

Peoria Street

WASHINGTON, IL 61517



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | PEORIA ST, WASHINGTON

ASKING PRICE: \$115,000



EXECUTIVE SUMMARY

This commercially zoned (C-2) lot is ready for retail development. The parcel can be purchased with as little as 0.44 acres up to 0.80 acres. The lot is already level and paved, with a wide access onto Peoria Street/BUS-24 (4 lanes, no median) and lot access from Autozone to the east and the retail center to the west. IDOT traffic counts are 16,200+ vehicles per day (VPD). The site is available for sale or land lease and is ideal for a variety of QSRs, retail, office or services.



16,200+
VEHICLES/DAY



.75
ACRES



**RETAIL
LAND & FARM
RESTAURANT
PROPERTY TYPE**



**C-2
ZONING**

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
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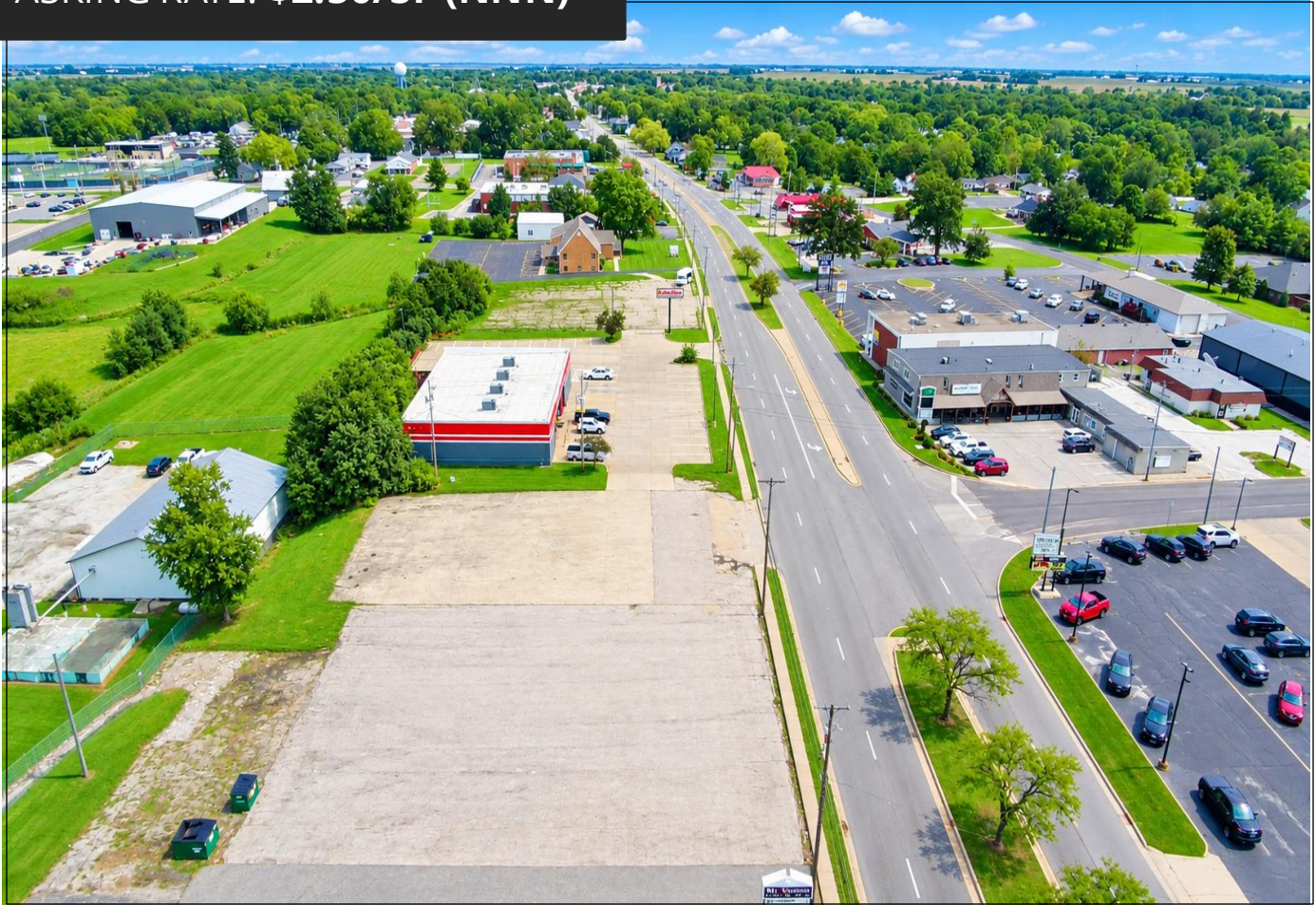
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ASKING RATE: \$2.50/SF (NNN)



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PROPERTY INFORMATION

ADDRESS	Peoria St
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-23-100-006
PROPERTY TYPE	Retail, Land & Farm, Restaurant
ZONING	C-2
TOTAL LOT ACRES	0.75
ANNUAL TAXES (2025)	\$2,085.42



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EXTERIOR PICTURES



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EXTERIOR PICTURES



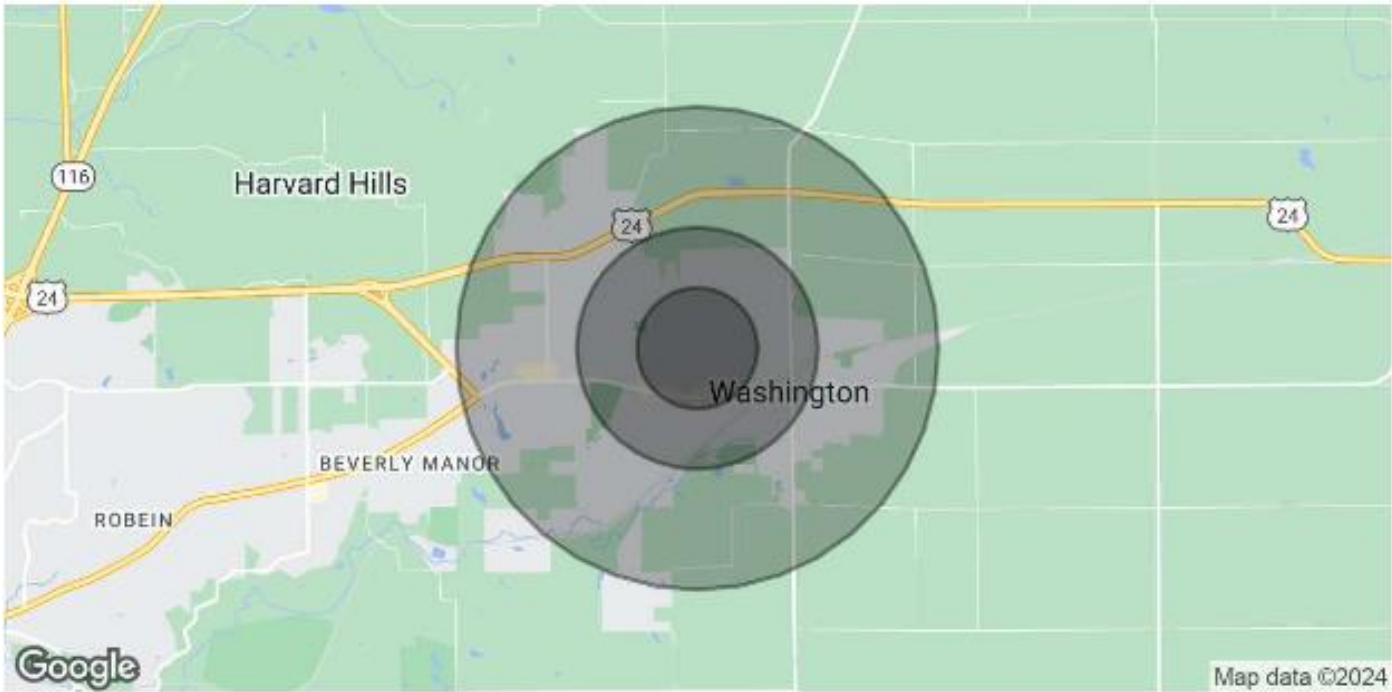
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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap

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