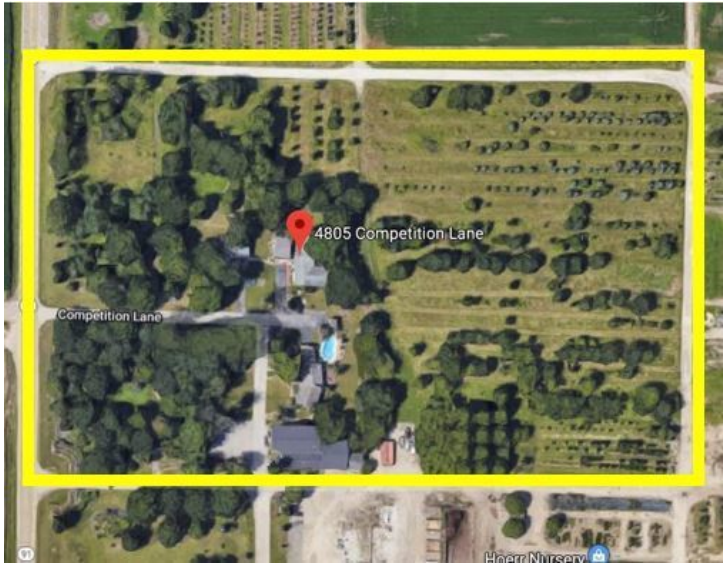


LAND FOR SALE

4805 W Competition Ln, Peoria, IL 61615



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
AVAILABLE SF:	
LOT SIZE:	15 Acres
PRICE / SF:	\$2.22

PROPERTY OVERVIEW

Wonderful development opportunity in the one of the fastest growing cells in the city of Peoria. Next to the new OSF Route 91 complex, Louisville Slugger athletic complex, Shoppes at Grand Prairie. New development going on all over the area. Currently zoned commercial. 15 acres including house with a pool and other building.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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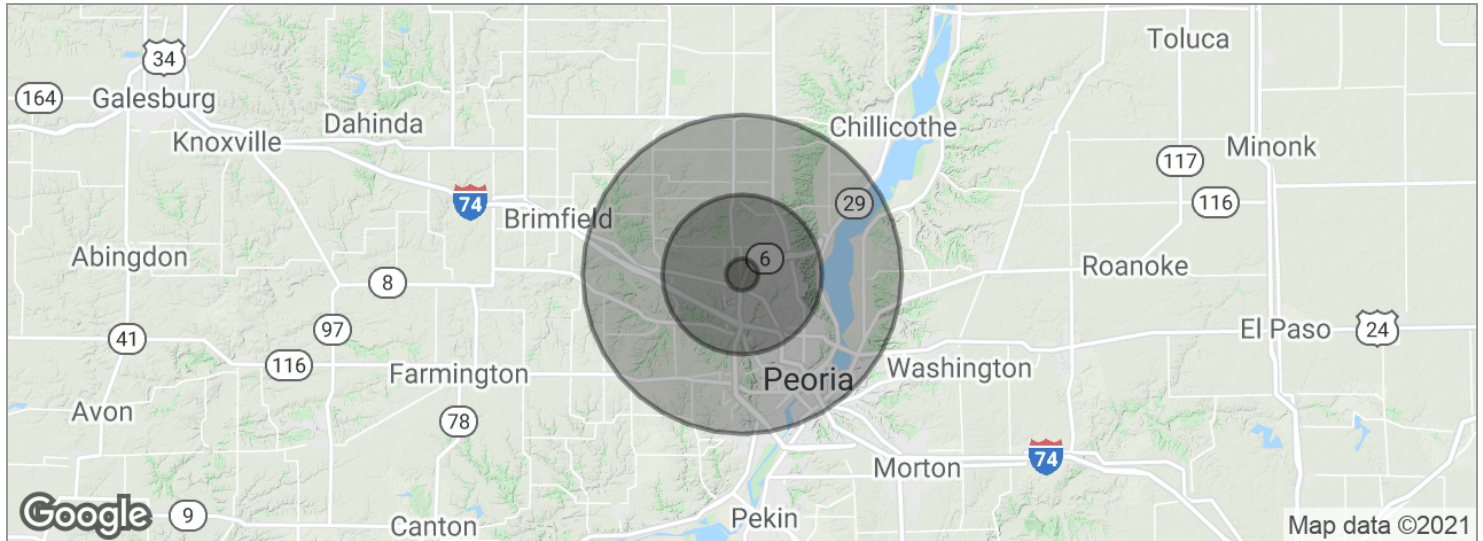
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	417	56,680	202,776
Median age	38.0	39.0	36.4
Median age (male)	37.8	36.5	34.7
Median age (Female)	38.6	41.3	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	160	24,396	83,148
# of persons per HH	2.6	2.3	2.4
Average HH income	\$101,898	\$82,990	\$67,260
Average house value	\$216,692	\$174,631	\$142,778

* Demographic data derived from 2010 US Census

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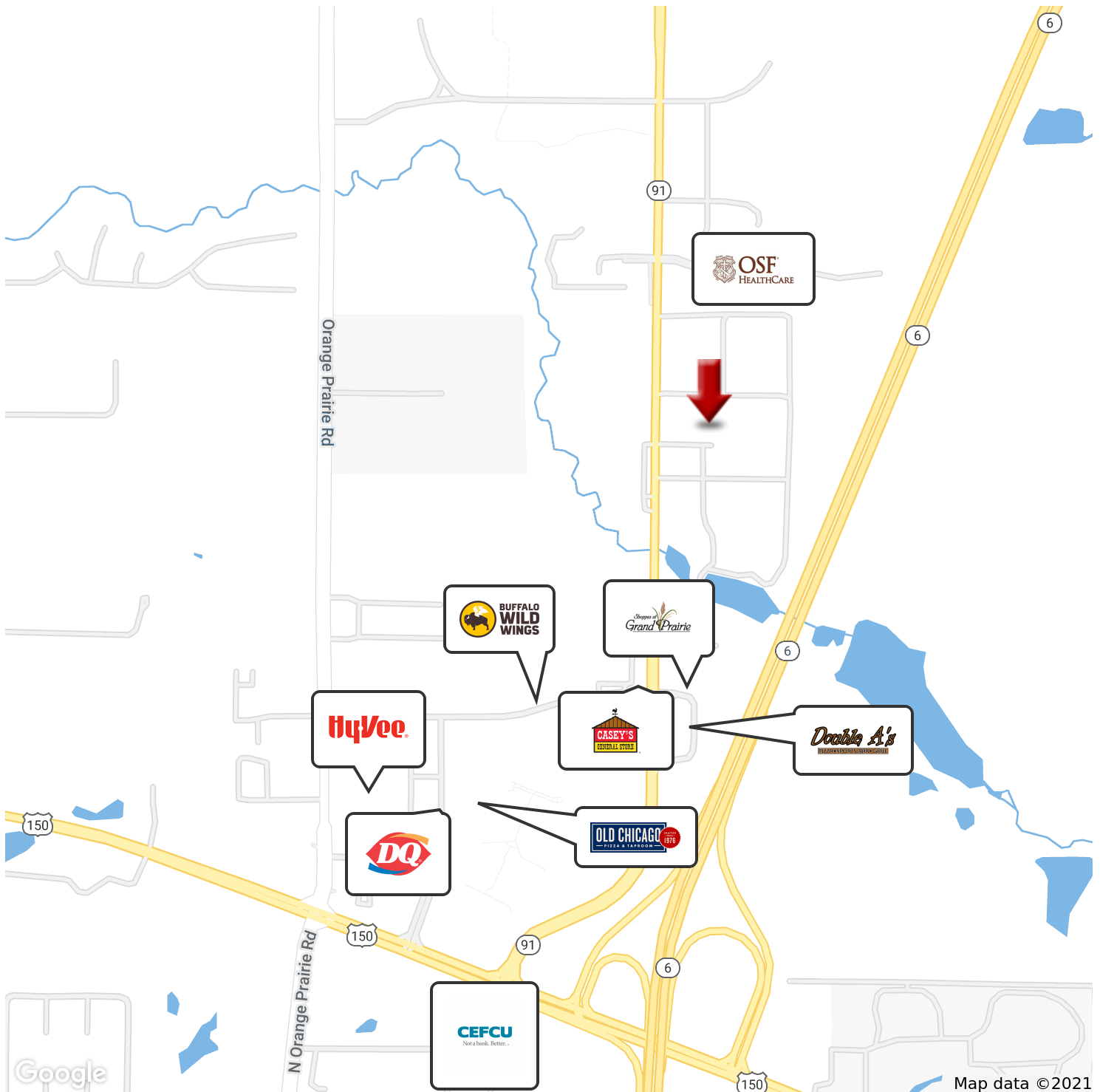
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