

502 E War Memorial Dr

PEORIA, IL 61614



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 502 E WAR MEMORIAL DR

ASKING PRICE: \$410,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 502 E War Memorial Drive, a 3,475 SF office / retail building in Peoria, IL.

High visibility, commercial building on War Memorial / US Route 150. Formerly EcoWater's Peoria location, this 3,475 sq ft brick building has office space, showroom space and warehouse space available with 2 restrooms and a large monument sign for maximum visibility. Traffic counts are reported by IDOT at 26,500 cars per day.



3,475
TOTAL SF



\$118
PRICE /SF



1
UNITS



C-G
ZONING

CLICK FOLDER 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

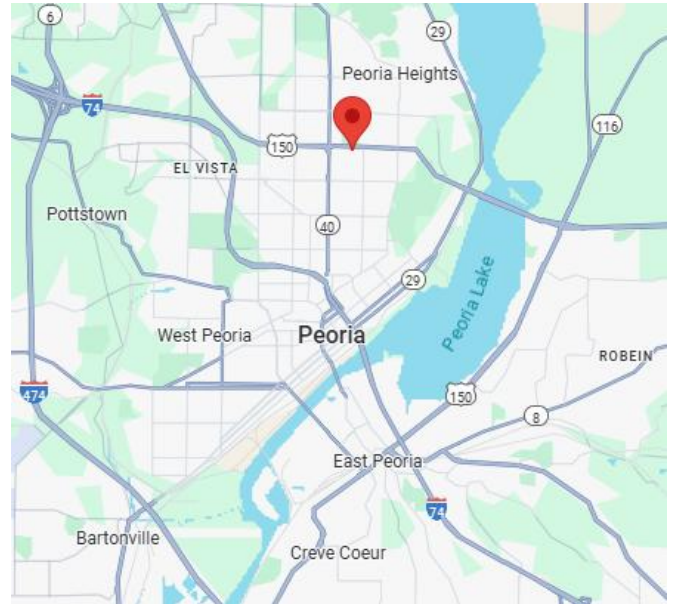
MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 502 E WAR MEMORIAL DR

PROPERTY INFORMATION

ADDRESS	502 E War Memorial Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-28-426-009
PROPERTY TYPE	Office / Retail
ZONING	C-G
TOTAL LOT ACRES	0.24



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | ADDRESS

EXTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | ADDRESS

INTERIOR PICTURES



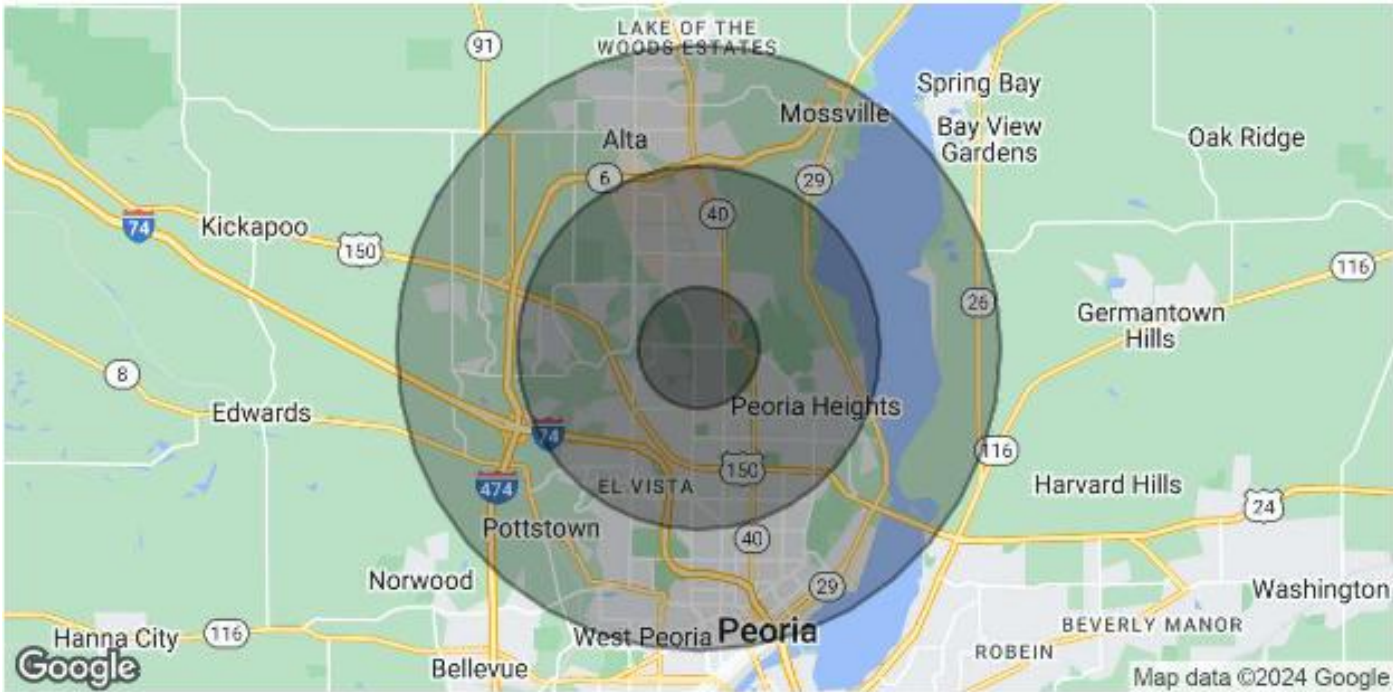
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

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

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



502 E War Memorial Dr
CITY, IL ZIP

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



MICHAEL KOLBUS
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@Remax.net
Lic #475.213462

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