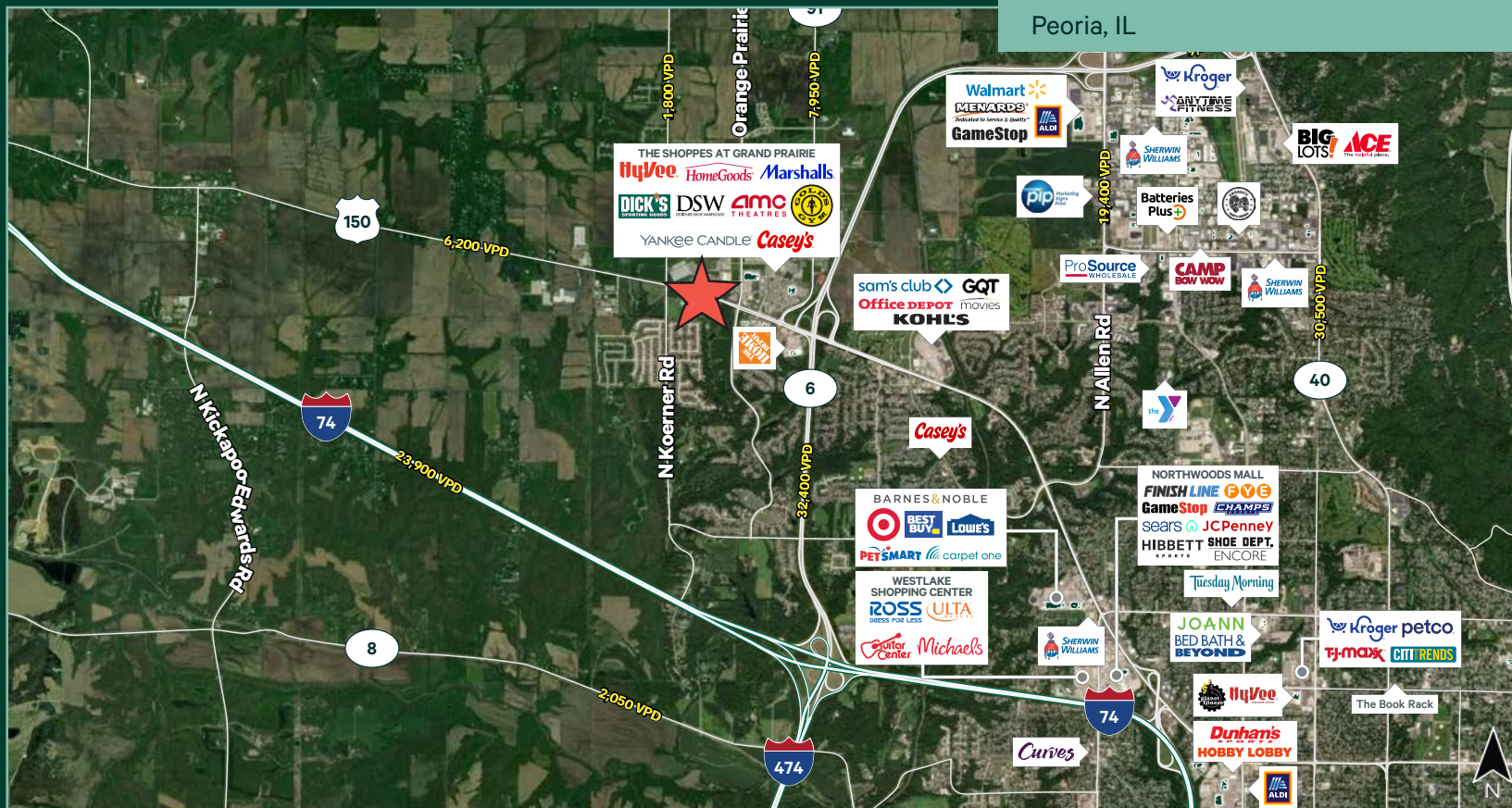


# Prime Opportunity For Development

5800 War Memorial Drive  
Peoria, IL



# Property Highlights

5800 War Memorial Drive  
Peoria, IL

## For Sale ±92 Acres - Divisible

- + C-2 zoning North parcel, R-1 & R-Cluster South parcel
- + Foreign Trade Zone #114 incentives
- + Strategically situated directly across the street from The Shoppes at Grand Prairie, a modern outdoor lifestyle center anchored by Dick's Sporting Goods, At Home, Marshall's and HomeGoods.
- + Approximately 1 mile west of the Route 6 / I-74 full interchange
- + Dunlap School District 323, a National Blue Ribbon award winner
- + Signalized Intersection
- + Multi-family and senior-housing opportunity
- + Traffic Counts:  
21,200 vehicles per day on U.S. Route 150  
18,000 vehicles per day on IL Route 6
- + PIN Numbers: 13-10-200-030, 13-10-426-001, 13-10-478-005
- + Asking: \$5 sq. ft. for Commercial property  
\$1 sq. ft. for multi-family/residential property
- + Please call for additional Information

## Site Aerial



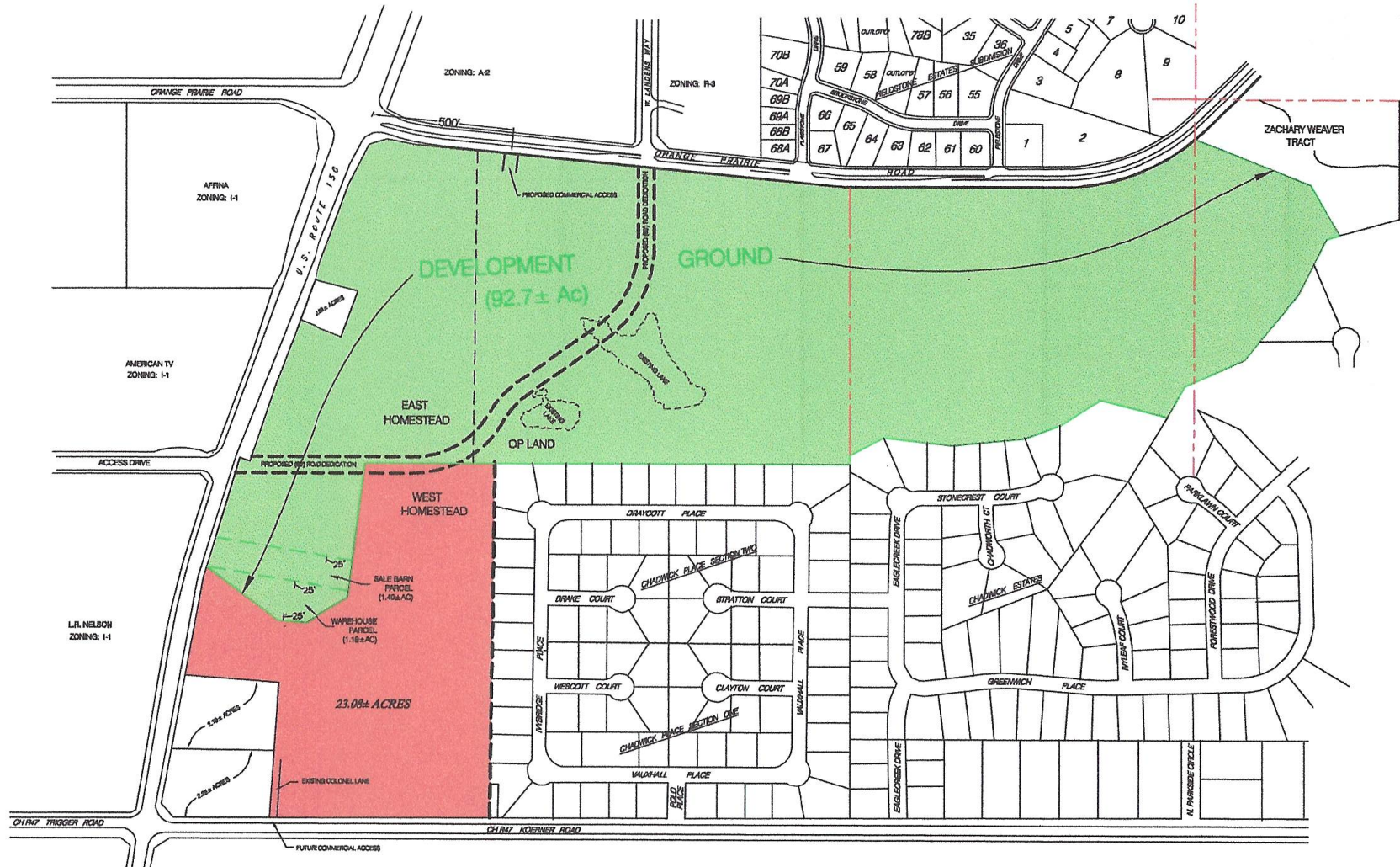
±92  
Acre

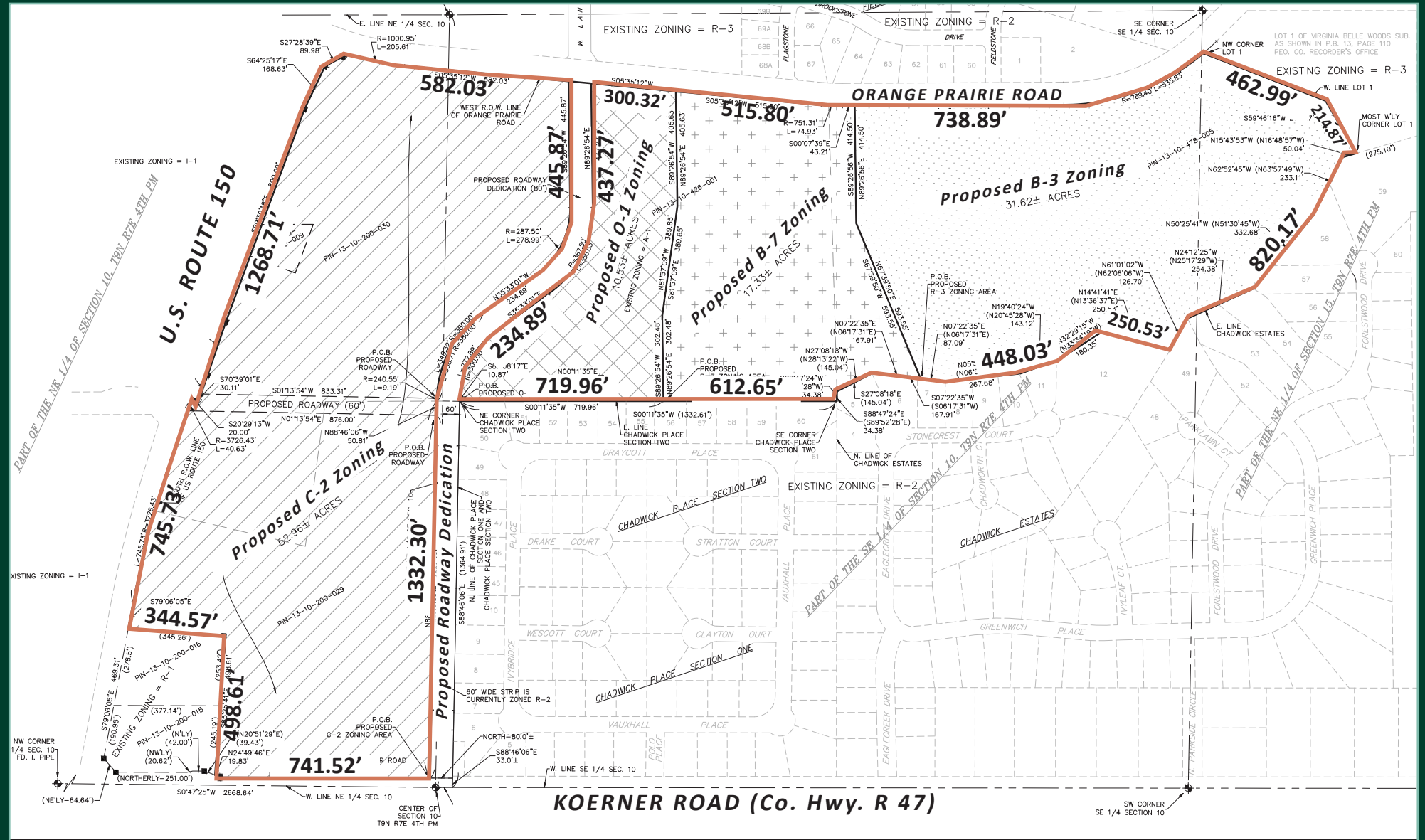
[Click for Video of Property](#)

# Photos of Property

5800 War Memorial Drive  
Peoria, IL





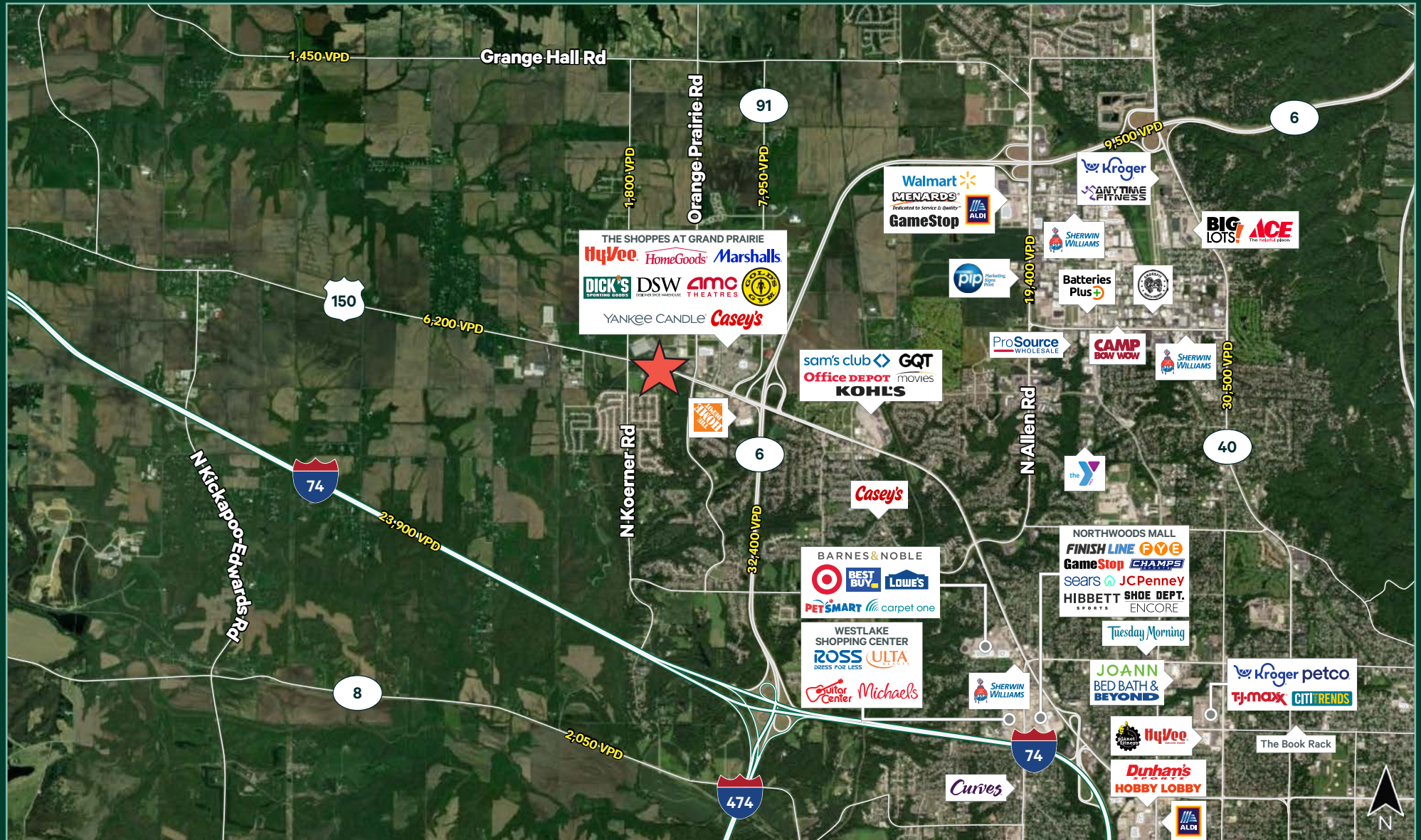


## Top Employers



# Area Amenities and Transportation Corridors

5800 War Memorial Drive  
Peoria, IL



# Demographic Snapshot

5800 War Memorial Drive  
Peoria, IL

	1 MILE	3 MILES	5 MILES
<b>Population</b>	380	6,796	22,150
<b>Households</b>	146	2,720	9,199
<b>Average Household Income</b>	\$158,638	\$164,040	\$135,814
<b>Average Housing Value</b>	\$378,361	\$390,607	\$309,419

# Floodplains / Wetlands







## Contact Us

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