

HISTORIC WAREHOUSE DISTRICT RETAIL

# Kepple Real Estate Group

1

COVER PAGE

EXECUTIVE SUMMARY

LOCATION MAPS

DEMOGRAPHICS MAP

AERIAL MAPS

RETAILER MAP

RETAIL PROPERTY FOR SALE



# Historic Warehouse District Retail

PEORIA, IL



SALE BROCHURE

**KW COMMERCIAL**

2426 W. Cornerstone Court

Peoria, IL 61614

*PRESENTED BY:*

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# HISTORIC WAREHOUSE DISTRICT RETAIL

307 Oak Street, Peoria, IL 61602



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$475,000
<b>LOT SIZE:</b>	0 SF
<b>BUILDING SIZE:</b>	10,730
<b>ZONING:</b>	IMP COMM
<b>PRICE / SF:</b>	\$44.27

## PROPERTY OVERVIEW

Terrific opportunity in prime traffic area! Across the street from Dozer Park, Peoria Chief's baseball stadium, in Peoria's historic warehouse district. Retail/Industrial building. Ceiling height is barrel roof is 25'. 2017 - all new wiring, foamed roof, water main ready for sprinkler system & new water piping. Patio area of approx. 1000 sq ft. 1200 sq ft 1 bedroom apartment in back. Handicapped accessible. Overhead access door. Vinyl commercial & spray foam/coating roofs. Seller financing available! Can be divided in 2 parcels - 1st half of parcel - \$369,000 & 2nd half of parcel \$239,000.

## PROPERTY HIGHLIGHTS

- Building Can be Divided
- 2017 Updates
- Handicapped accessible
- 1 Bedroom Apartment
- Overhead Access Door
- Traffic from Events at Dozer Park
- Historic District
- Surround by Local Retailers

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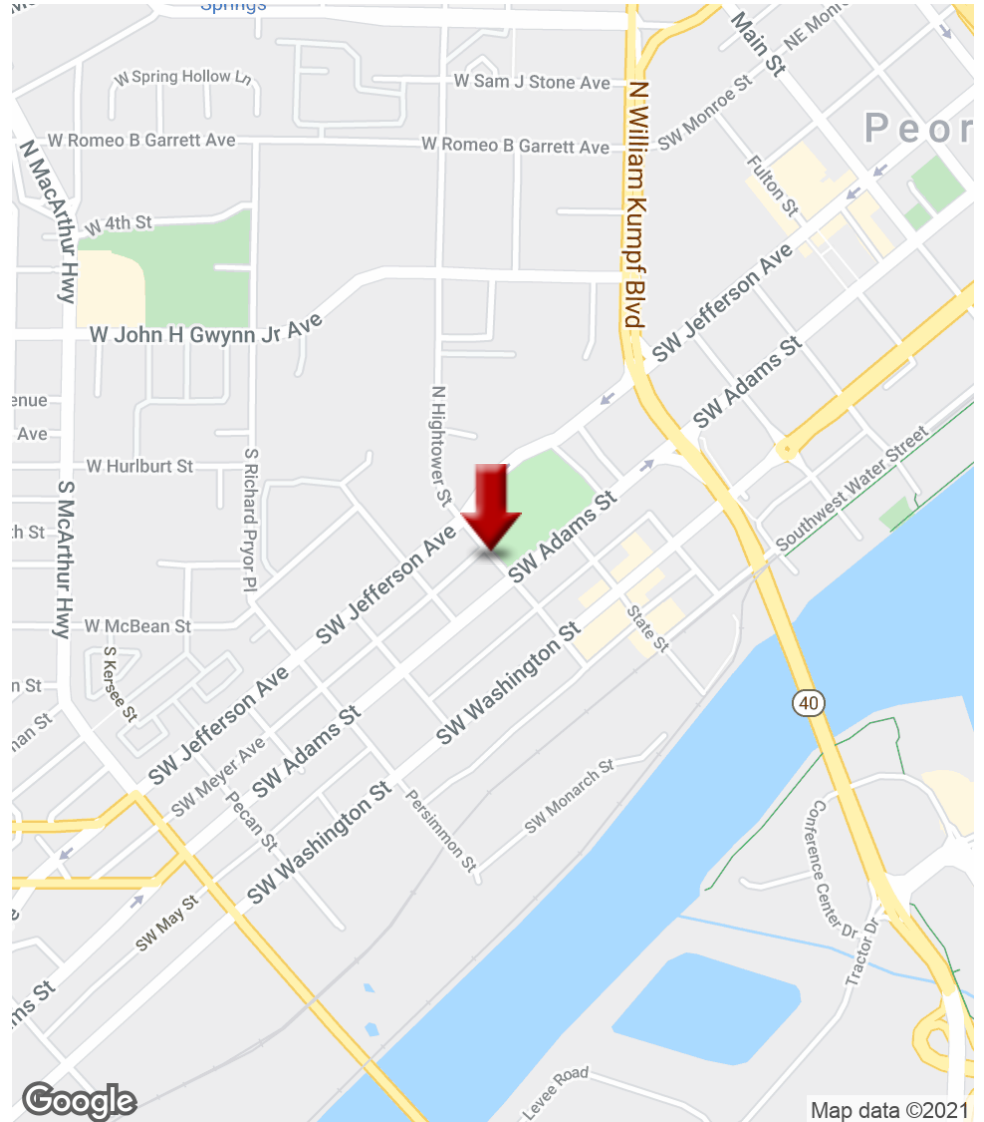
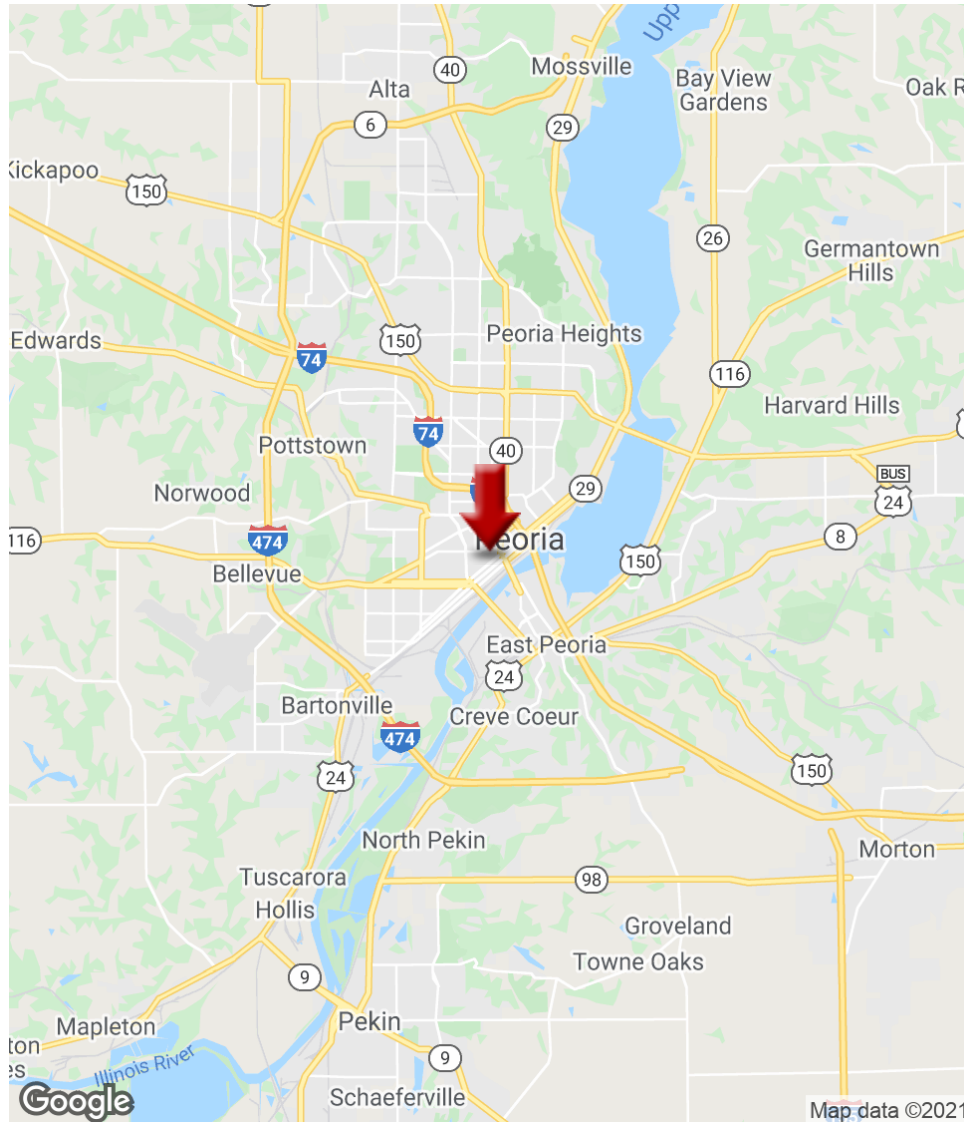
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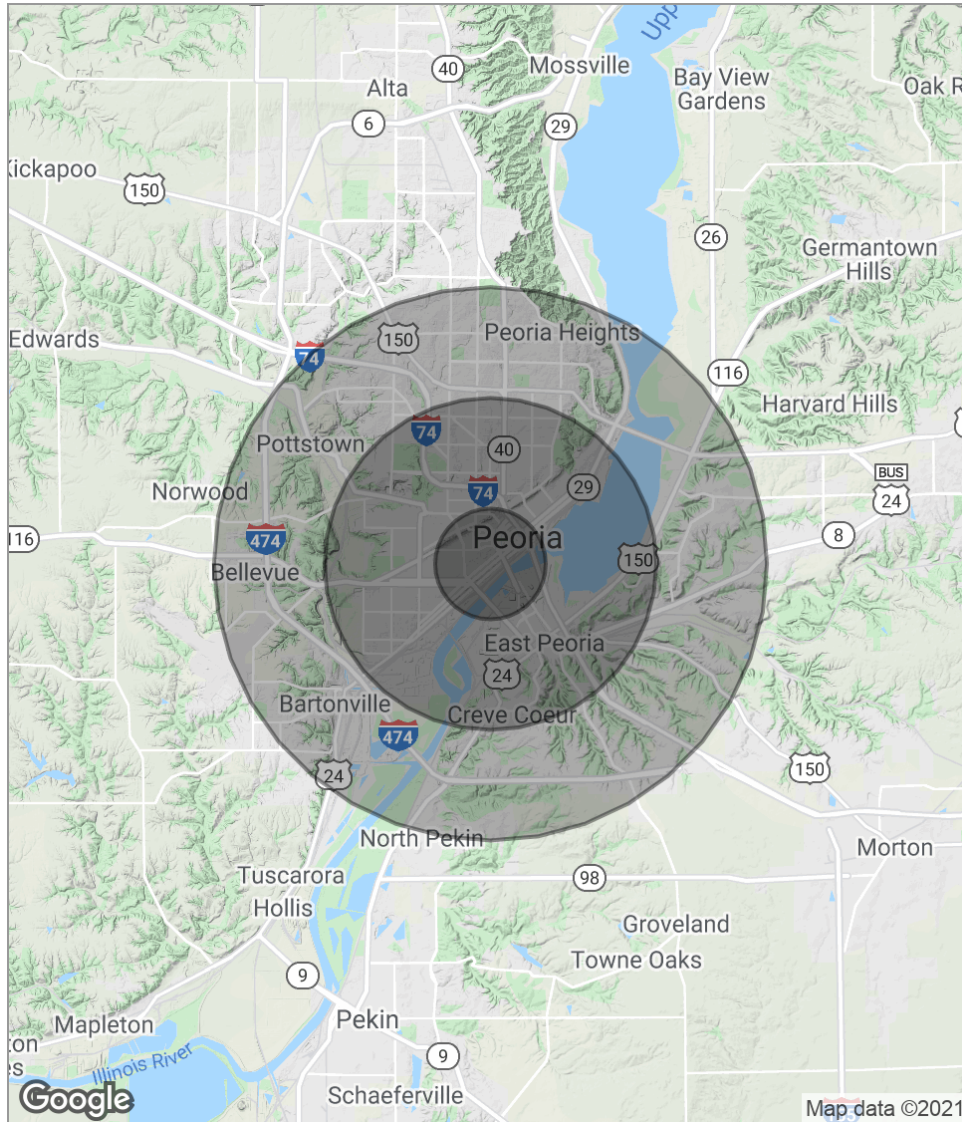
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,277	76,611	145,388
Median Age	28.5	30.6	34.8
Median Age (Male)	25.8	29.8	33.2
Median Age (Female)	31.0	31.5	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,545	29,815	60,025
# Of Persons Per HH	2.3	2.6	2.4
Average HH Income	\$30,019	\$45,988	\$53,551
Average House Value	\$67,618	\$87,131	\$105,684

\* Demographic data derived from 2010 US Census

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**RETAIL FOR SALE**

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