

1326 SW JEFFERSON

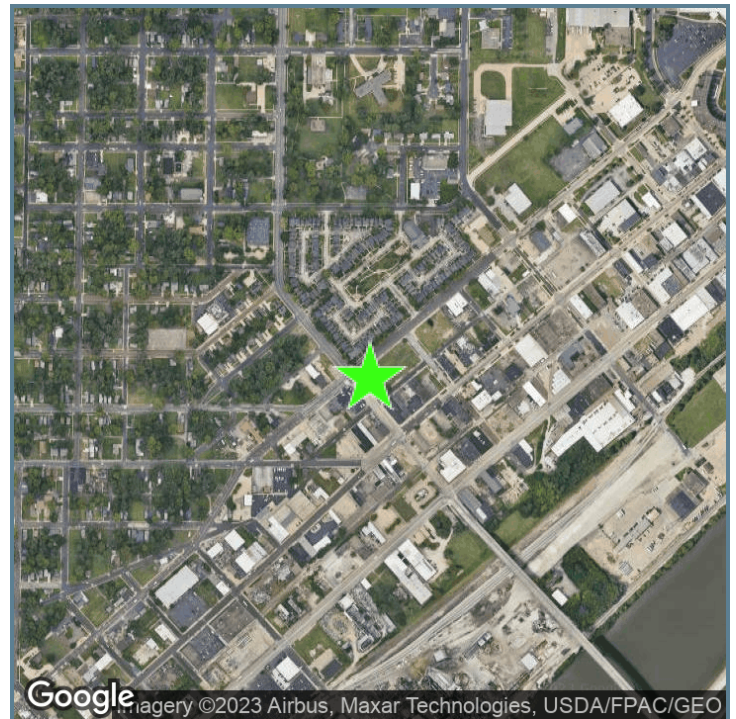
1326 SW JEFFERSON , PEORIA, IL 61605

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1326 SW JEFFERSON (9008) in Peoria, IL. This well-managed land has strong visibility on the SE corner of SW Jefferson Ave & S McArthur Hwy. The land sits near the heart of the Peoria business district and is ready for its next generation of retail. This property is a well-known retail staple of the Peoria community for years. Give our Peoria County commercial leasing and sales agents a call at (847) 904-9200 to learn more about this prime opportunity. This is the perfect opportunity to grow your business' footprint on the SE corner of SW Jefferson Ave & S McArthur Hwy.



OFFERING SUMMARY

| | |
|-------------|------------|
| Lease Rate: | Negotiable |
| Lot Size: | 1.45 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Households | 4,089 | 28,764 | 57,309 |
| Total Population | 7,929 | 60,670 | 117,974 |

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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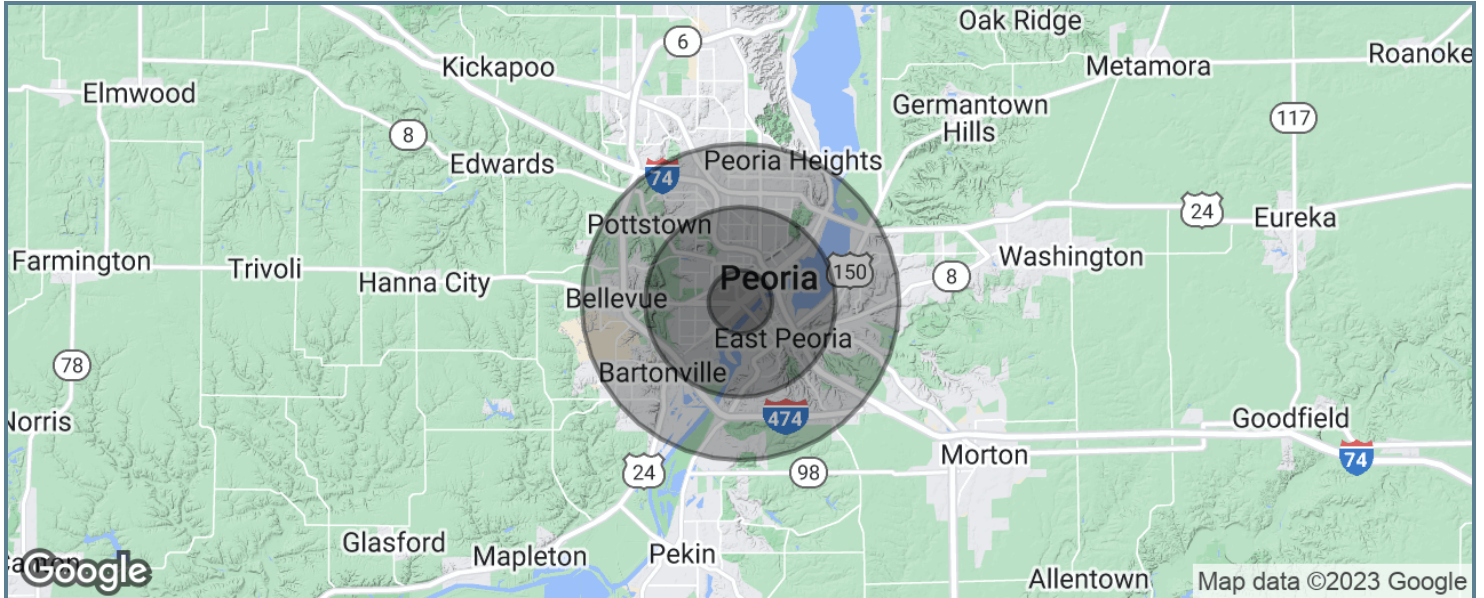
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total population | 7,929 | 60,670 | 117,974 |
| Median age | 34.3 | 34.3 | 38.4 |
| Median age (Male) | 35.3 | 32.1 | 36.0 |
| Median age (Female) | 34.4 | 36.3 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,089 | 28,764 | 57,309 |
| # of persons per HH | 1.9 | 2.1 | 2.1 |
| Average HH income | \$26,741 | \$41,376 | \$52,234 |
| Average house value | \$75,270 | \$80,011 | \$103,205 |

* Demographic data derived from 2020 ACS - US Census

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