

7,500 SF RETAIL OPPORTUNITY ADJACENT TO TARGET | PERU, IL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



4361 Venture Dr.
Peru, IL 61354



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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

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THE OFFERING



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Lease Price	\$12.50/ SF
Lease Type	NNN
Available Space	7,521 SF
Zoning	B-2 Community Shopping District
Parking Spaces	56 Spaces
Tenancy	Multiple
Traffic Counts	Venture Dr - 3,050 AADT IL RT 251 - 14,200 AADT

Strategically positioned directly opposite of Target and Home Depot, the property consists of a 15,166 square foot multi-tenant retail building situated on over 2 acres, prominently located along Venture Drive. The asset features modern construction, strong frontage, and high visibility within one of the most trafficked retail corridors in the market. Existing tenancy includes established national retailers, providing proven performance and consumer draw to the site.

The available 7,500 square foot space offers flexible configuration suitable for a range of retail, service, or medical users. The suite benefits from ample parking, convenient ingress/egress, and strong signage opportunities. Its positioning within a dominant power center environment makes it ideal for tenants seeking regional exposure, co-tenancy with national brands, and access to a stable consumer base.

OFFERING HIGHLIGHTS

- Prime location in Peru's main retail corridor
- Adjacent to national anchor tenants
- Excellent visibility and easy access
- Flexible 7,500 SF leasable space
- Strong and stable regional customer base



INTERIOR IMAGES



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AREA PROFILE



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4361 Venture Drive is strategically positioned within the primary retail corridor of Peru, Illinois, serving as the dominant commercial hub for the greater Illinois Valley region. The property benefits from immediate proximity to national anchors including Target and The Home Depot, as well as its location near the Peru Mall, historically the area's central retail destination. This corridor draws consumers from a broad trade area including La Salle, Oglesby, Spring Valley, and Ottawa, supported by convenient access to Interstate 80 and strong regional traffic patterns.



AERIAL



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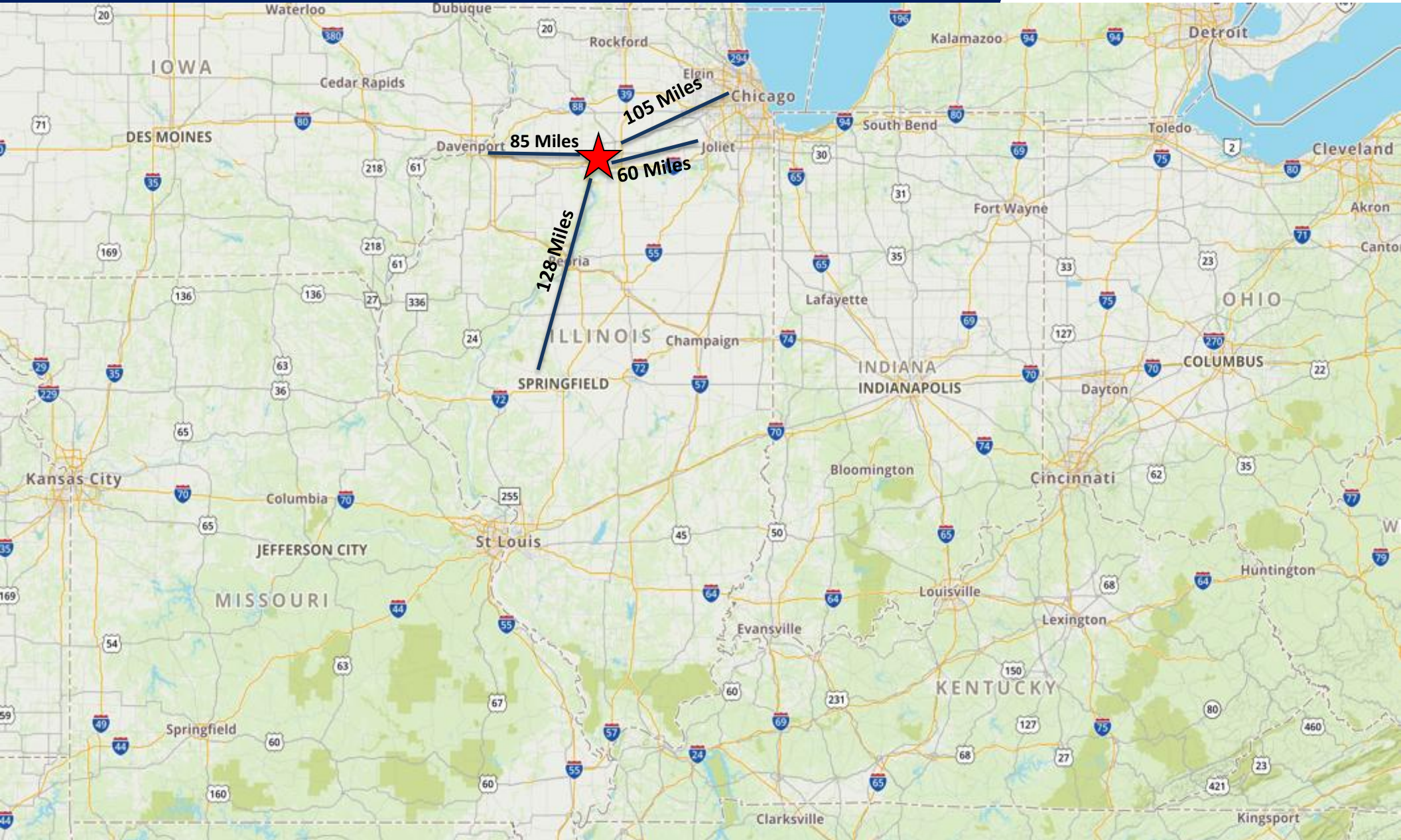
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REGIONAL MAP



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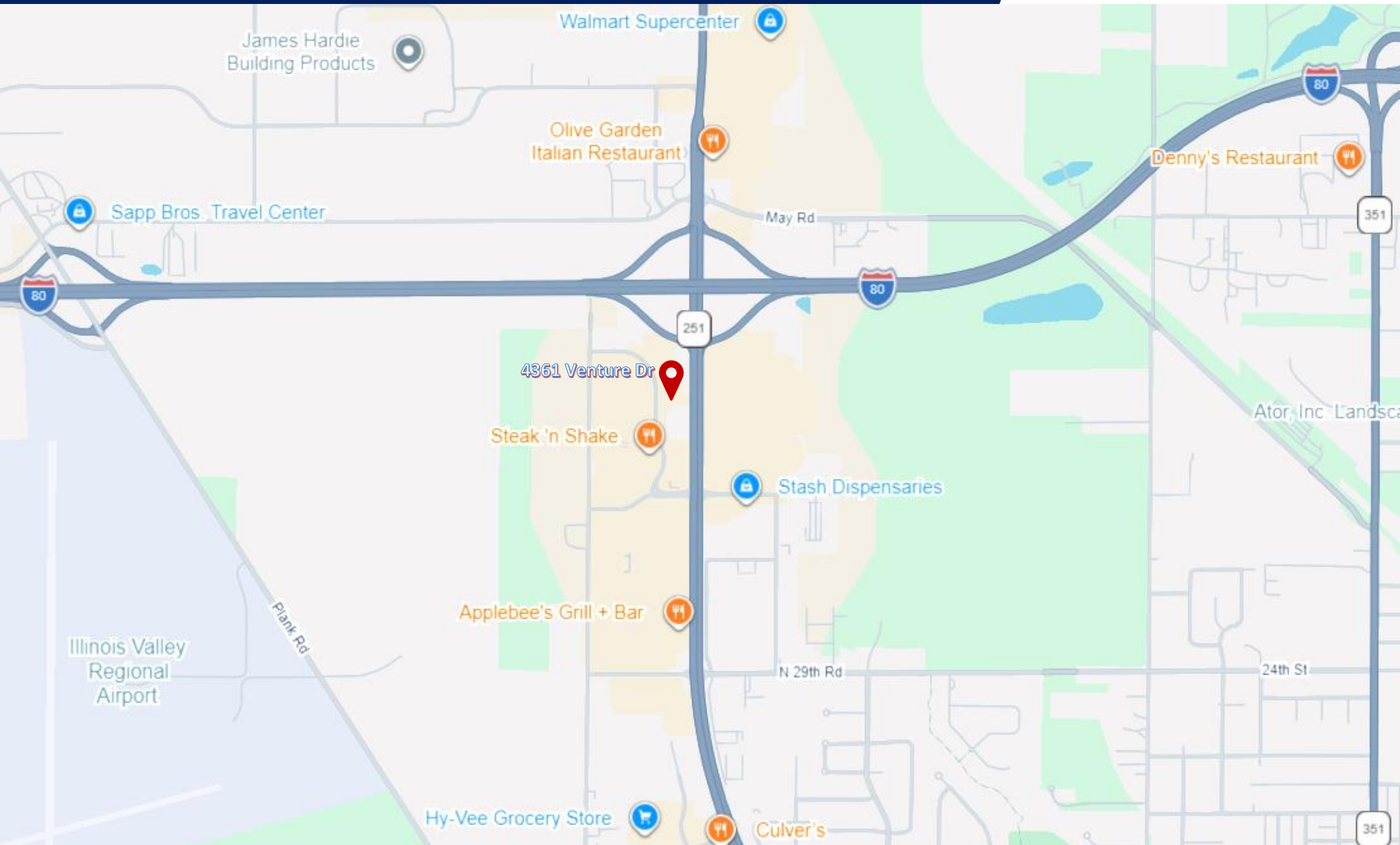
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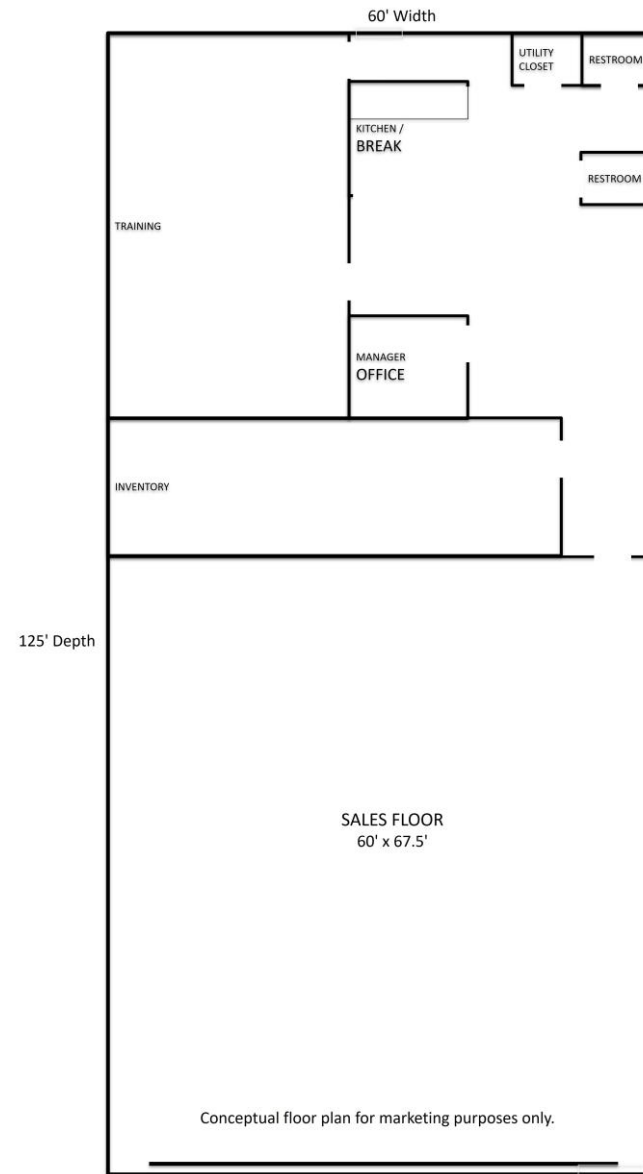
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FLOOR PLAN



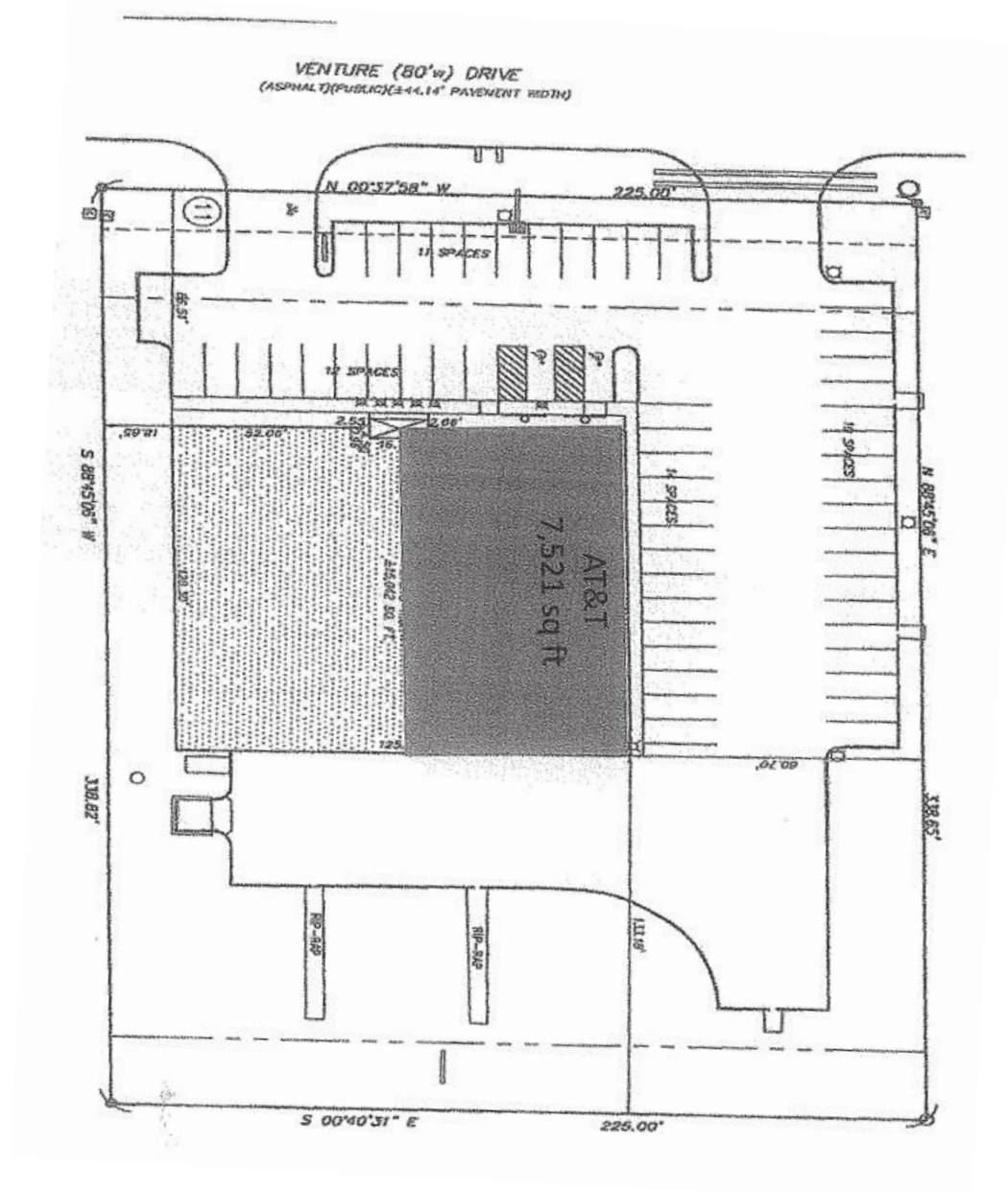
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SITE PLAN



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DEMOGRAPHIC DATA



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POPULATION

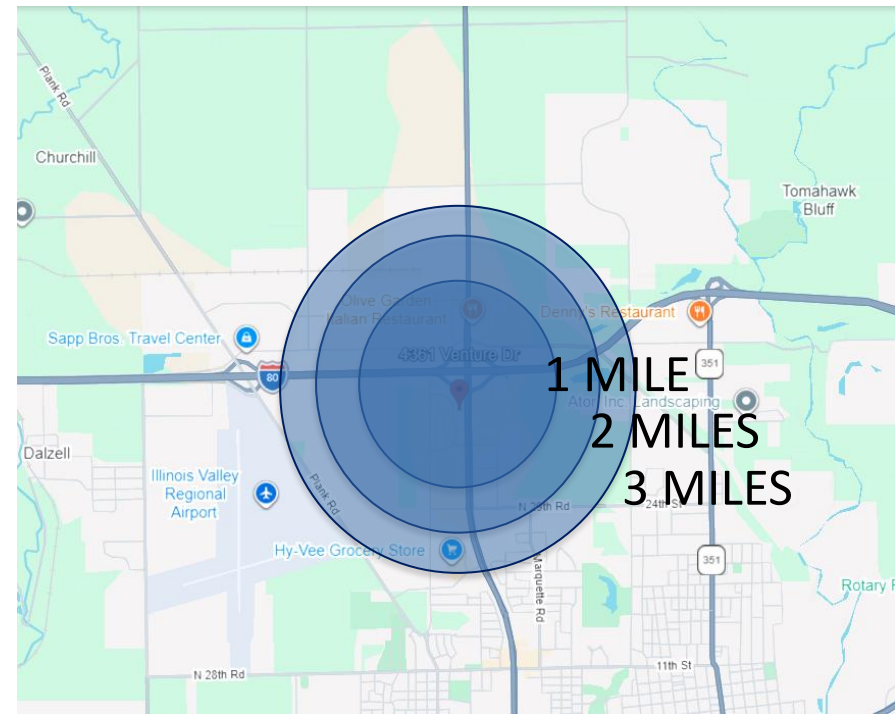
	1-MILES	2-MILES	3-MILES
2020 Population (Census)	394	8,192	20,099
2025 Population	387	7,807	19,534
2030 Population (Projected)	385	7,761	19,374

HOUSEHOLDS

	1-MILES	2-MILES	3-MILES
2020 Housing Units	175	3,563	8,758
2025 Households	172	3,400	8,518
2030 Households (Projected)	171	3,380	8,449

INCOME

	1-MILES	2-MILES	3-MILES
2025 Per Capita Income	\$49,406	\$42,232	\$37,024
2025 Avg. HH Income	\$111,347	\$96,988	\$84,903
2025 Median HH Income	\$75,215	\$76,360	\$70,492



CONTACT INFORMATION



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