

5728 N Knoxville Avenue

PEORIA, IL 61614



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 5728 N KNOXVILLE AVE

ASKING PRICE: \$3,999,000



EXECUTIVE SUMMARY

Bushwhacker, Peoria's original outdoor store, is available for sale. The new location, just outside of Junction City Shopping Plaza, was built in 2014 and is a state of art retail store. Bushwhacker is one of the area's largest bike shops and sells kayaks, clothing, backpacks, outdoor furniture and other outdoor gear that changes with every season. With amazing visibility on Knoxville Ave (Rt 40) and traffic counts of over 23,000 vehicles per day, this property offers over 15,000 square feet of space on 1.15 acres. The building and business can be purchased together for \$3,999,000. Business details available with NDA. If interested, please inquire about the building being sold without the business.



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



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

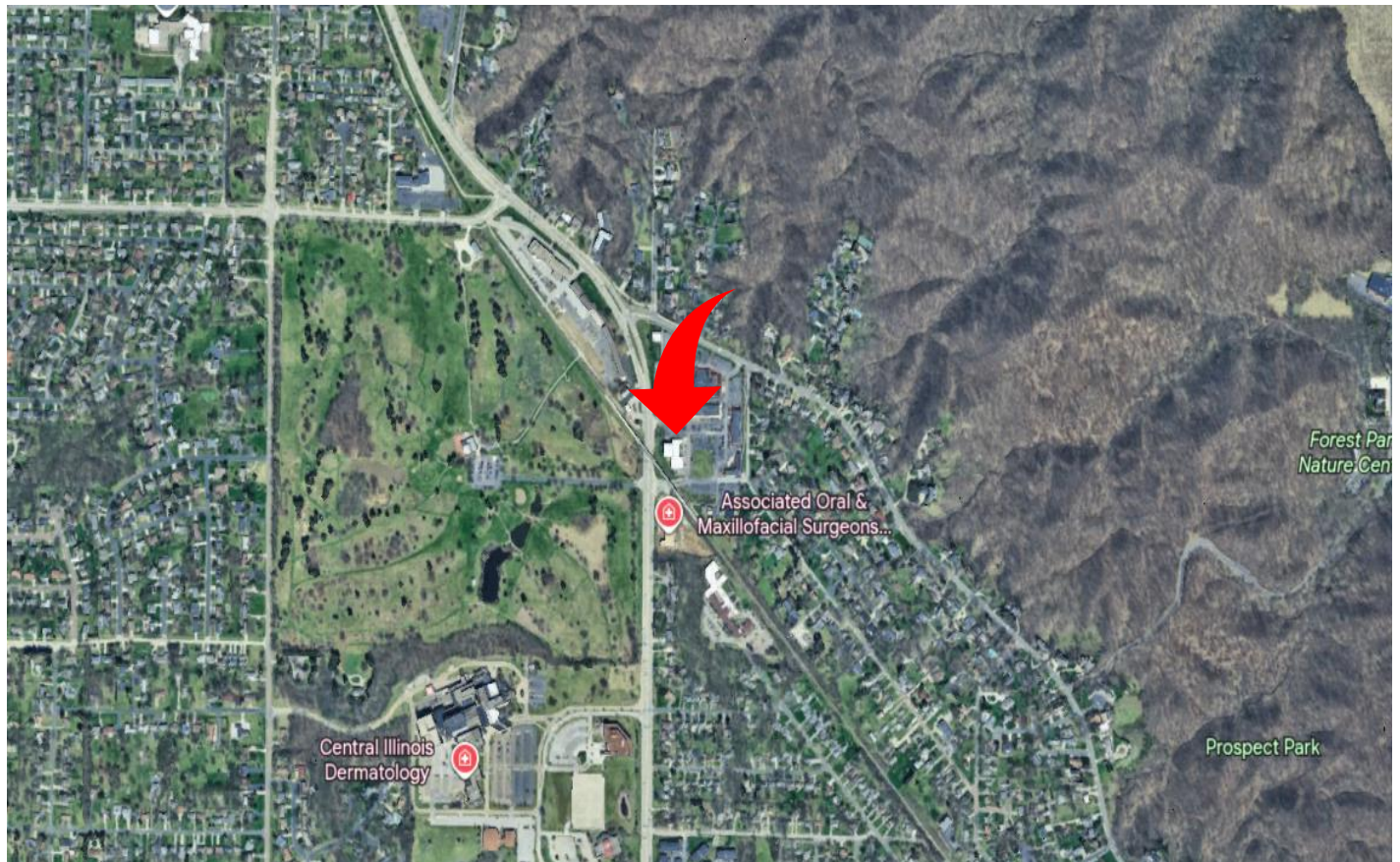
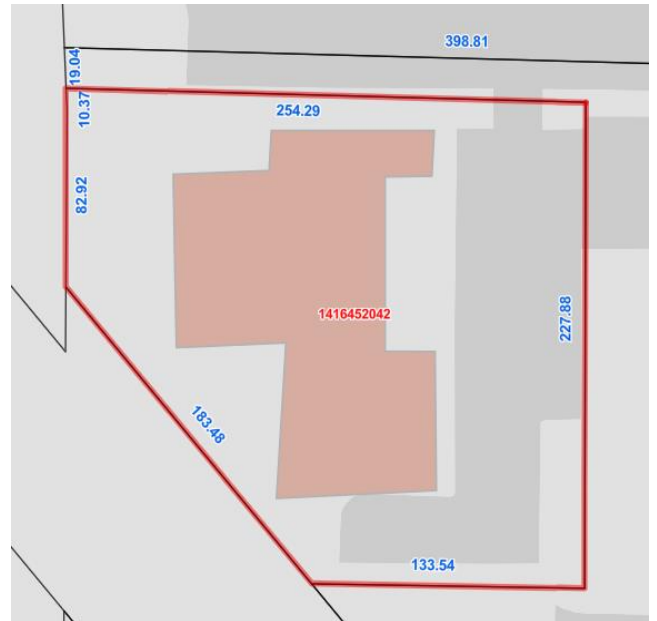
RE/MAX
COMMERCIAL

TRADERS UNLIMITED

FOR SALE | 5728 N KNOXVILLE AVE

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+



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 SALE | 5728 N KNOXVILLE AVE

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

FOR SALE | 5728 N KNOXVILLE AVE

INTERIOR PICTURES



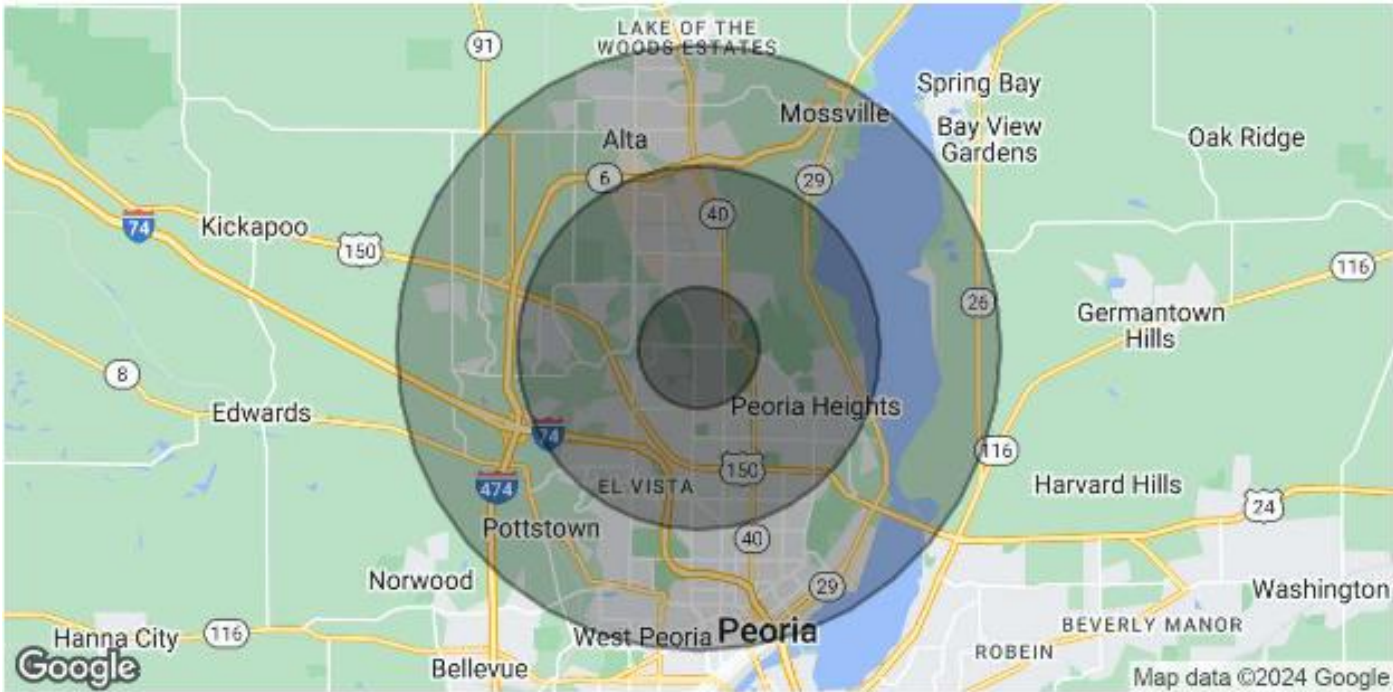
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

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

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



5728 N KNOXVILLE AVE
PEORIA, IL 61614

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