

Exceptional Franchise Corner

FOR SALE

**1201 Shooting Park Rd.
Peru, IL | 61354**



HIGHLIGHTS

One of the few remaining
Food & Beverage / Retail
lots on Main Street, Peru, IL

A highly desirable vacant lot



Property	Address	Area	Notes
Exceptional Food & Beverage / Retail	1201 Shooting Park Rd. Peru, IL 61354	0.44 Acres	LAST Vacant B-2 Shopping District Lot PIN: 17-09-307-019

*City of Peru's
Economic Development*

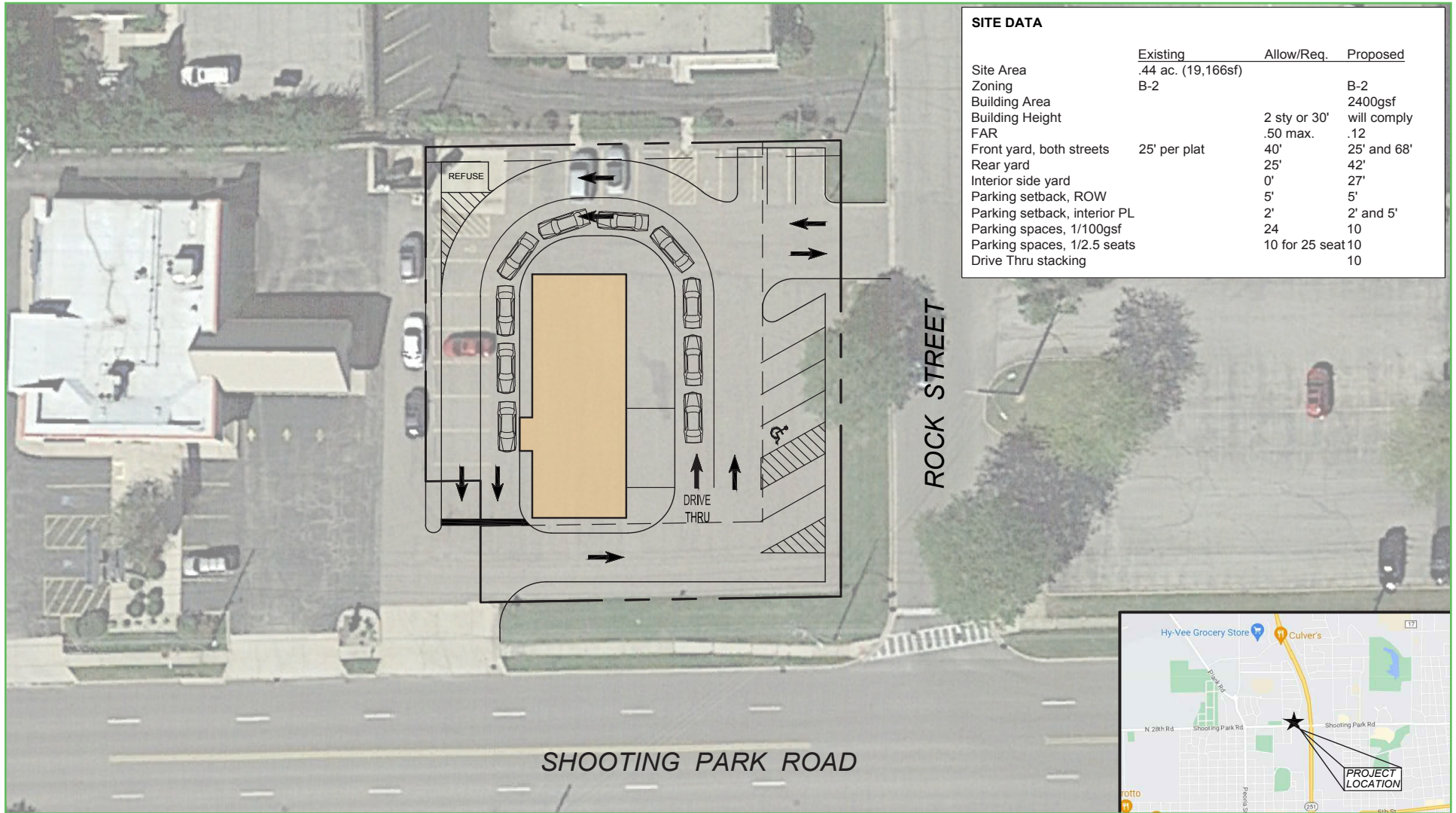
<https://developperu.com/>



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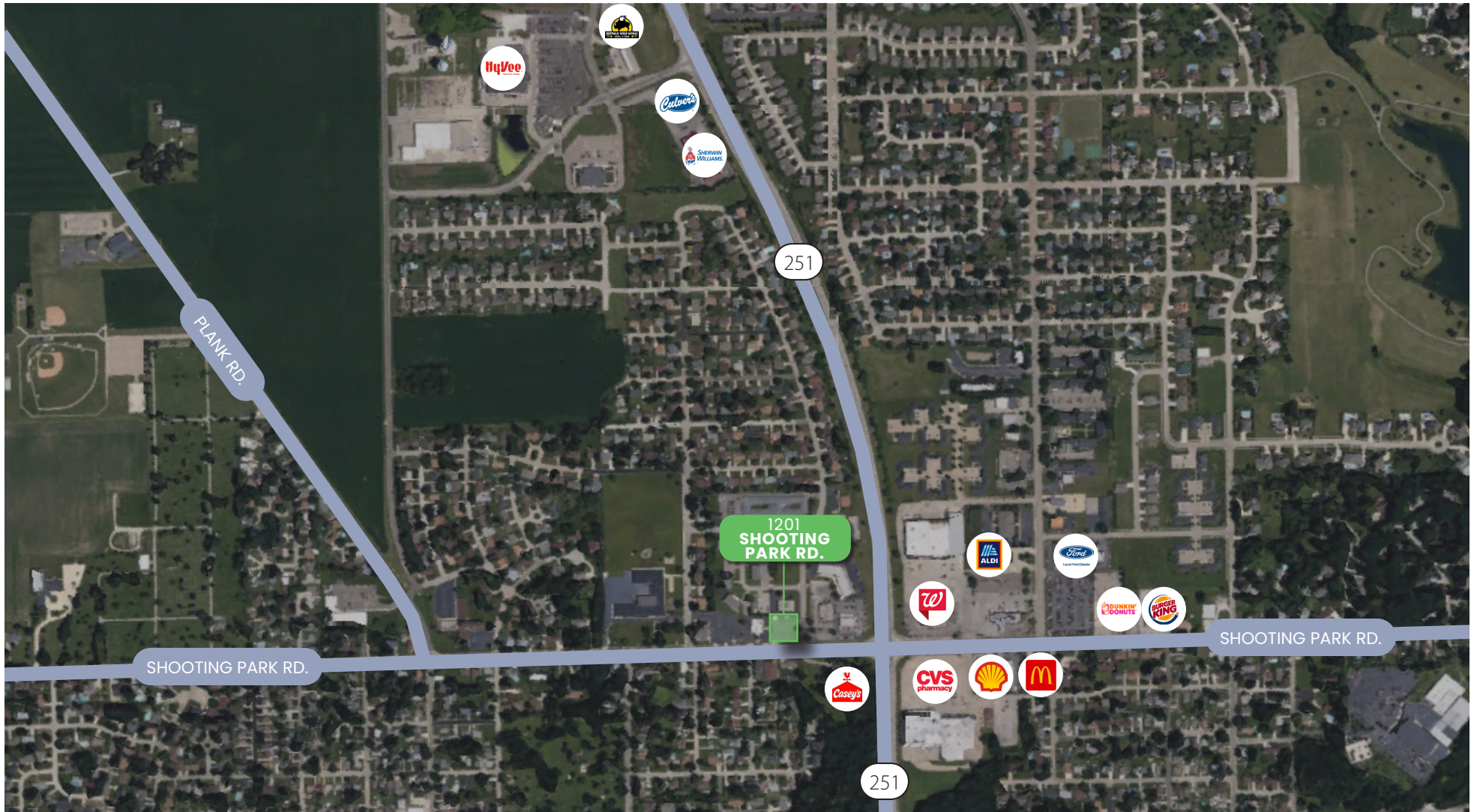
SITE DATA			
	Existing	Allow/Req.	Proposed
Site Area	.44 ac. (19,166sf)		
Zoning	B-2		B-2
Building Area			2400gsf
Building Height		2 sty or 30'	will comply
FAR		.50 max.	.12
Front yard, both streets	25' per plat	40'	25' and 68'
Rear yard		25'	42'
Interior side yard		0'	27'
Parking setback, ROW		5'	5'
Parking setback, interior PL		2'	2' and 5'
Parking spaces, 1/100gsf		24	10
Parking spaces, 1/2.5 seats		10 for 25 seat	10
Drive Thru stacking			10



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