

3624 N University Street

PEORIA, IL 61604



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 3624 N UNIVERSITY

ASKING PRICE: **\$640,000**

DISCLAIMER: This Listing is Subject to the Successful Closing of the Current Buyer's Contract



EXECUTIVE SUMMARY

Secure your position at Peoria's busiest intersection with this premier development opportunity at the high-visibility corner of War Memorial Drive and University Street. Anchored by the proven draw of soon to be built Dutch Bros Coffee, this site captures an unmatched 45,000+ vehicles daily and offers national food franchises (QSR) and developers maximum flexibility through Build-to-Suit, ground lease, or purchase options. The project is shovel-ready with completed access roads, utilities stubbed to the boundary, and the added benefit of an active TIF District to support site improvements. This listing is for the footprint immediately next door to Dutch Bros that is a 0.59-acres. Buyers needing more land also have the two contiguous larger parcels immediately to the east and southeast available for sale totaling 2.443 additional acres. This is a rare chance to join a high-visibility retail corner development alongside McDonalds, Dutch Bros Coffee, and many more successful businesses! Site plan, ALTA, Phase I/II, earthwork, and more available upon request.



0.59
ACRES



RETAIL
LAND & FARM
INVESTMENT
PROP TYPE



TIF
DISTRICT
TAX INCENTIVE



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

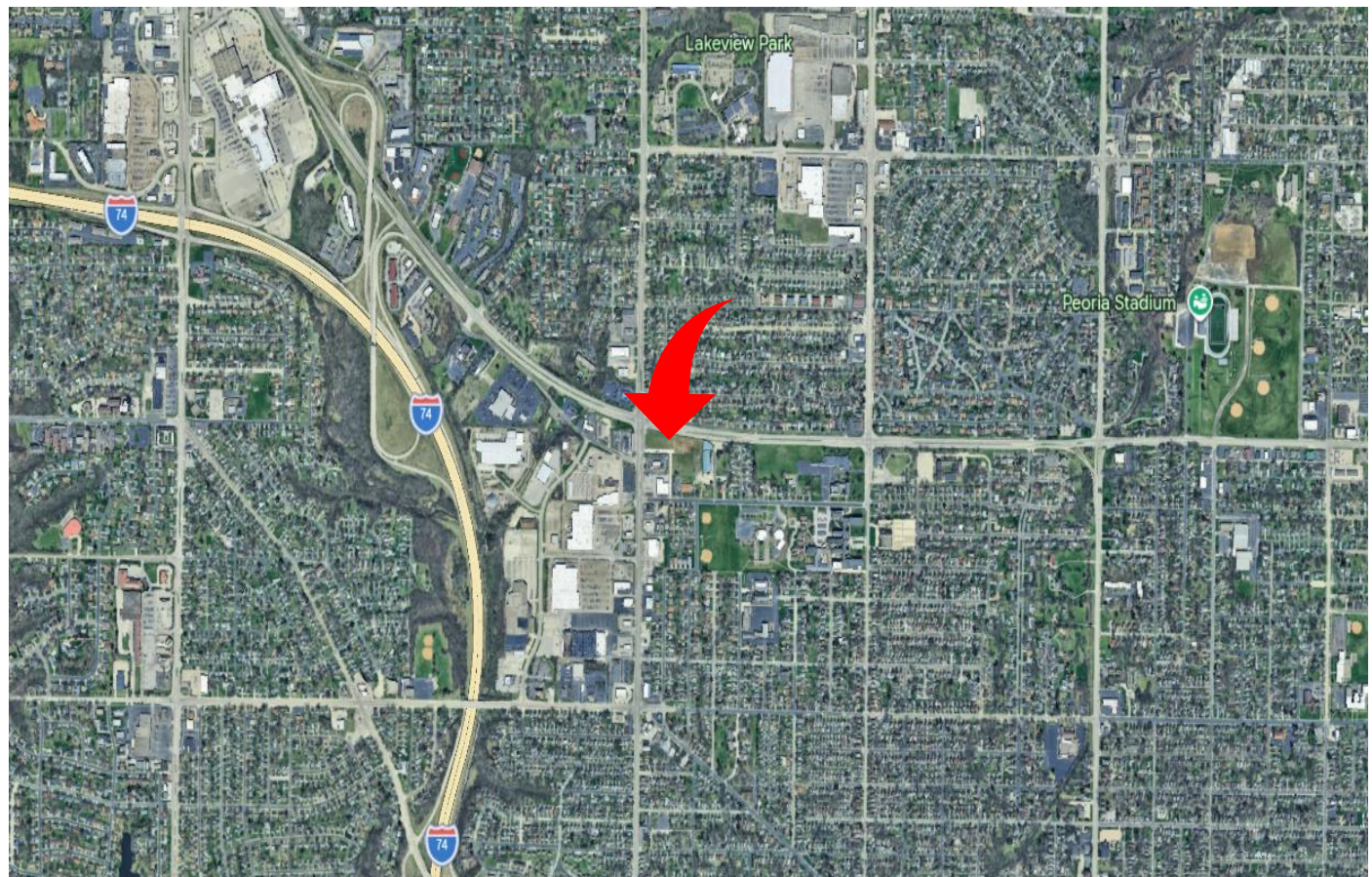
STEVE REED
SSTEVENREED@REMAX.NET
309.303.4730

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PROPERTY INFORMATION

ADDRESS	3624 N University Street
CITY / STATE / ZIP	Peoria, IL 61604
PARCEL ID(s)	1429401034
PROPERTY TYPE	Retail, Land & Farm, Investment, Other
ZONING	C-2
TOTAL LOT ACRES	0.59
TAX INCENTIVE	TIF District
Lot #	2



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EXTERIOR PICTURES



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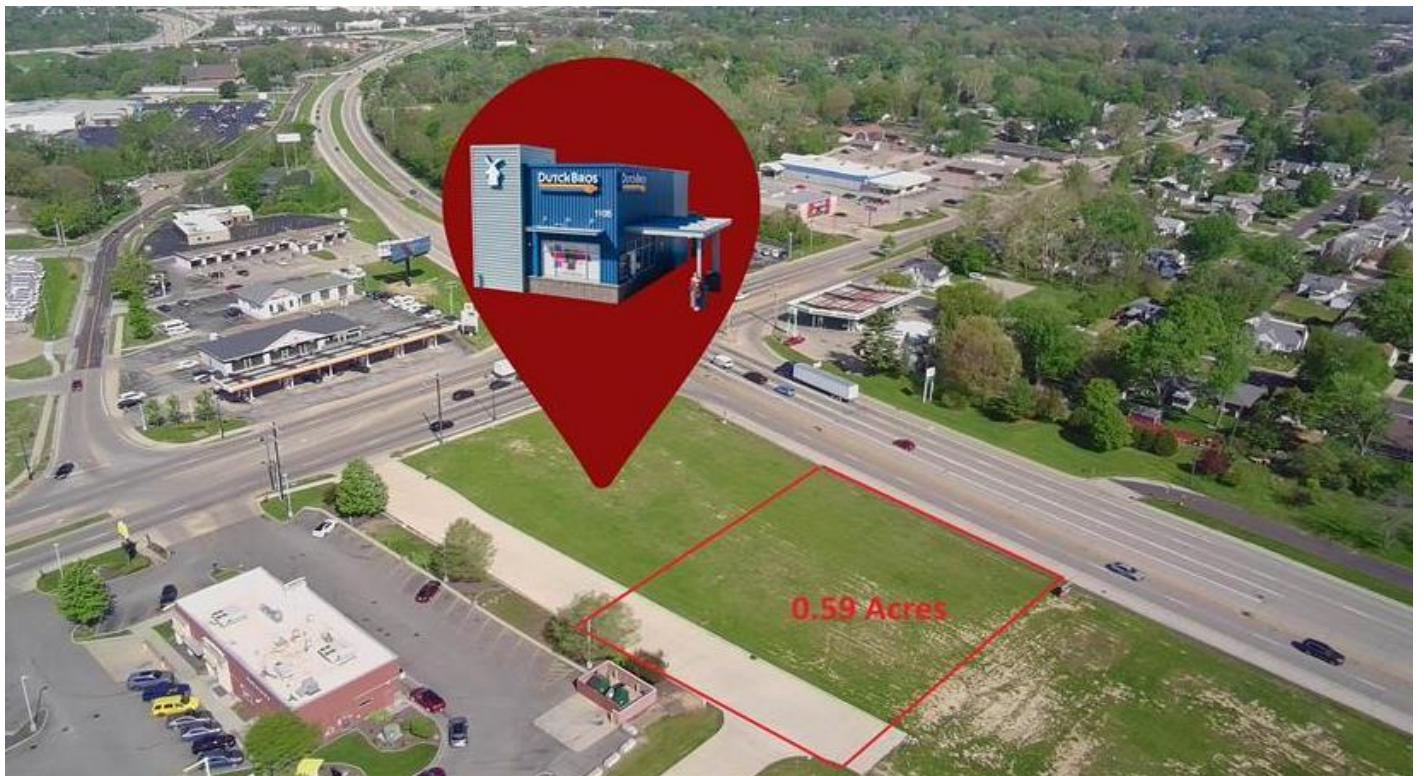
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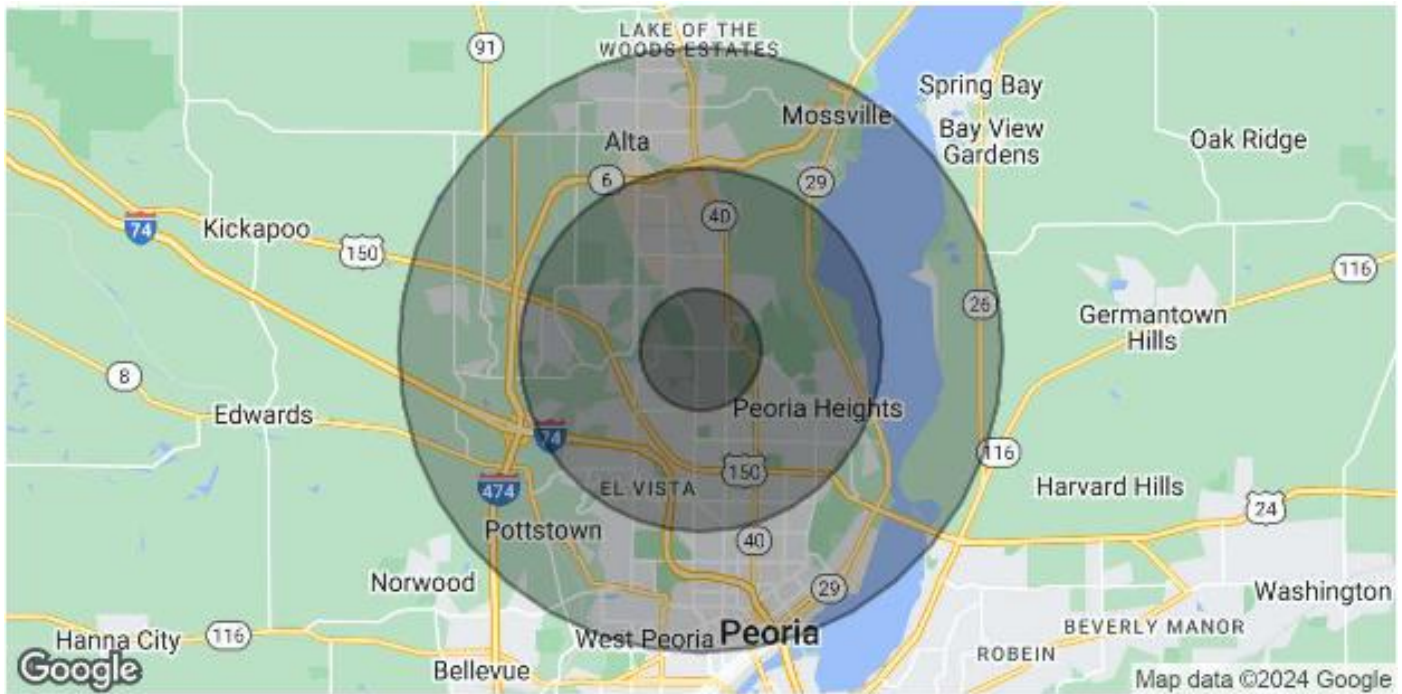
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PEORIA AREA DEMOGRAPHICS



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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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