



Radnor Road Land

is being offered at

\$NEGOTIABLE

EXECUTIVE SUMMARY

This 2.5-acre parcel is strategically located at the intersection of Willow Knolls Road and Radnor Road, offering excellent visibility and accessibility. The site is well-suited for the proposed multi-tenant or retail buildings, as well as ground lease opportunities, with pad sites available at 20,000 SF and 5,500 SF. The property benefits from convenient access to Highway 74 and State Routes 150, 40, & 6. The area boasts strong retail and food synergy, supported by nearby restaurants, existing retail centers, and the Kellogg Golf Course directly across the street. Additionally, Peoria's upcoming Golf Entertainment Facility, currently under construction just north of the site, further increases the area's appeal and foot traffic potential.

LISTING METRICS

2.5
AVAILABLE ACRES

C-2
ZONING

20,000 SF
PROPOSED BLDG 1

5,500 SF
PROPOSED BLDG 2

**AVAILABLE FOR
IMMEDIATE
DEVELOPMENT**

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AERIAL PHOTOS



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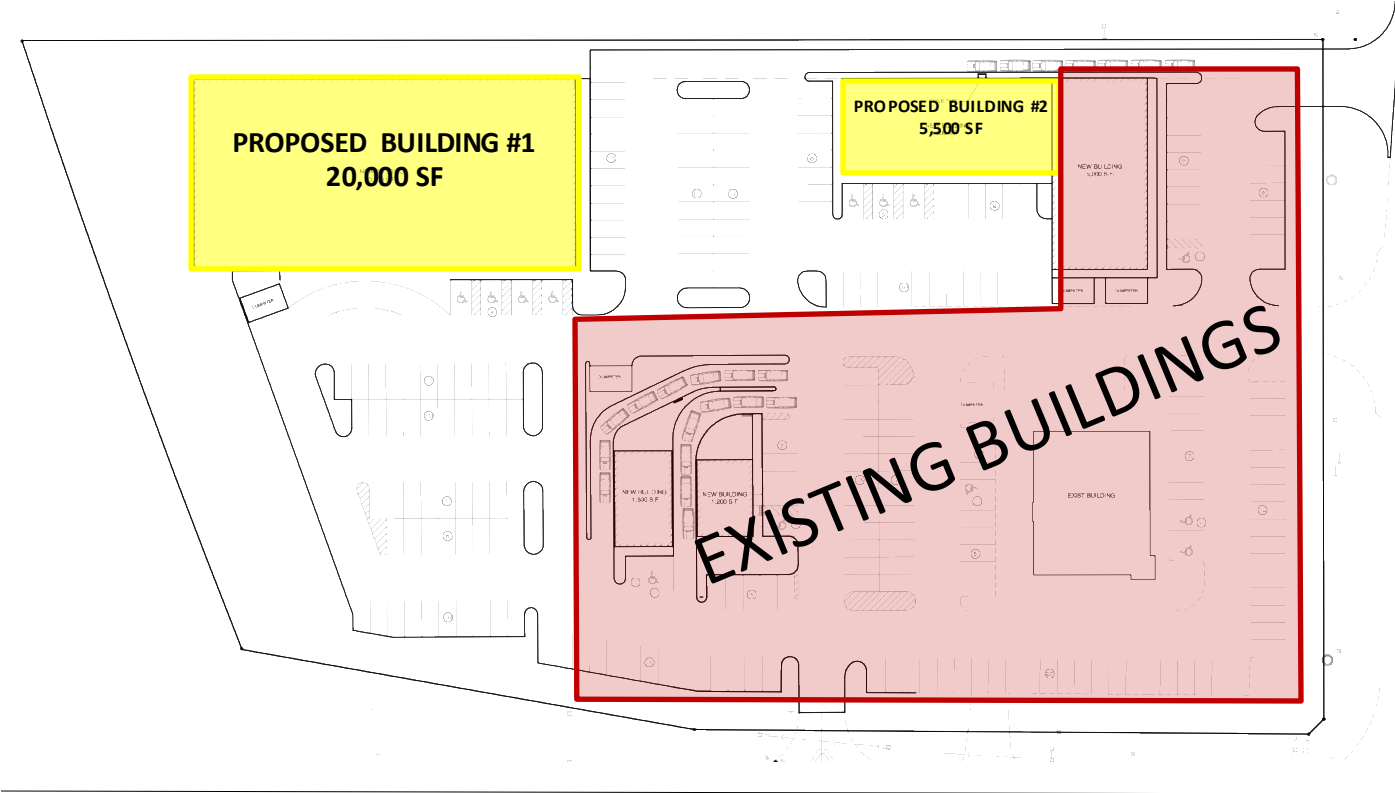
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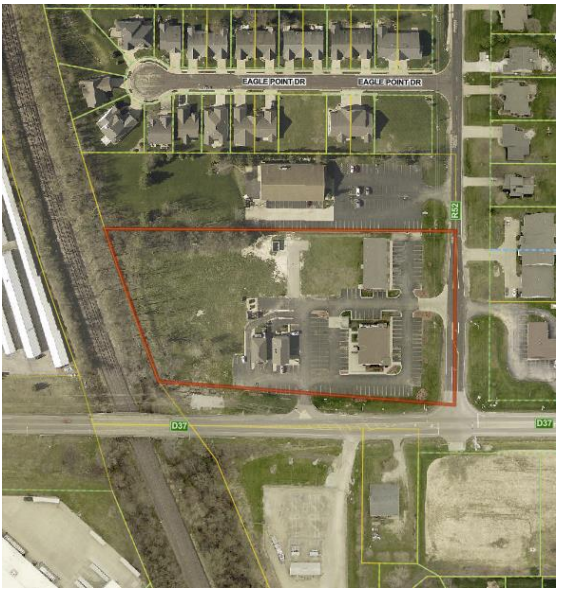
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Office: 3622 N Knoxville Avenue, Peoria, IL 61603

AVAILABILITY MAP



PROPERTY DESCRIPTION

ADDRESS	North Radnor Road
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	13-12-100-021
PROPERTY TYPE	Land / Development Site
ZONING	C-2
AVAILABLE ACRES	2.50
EXISTING BUILDINGS	4
PROPOSED BUILDING #1	20,000 SF
PROPOSED BUILDING #2	5,500 SF



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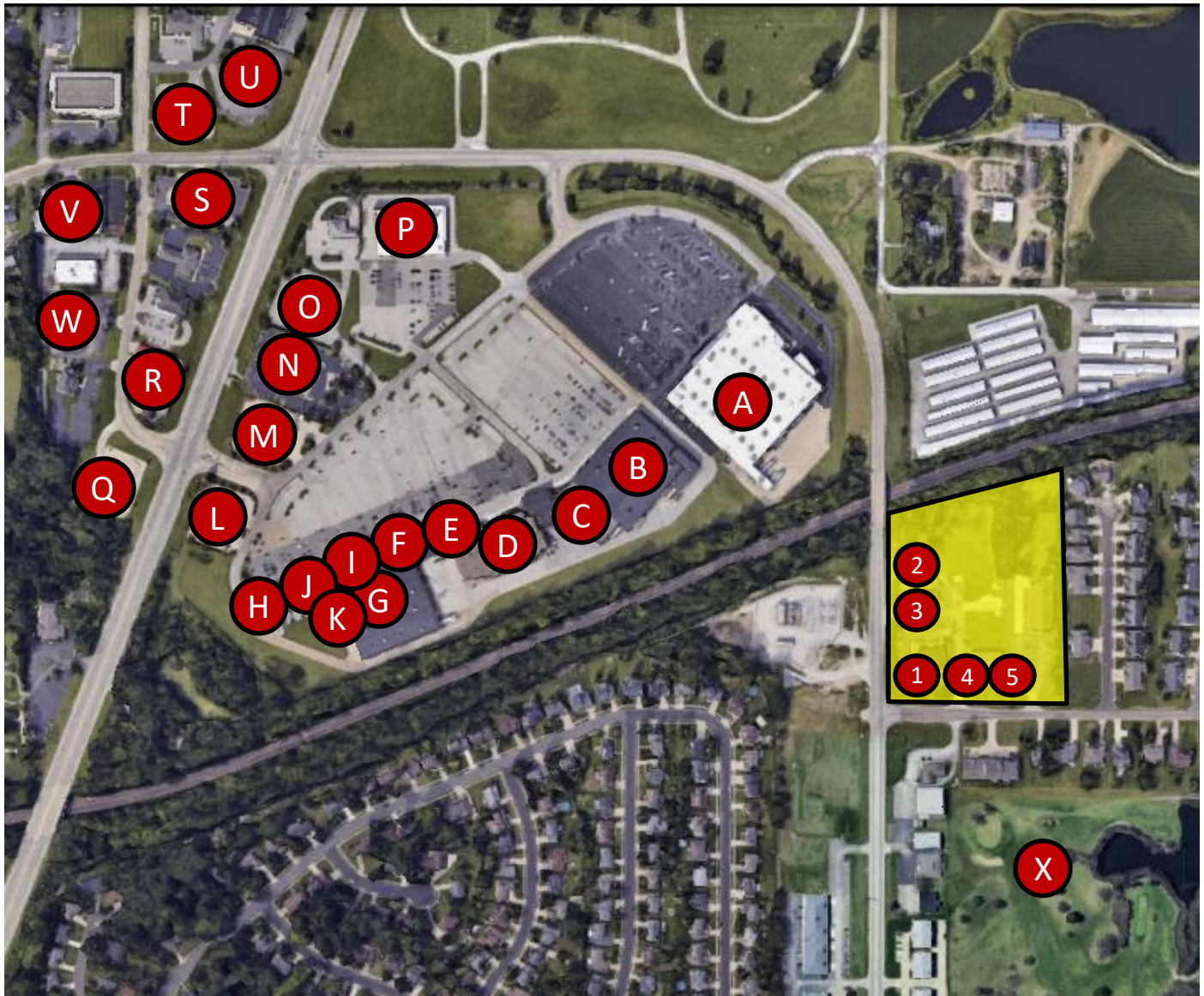
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RETAIL MAP



RADNOR SITE TENANTS

1. Weaver's Food & Drinks
2. Subway
3. Tropical Sno
4. Wild Birds Unlimited
5. Polished

NEARBY RETAILERS

- | | | |
|---------------------------|-------------------|--------------------------------------|
| A. Sam's Club | I. JJ Vapes | Q. Arby's |
| B. Kohl's | J. Red Wing Shoes | R. Shell |
| C. My Dog's Bakery | K. Princess Nails | S. McDonald's |
| D. GQT Willow Knolls 14 | L. Hucks | T. Taco Bell |
| E. Bath & Body Works | M. Hardees | U. CVS |
| F. Dollar Tree | N. Olive Garden | V. KBL Design Center |
| G. Ollie's Bargain Outlet | O. Ivy Hall | W. Starcrest Cleaners / Ultimate Tan |
| H. Monical's Pizza | P. Office Depot | X. Kellogg Golf Course |



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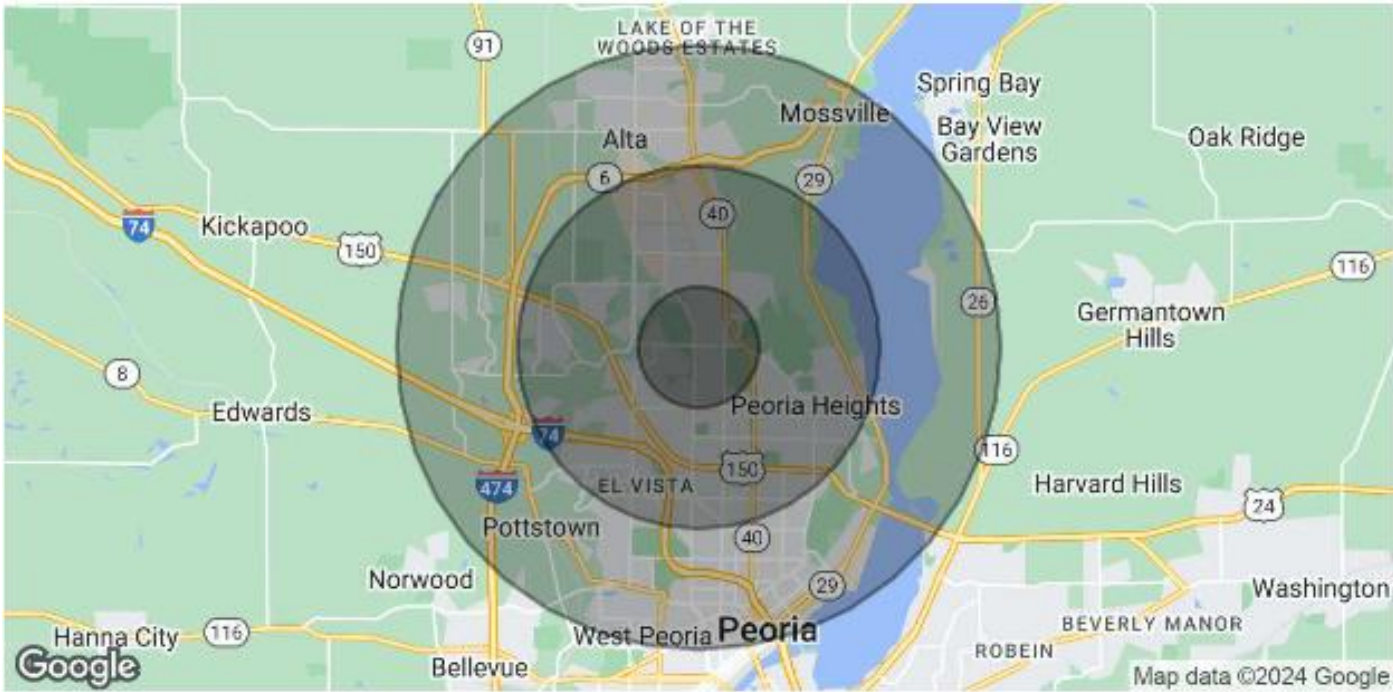
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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Is your business looking for the right location and can't find anything that fits?
Let us Design/Build something for your business in our "Future Development" area on the Willow Knolls & Radnor campus. Call us today to discuss your business needs and what it could look like to locate your business here.



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