

LOT 5 N ROUTE 91

PEORIA, IL 61615



PROPERTY DESCRIPTION

1.64 acre commercial lot (zoned C-2 Large Scale Commercial) ready for development on Route 91 at the Shoppes at Grand Prairie. Neighboring businesses include Furniture Row, Hampton Inn, Holiday Inn, Wingate, Hy-Vee Grocery Store, Starbucks, Buffalo Wild Wings, Longhorn Steakhouse, Casey's, AMC Theaters, Planet Fitness, Marshalls, Ethan Allen, Gordmans, Gold's Gym and more. Average daily traffic counts of 7850 plus destination traffic to Shoppes at Grand Prairie.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	1.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	162	5,050	19,239
Total Population	515	12,107	43,346
Average HH Income	\$221,630	\$139,215	\$103,590



TRADERS UNLIMITED
Each office independently owned and operated

3622 N Knoxville Ave
Peoria, IL 61603

800.211.7710

JESSICA BALL
Broker, REALTOR
309.363.2929
jessicaball@remax.net
IL #475175281
REALESTATEPEORIA.COM

FOR SALE | LAND

ADDITIONAL PHOTOS

LOT 5 N ROUTE 91

PEORIA, IL 61615



RE/MAX
COMMERCIAL®

TRADERS UNLIMITED
Each office independently owned and operated

3622 N Knoxville Ave
Peoria, IL 61603

800.211.7710

JESSICA BALL
Broker, REALTOR
309.363.2929
jessicaball@remax.net
IL #475175281
REALESTATEPEORIA.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

LOT 5 N ROUTE 91

PEORIA, IL 61615



TRADERS UNLIMITED
Each office independently owned and operated

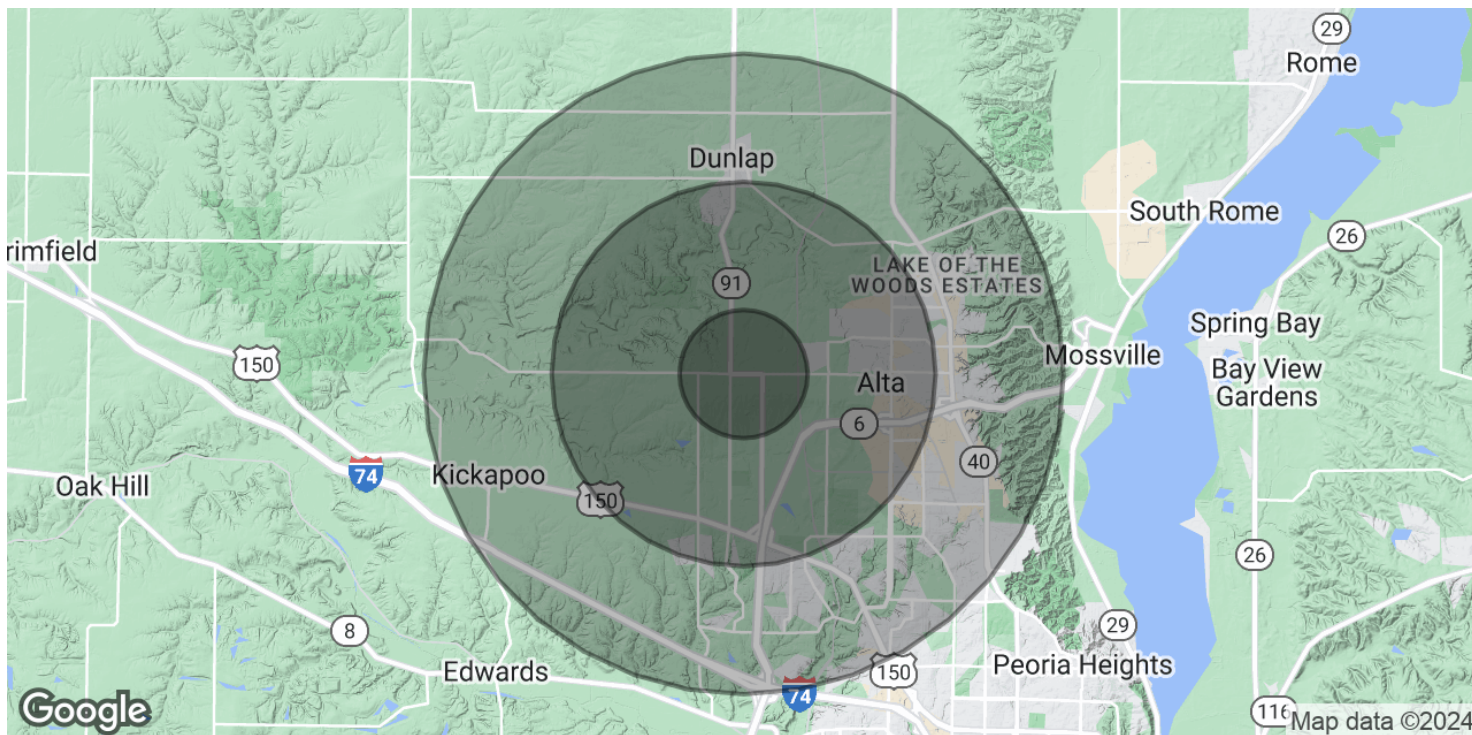
3622 N Knoxville Ave
Peoria, IL 61603

800.211.7710

JESSICA BALL
Broker, REALTOR
309.363.2929
jessicaball@remax.net
IL #475175281
REALESTATEPEORIA.COM

LOT 5 N ROUTE 91

PEORIA, IL 61615



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	515	12,107	43,346
Average Age	34.1	36.5	37.9
Average Age (Male)	34.5	36.6	36.8
Average Age (Female)	33.4	35.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	162	5,050	19,239
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$221,630	\$139,215	\$103,590
Average House Value	\$330,657	\$253,944	\$202,306

* Demographic data derived from 2020 ACS - US Census



TRADERS UNLIMITED
Each office independently owned and operated

3622 N Knoxville Ave
Peoria, IL 61603

800.211.7710

JESSICA BALL
Broker, REALTOR
309.363.2929
jessicaball@remax.net
IL #475175281
REALESTATEPEORIA.COM