



EAST PEORIA  
BUSINESS CENTER

**3900 N. Main Street**

is being offered at

**\$899,000**

**PROPERTY DESCRIPTION**

5.67 acres with high visibility, located near the intersection of Route 116, Highway 24 and Highway 150. This parcel is zoned M-1 and is ready for grading and commercial development. This zoning with the City of East Peoria provides development opportunities for many commercial uses in this business and industrial corridor. Existing plans are available for a fully entitled self storage development. The parcel is accessed via Access Road 6 and is the parcel between Serenity Assisted Living and EnergyHome Insulation.

**LISTING METRICS**

**5.67**  
TOTAL ACRES

**M-1**  
ZONING

**\$158,553**  
PRICE /ACRE

**\$1,285**  
2023 TAXES

**EXISTING PLANS FOR  
SELF-STORAGE**

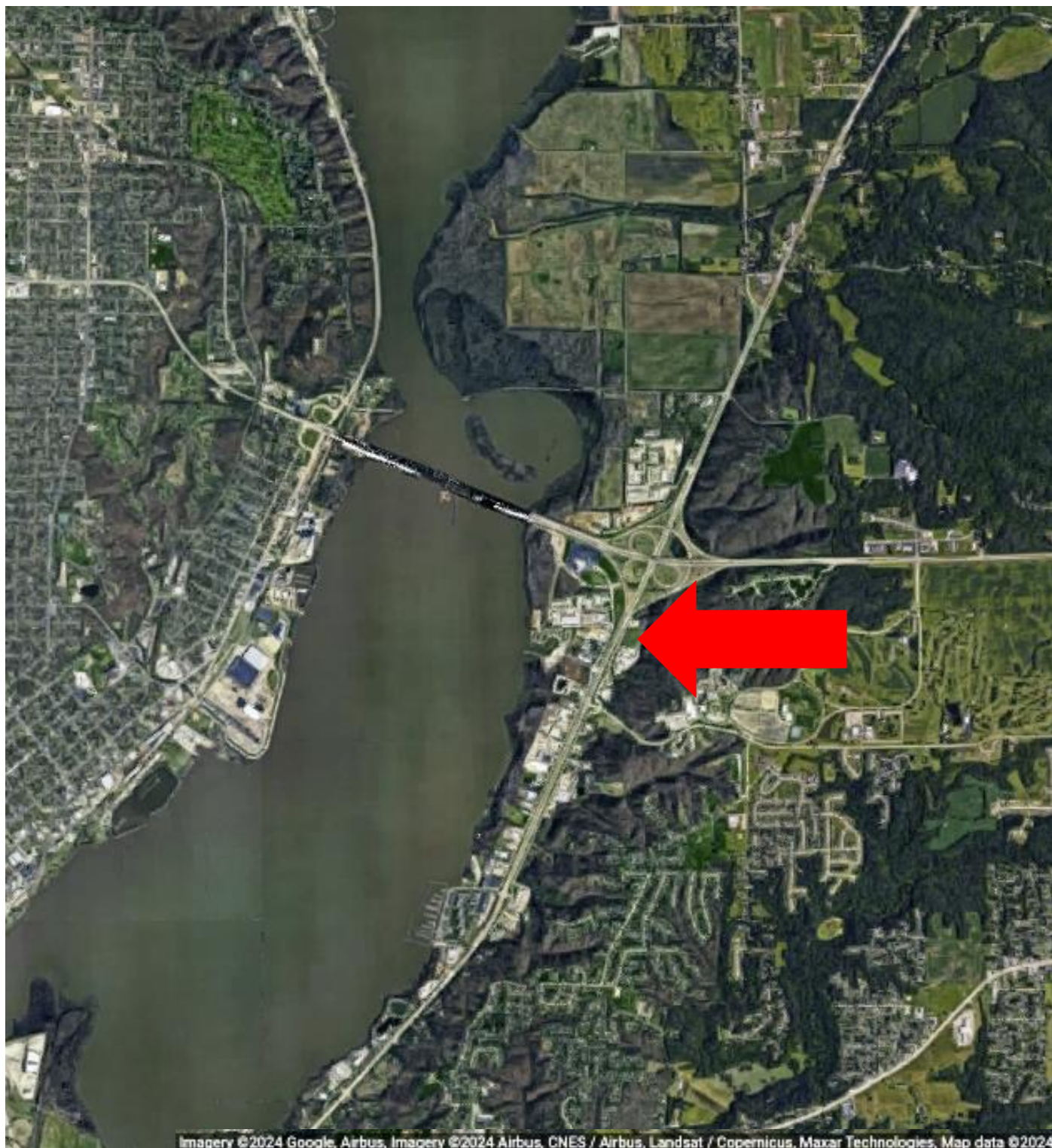
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## MAPS



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**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE

**RE/MAX**  
COMMERCIAL

TRADERS UNLIMITED



**LOCATION INFORMATION**

<b>ADDRESS</b>	3900 N. Main Street
<b>CITY / STATE / ZIP</b>	East Peoria, IL 61611
<b>PARCEL ID</b>	01-01-14-400-011
<b>LOT ACRES</b>	5.67

**BUILDING INFORMATION**

<b>PROPERTY TYPE</b>	Commercial Land Site
<b>ZONING</b>	M-1

**TAX INFORMATION (2023)**

<b>TAXABLE VALUE</b>	\$11,810
<b>ANNUAL PROPERTY TAX</b>	\$1,285
<b>TAX CODE</b>	01025
<b>TAX RATE</b>	10.8840%



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## EXTERIOR PHOTOS



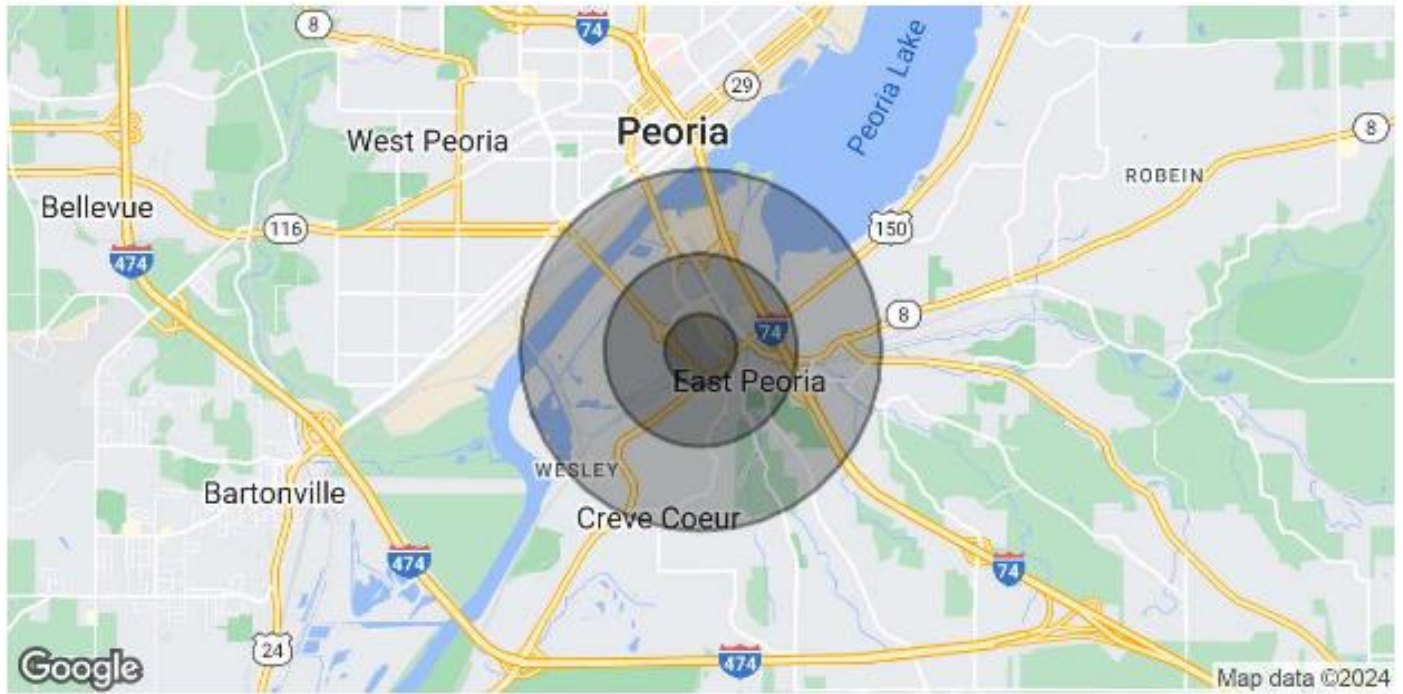
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## DEMOGRAPHICS MAP & REPORT – EAST PEORIA, IL



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
Total Population	162	1,723	5,488
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
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*

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