

**3624** N University Street

PEORIA, IL 61604



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
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 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

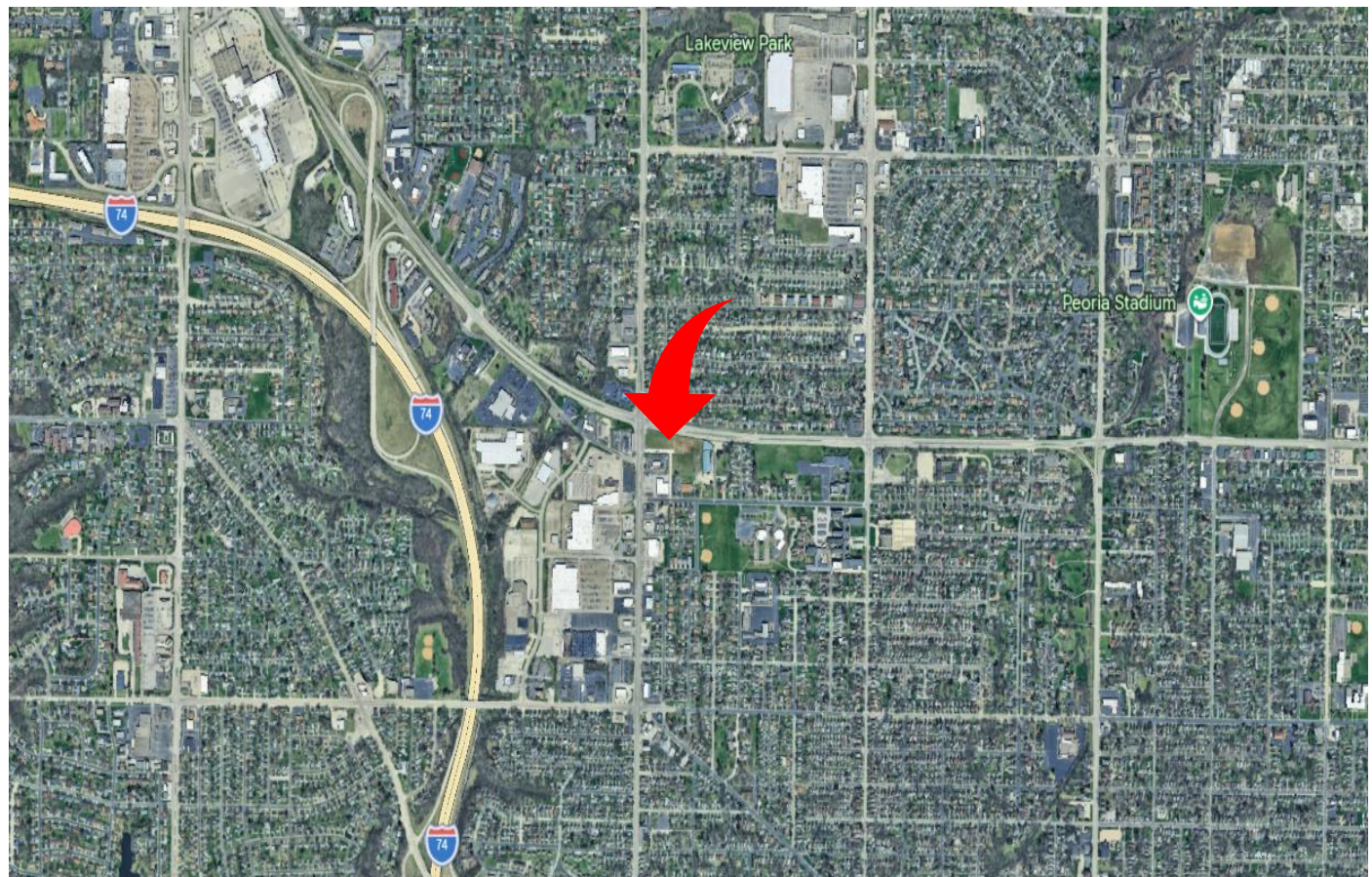
**STEVE REED**  
SSTEVENREED@REMAX.NET  
309.303.4730

**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED

# FOR SALE | 3624 N UNIVERSITY

## 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



**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

**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED

# FOR SALE | 3624 N UNIVERSITY

## EXTERIOR PICTURES



**JUSTIN BALL**  
JUSTIN.BALL@REMAX.NET  
309.323.0399

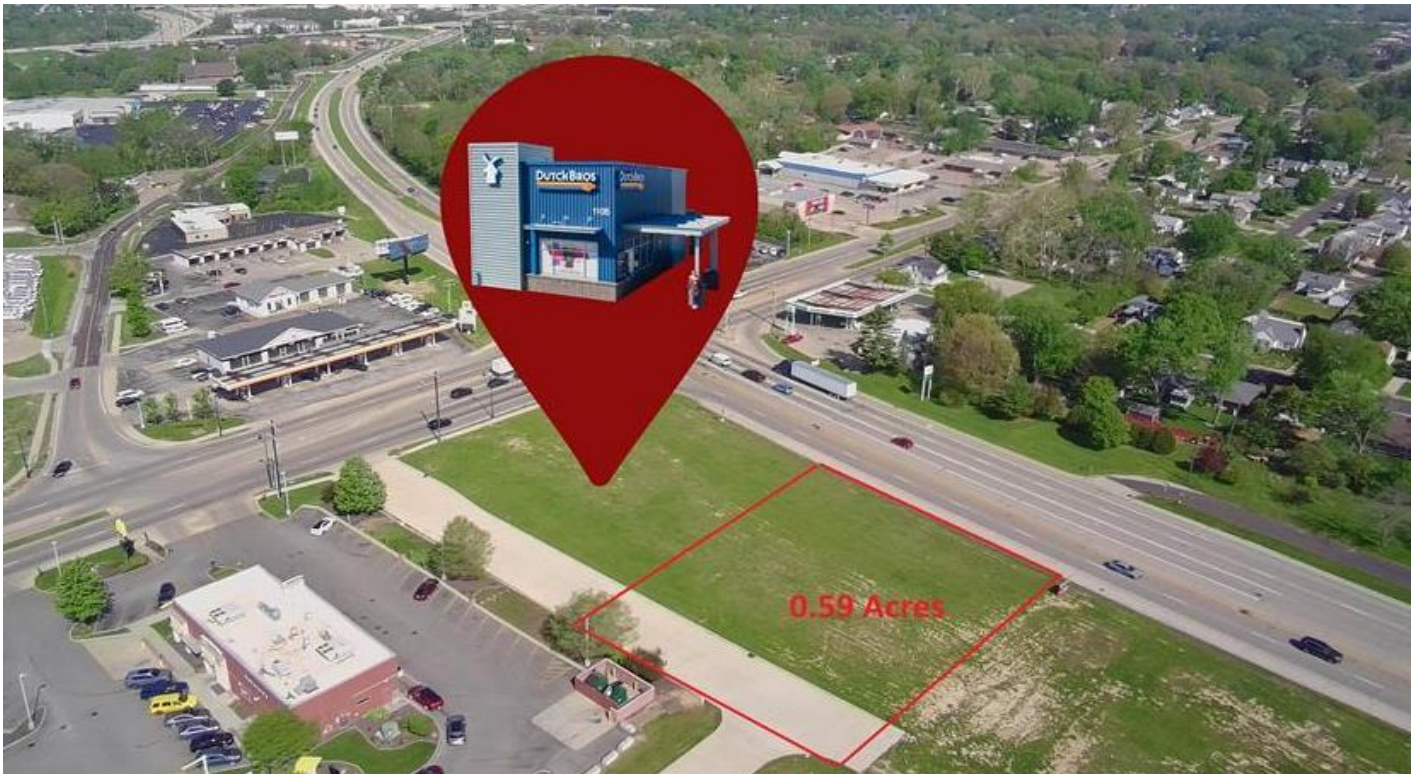
**JESSICA BALL**  
JESSICABALL@REMAX.NET  
309.363.2929

**STEVE REED**  
SSTEVENREED@REMAX.NET  
309.303.4730

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR SALE | 3624 N UNIVERSITY

## EXTERIOR PICTURES



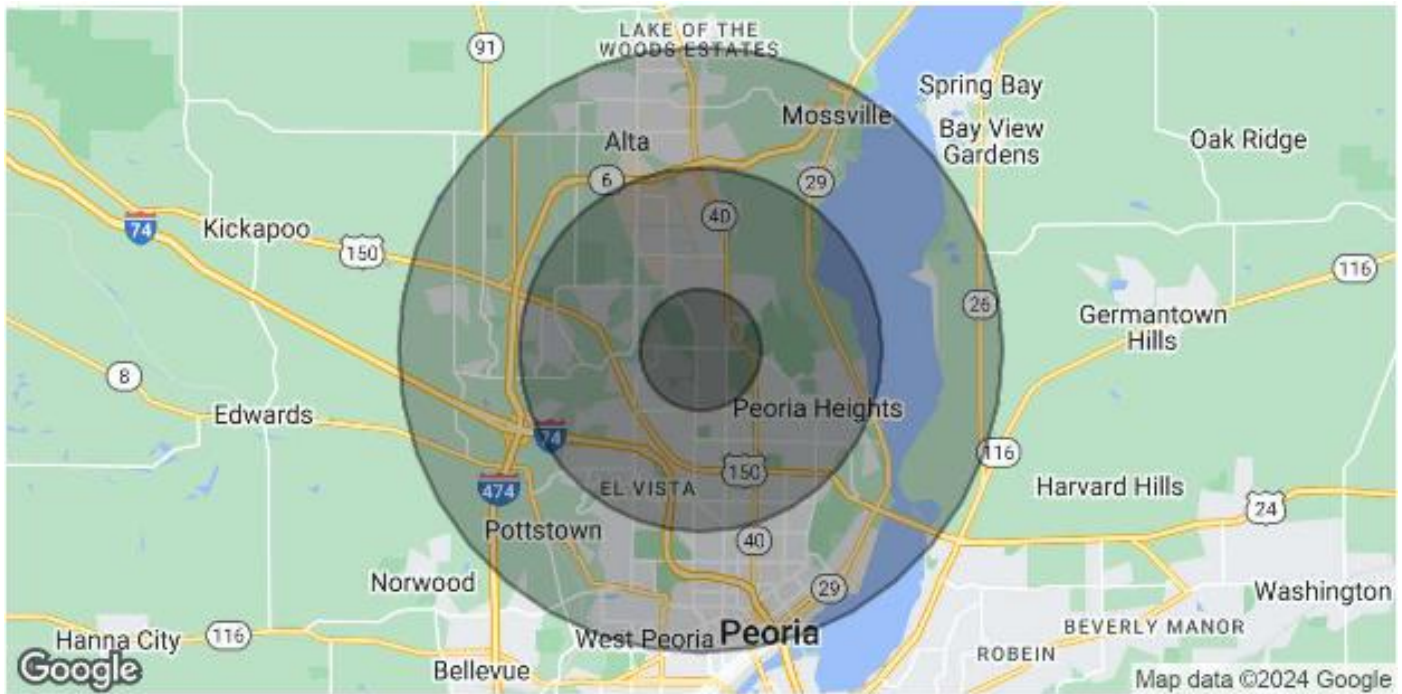
**JUSTIN BALL**  
JUSTIN.BALL@REMAX.NET  
309.323.0399

**JESSICA BALL**  
JESSICABALL@REMAX.NET  
309.363.2929

**STEVE REED**  
SSTEVENREED@REMAX.NET  
309.303.4730

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
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**  
 SSTEVENREED@REMAX.NET  
 309.303.4730

**RE/MAX**  
 COMMERCIAL®  
 TRADERS UNLIMITED



**3624 N UNIVERSITY**  
PEORIA, IL 61604

**RE/MAX**  
**COMMERCIAL**<sup>®</sup>

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