

**230** Conference Center Dr

EAST PEORIA, IL 61611



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

# FOR SALE | 230 CONFERENCE CENTER DR

ASKING PRICE: \$3,500,000



## EXECUTIVE SUMMARY

Formerly Granite City Food & Brewery, this 9,135 SF custom-built, free standing restaurant is now available for sale and lease. Constructed as an upscale casual restaurant with open-view brewery tank area and open-view kitchen, the East Peoria riverfront area has continued to grow and develop in this area with the recent 2026 addition of the new Hampton Inn next door (220 Conference Center Dr). The building has a 510 sq. ft. of mezzanine above the brewery equipment and an outdoor, river view seating area of 1,850 SF. There is ample surface parking on site (Parking Ratio is 8.76/1,000 SF). This property is in both a TIF District and Enterprise Zone, providing many development and improvement incentives.



**9,135**  
TOTAL SF



**80**  
PARKING  
SPACES



**2.25**  
ACRES



**B-3**  
ZONING

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- Floorplans
- County Records



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# FOR LEASE | 230 CONFERENCE CENTER DR

ASKING RATE: \$22.50/SF + NNN



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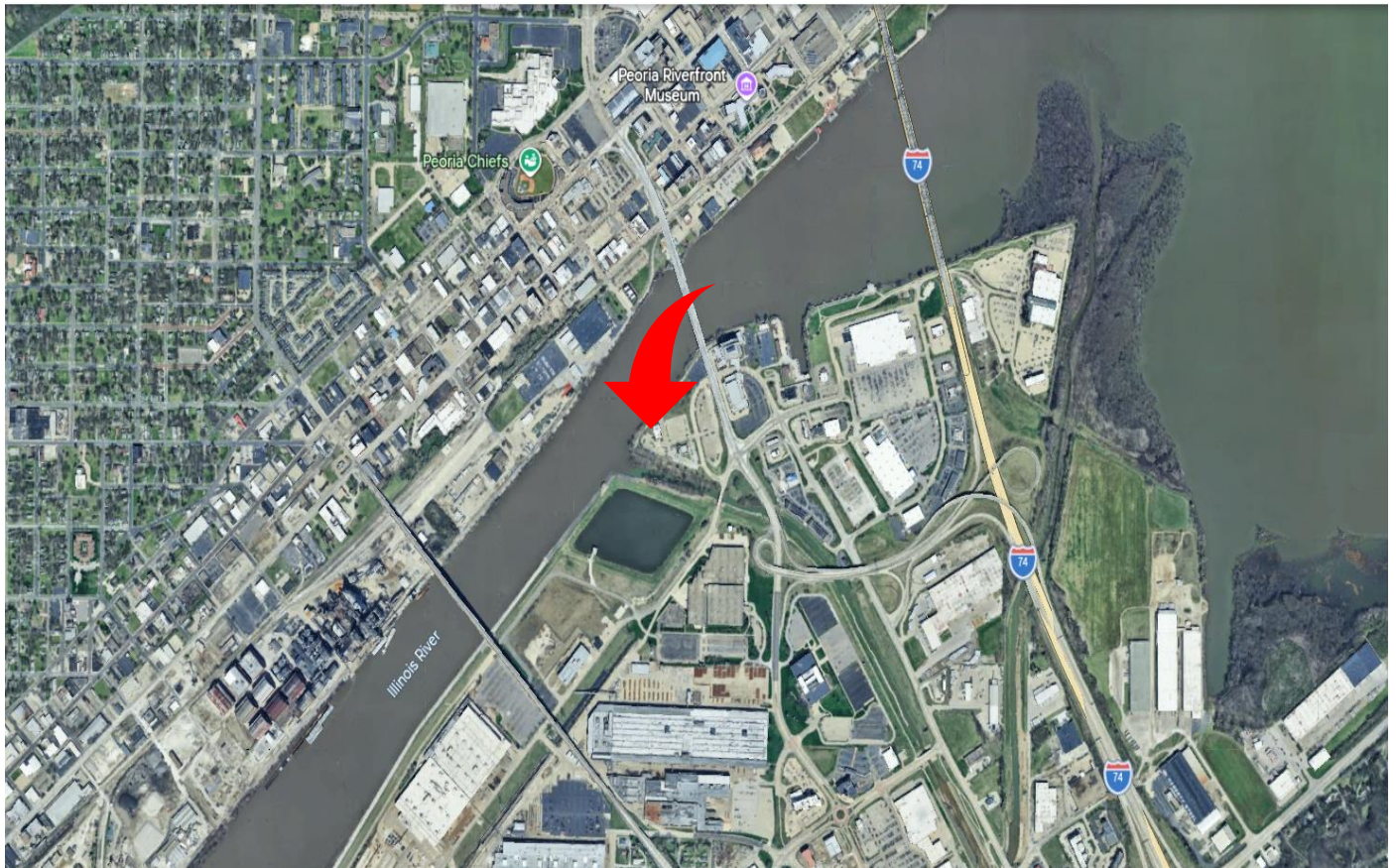
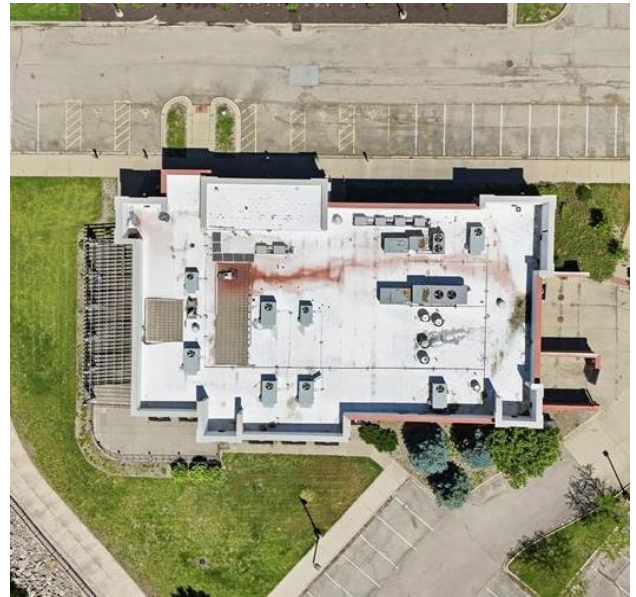
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# FOR SALE AND LEASE | 230 CONFERENCE CENTER DR

## PROPERTY INFORMATION

ADDRESS	230 Conference Center Dr
CITY / STATE / ZIP	East Peoria, IL 61611
PARCEL ID(s)	01-01-29-300-007
PROPERTY TYPE	Restaurant, Bar/Tavern
ZONING	B-3
TOTAL LOT ACRES	2.25
TOTAL SF	9,135
YEAR BUILT	2007
PARKING SPACES	80



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EXTERIOR PICTURES



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INTERIOR PICTURES



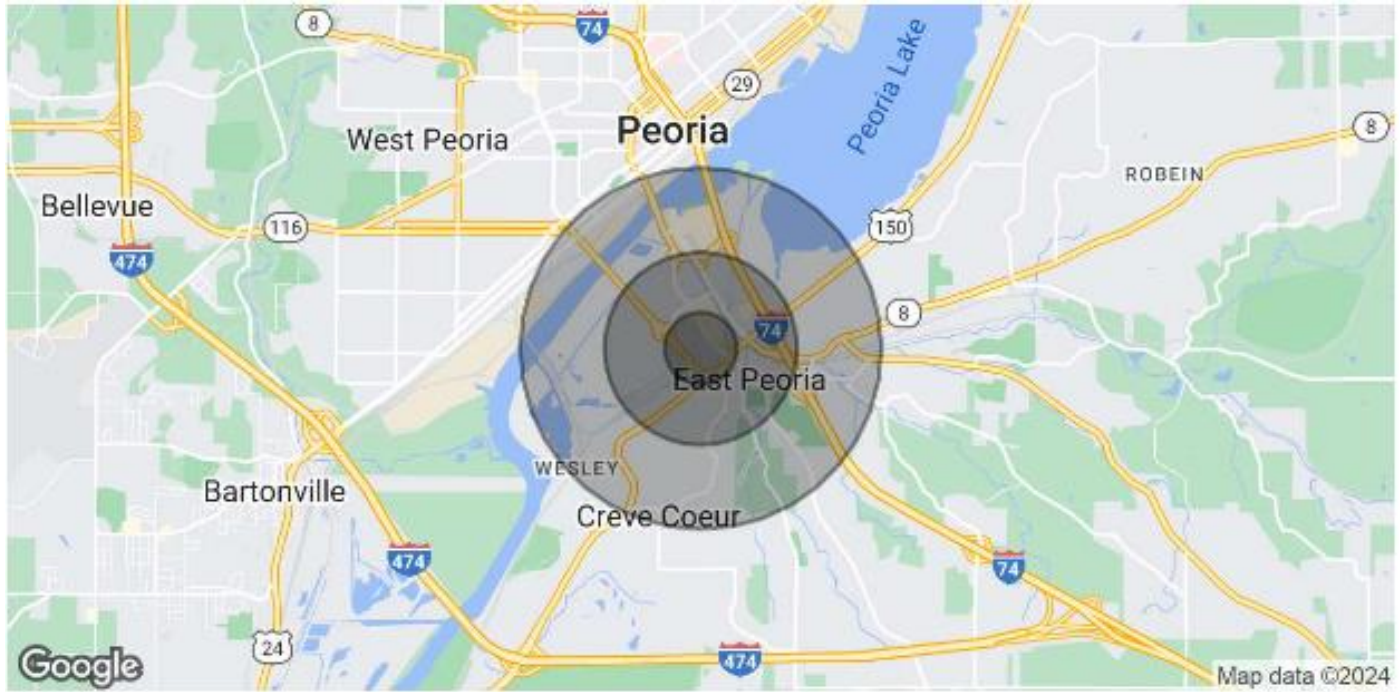
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**EAST PEORIA AREA DEMOGRAPHICS**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
Total Population	162	1,723	5,488
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
Total Households	77	805	2,465
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$62,441	\$62,173	\$69,537
Average House Value	\$150,465	\$148,912	\$141,070

*Demographics data derived from AlphaMap*

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Each office is independently owned and operated.  
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