

# W. LAKE STREET

PEORIA, IL 61615

LAND FOR SALE

**MADISON MALOOF**

309.693.3000

madison@malooofcom.com

**MALOOF**  
COMMERCIAL  
Real Estate Company

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooofcommercial.com



# LAND FOR SALE

## W. LAKE STREET

PEORIA, IL 61615



### PROPERTY DESCRIPTION

Development opportunity near Westlake Shopping Center. This area is surrounded by densely populated & established neighborhoods, well traveled shopping centers, several hotels, and many restaurants.

The parcel is centrally located and easily accessible with I-74 only .3 miles away. This intersection offers a vehicle count of 71,400 cpd.

### PROPERTY HIGHLIGHTS

- 1.67 Acres vacant land
- Zoned C1 (General Commercial)
- Visible from I-74

### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$320,000</b>
<b>Lot Size:</b>	1.67 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,079	58,637	97,881
Total Population	8,057	120,205	211,312
Average HH Income	\$59,973	\$57,730	\$70,940

**MADISON MALOOF**  
madison@maloofof.com

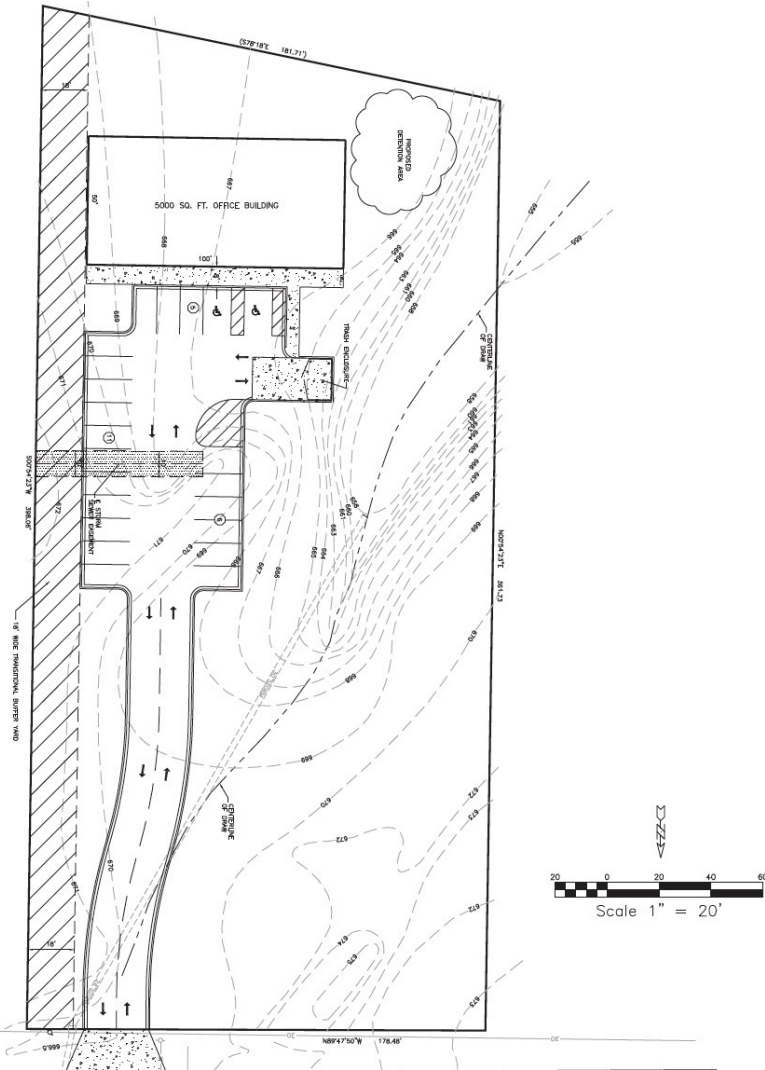
2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com



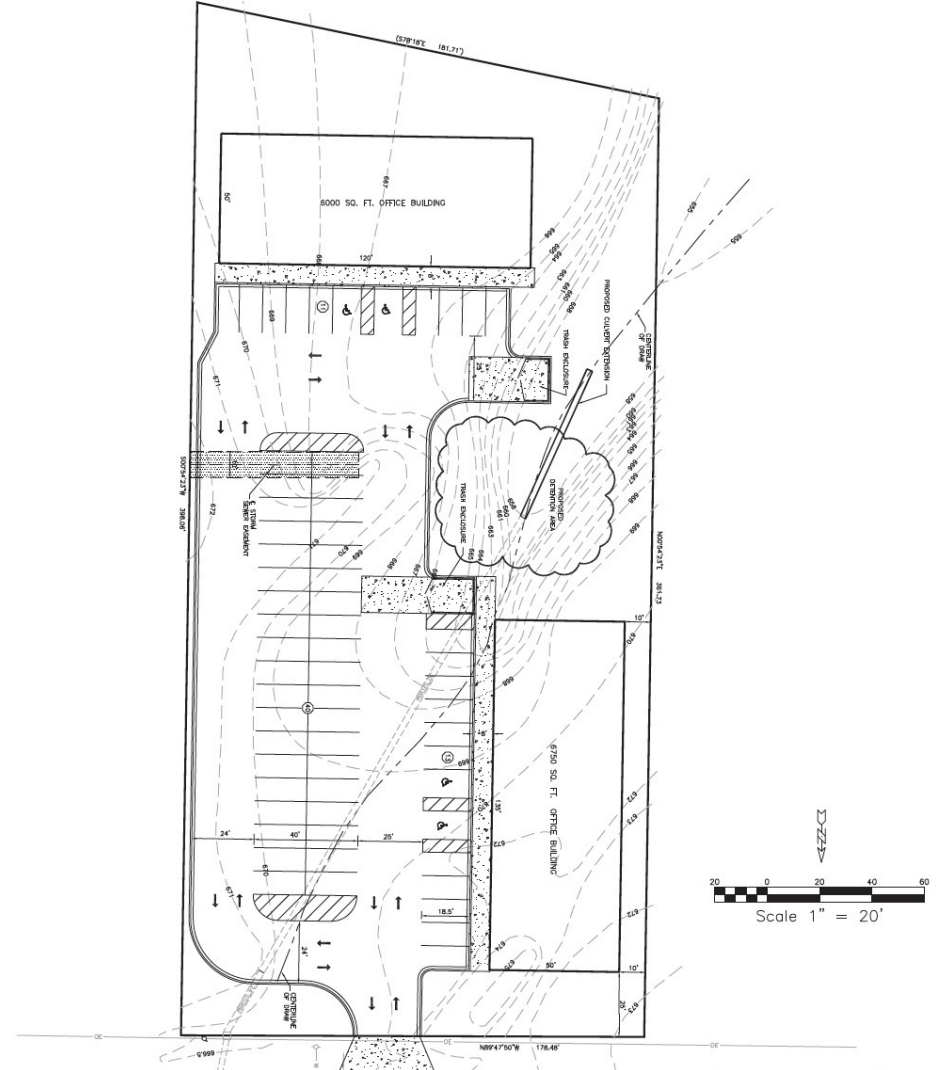
# LAND FOR SALE

## W. LAKE STREET

PEORIA, IL 61615



Potential Layout



Potential Layout

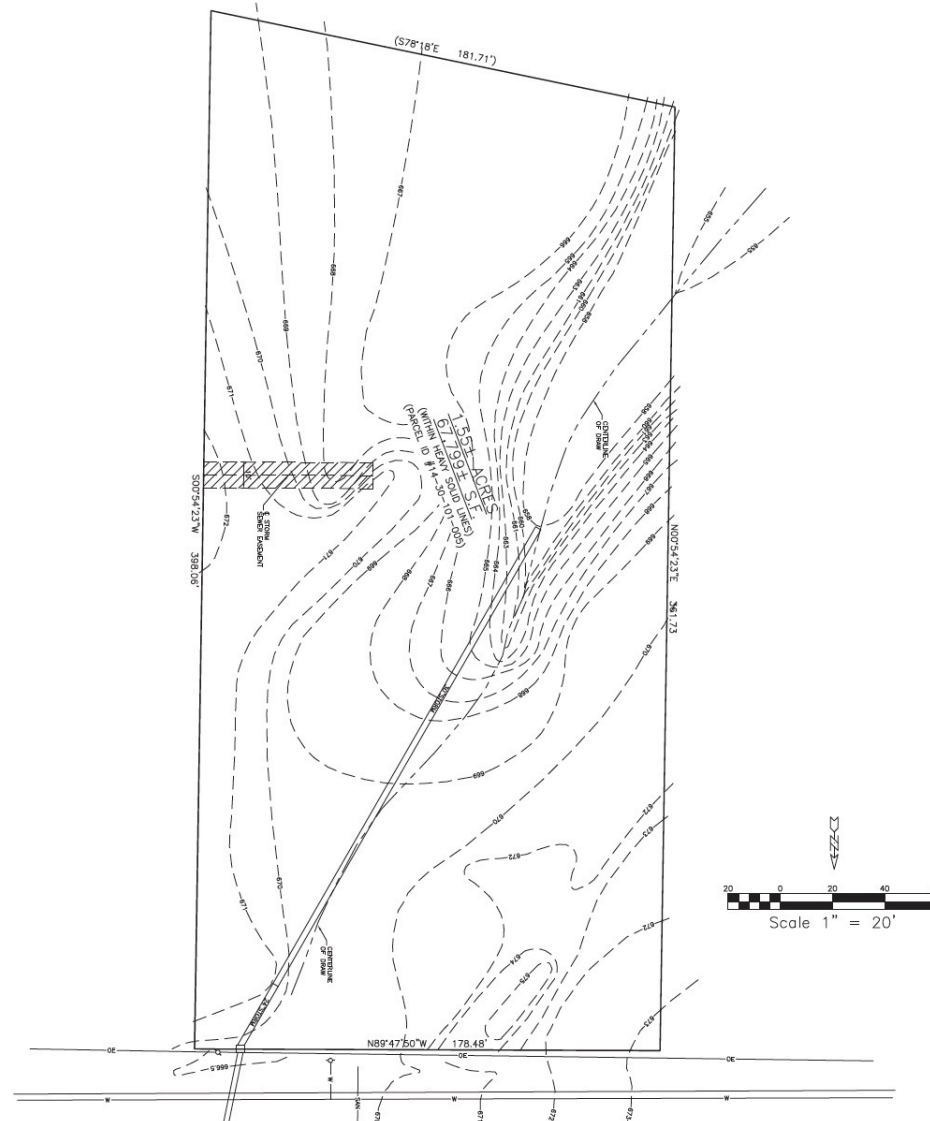
**MADISON MALOOF**  
madison@malooftcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooftcommercial.com



# LAND FOR SALE W. LAKE STREET

PEORIA, IL 61615



**MADISON MALOOF**  
madison@malooftcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooftcommercial.com





# LAND FOR SALE

## W. LAKE STREET

PEORIA, IL 61615



**MADISON MALOOF**  
madison@maloofof.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com

