

5728 N Knoxville Avenue

PEORIA, IL 61614



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 5728 N KNOXVILLE AVE

ASKING PRICE: \$2,890,000



EXECUTIVE SUMMARY

This high-profile retail building located just outside of Junction City Shopping Plaza is available for sale. Built in 2014 as a state of art retail store for Bushwhacker outdoors, it features amazing visibility on Knoxville Ave (Rt 40) with traffic counts of over 23,000 vehicles per day. The property offers 15,198 square feet of space on 1.15 acres. It has potential to be renovated for medical, office, restaurant or other use. The building and business can be purchased together for \$2,890,000. Business details available with NDA.



15,198
TOTAL SF



23,000+
TRAFFIC
COUNT



1.15
ACRES



C-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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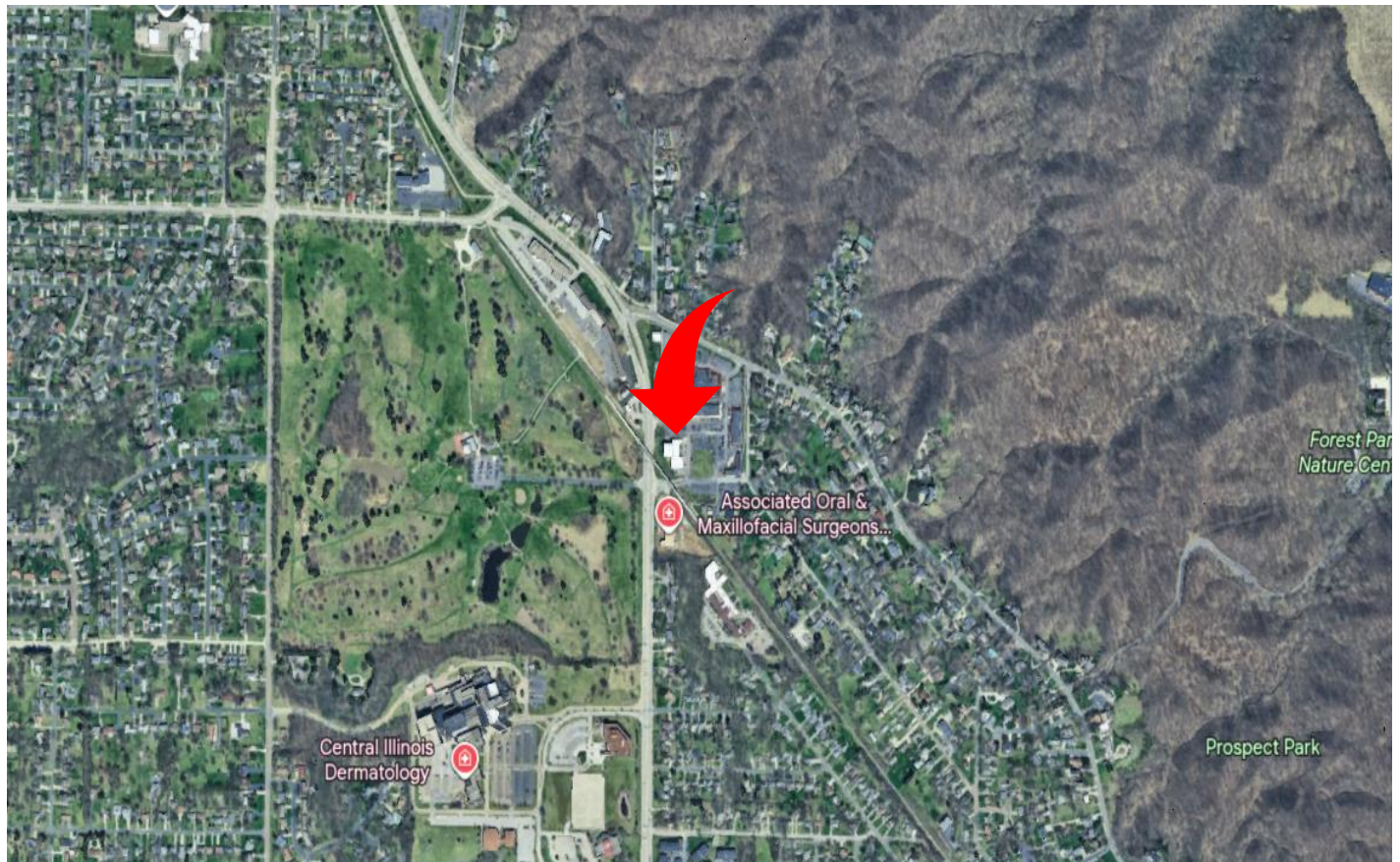
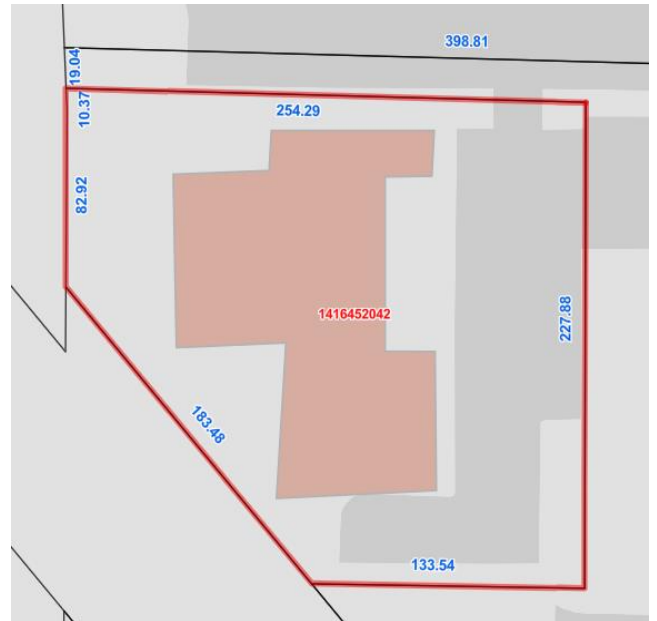
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PROPERTY INFORMATION

ADDRESS	5728 N Knoxville Ave
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-16-452-042
PROPERTY TYPE	Retail
ZONING	C-2
TOTAL LOT ACRES	1.15
TOTAL BLDG SF	15,198
YEAR BUILT	2014
TRAFFIC COUNT	23,000+



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EXTERIOR PICTURES



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INTERIOR PICTURES



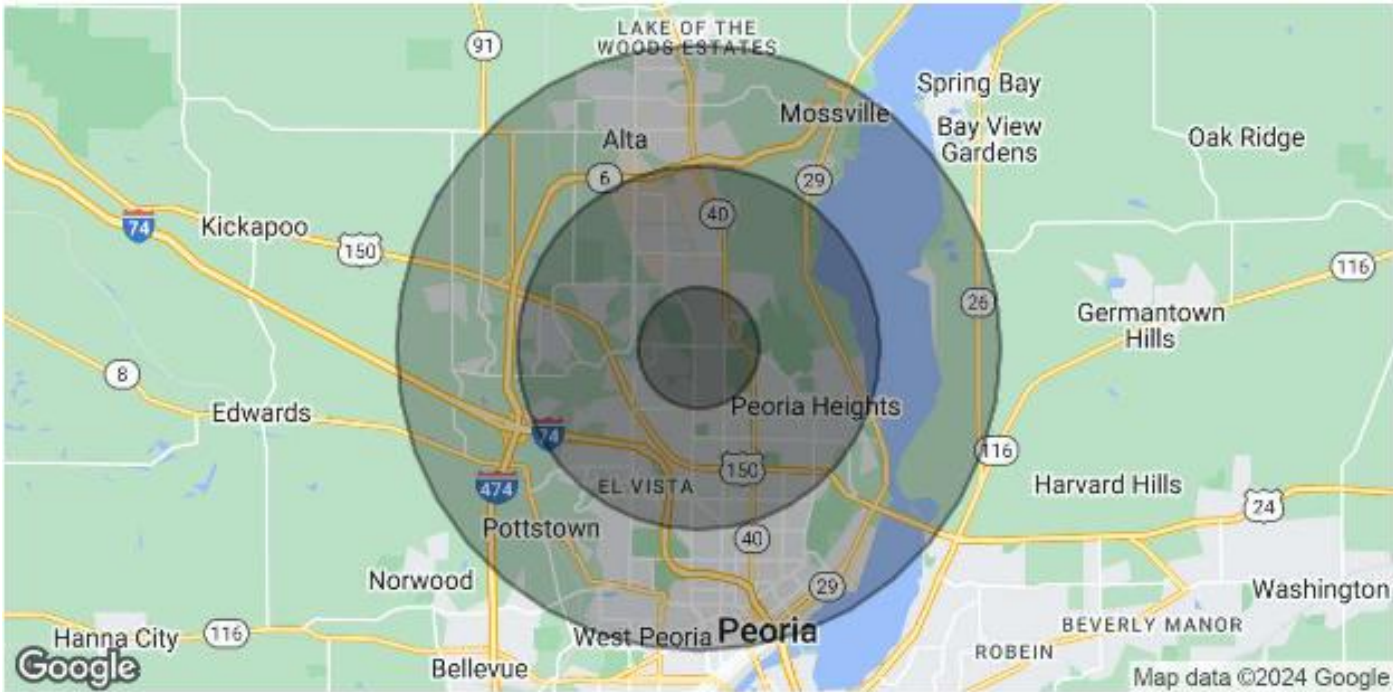
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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