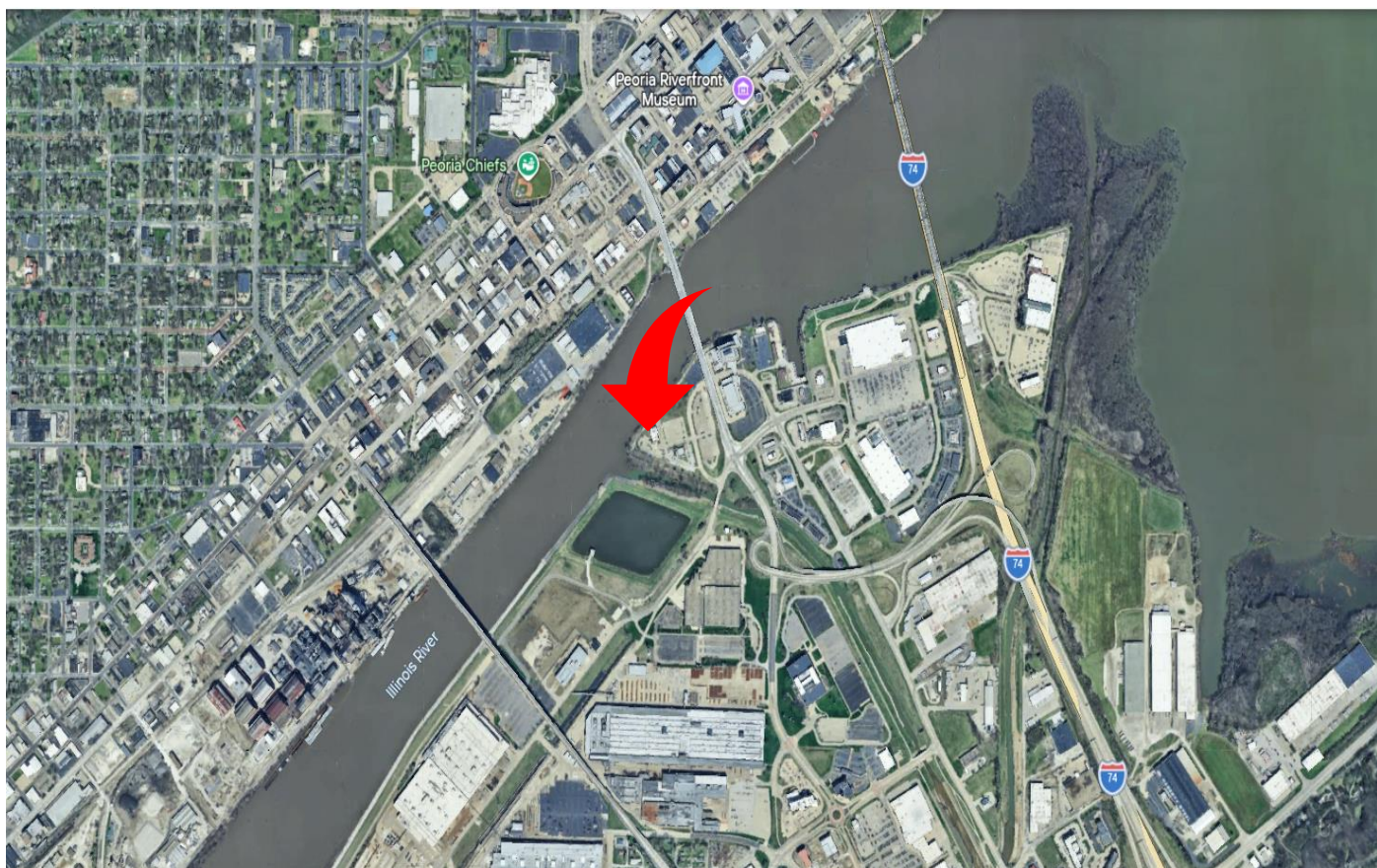
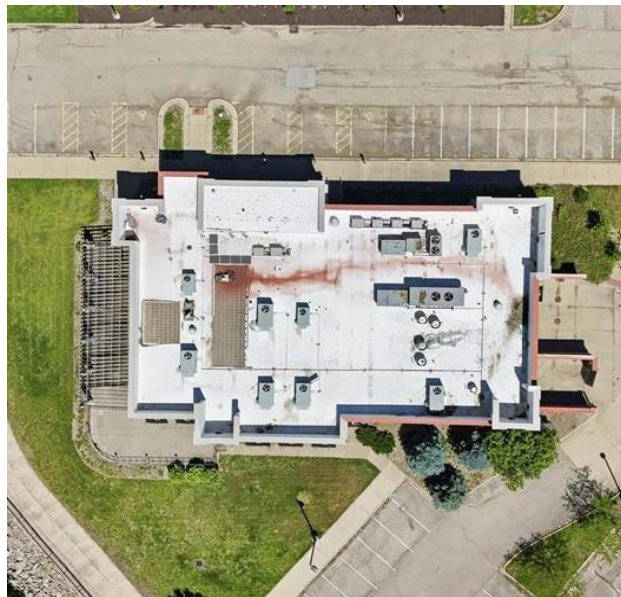
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

PROPERTY INFORMATION

ADDRESS	230 Conference Center Dr
CITY / STATE / ZIP	East Peoria, IL 61611
PARCEL ID(s)	01-01-29-300-007
PROPERTY TYPE	Restaurant, Bar/Tavern
ZONING	B-3
TOTAL LOT ACRES	2.25
TOTAL SF	9,135
YEAR BUILT	2007
PARKING SPACES	80



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

EXTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

INTERIOR PICTURES



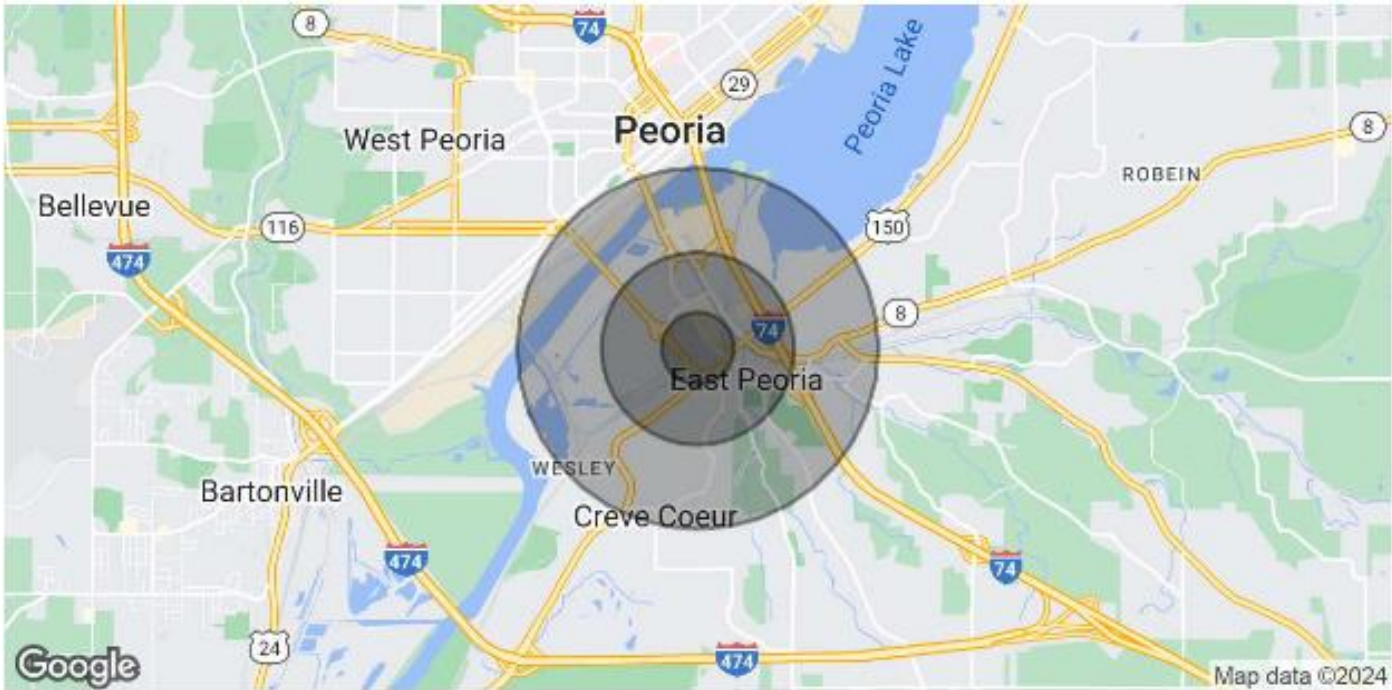
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

EAST PEORIA AREA DEMOGRAPHICS



POPULATION	0.3 MILES	0.8 MILES	1.5 MILES
Total Population	162	1,723	5,488
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.8 MILES	1.5 MILES
Total Households	77	805	2,465
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$62,441	\$62,173	\$69,537
Average House Value	\$150,465	\$148,912	\$141,070

Demographics data derived from AlphaMap

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



230 CONFERENCE CENTER DR EAST PEORIA, IL 61611

RE/MAX
COMMERCIAL®

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

All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603