

Church & School Building on 6.38 Acres

1717 Highwood Avenue, Pekin, IL 61554



OFFERING SUMMARY

Asking Price:	\$595,000
Building Size:	15,350 SF
Lot Size:	6.38 AC
Zoning:	R-2 Residential
Current Use:	Religious
Tax Status:	Exempt
APN:	10-10-12-215-024

PROPERTY DESCRIPTION

15,350 SF single level church property with ADA access. Includes entrance foyer, sanctuary, conference rooms, offices, classrooms, dining room, kitchen, private and communal restrooms, out door patio, playground, paved parking, acres of grass fields - all on 6.38 acres.

PROPERTY HIGHLIGHTS

- Located in residential community of southeast Pekin
- Directly across from Altman Primary Public School
- Close proximity to Route 9 (Court Street) commercial area
- Paved parking for approximately 122 vehicles with circular drive for church entrance
- Situated on 6.38 acres that allows for future development opportunity
- All utilities available at property
- Move in ready



Brian Coleman
Senior Broker
IL 475.198322
219 210 2493
bcoleman@adadvisors.org

Brian Dolehide CRE*
Broker of Record
IL 471.020293
630 606 9000
bdolehide@adadvisors.org

16,350 SF Building on 6.38 Acres

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Location – near commercial center



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16,350 SF Building on 6.4 Acres

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Property Information

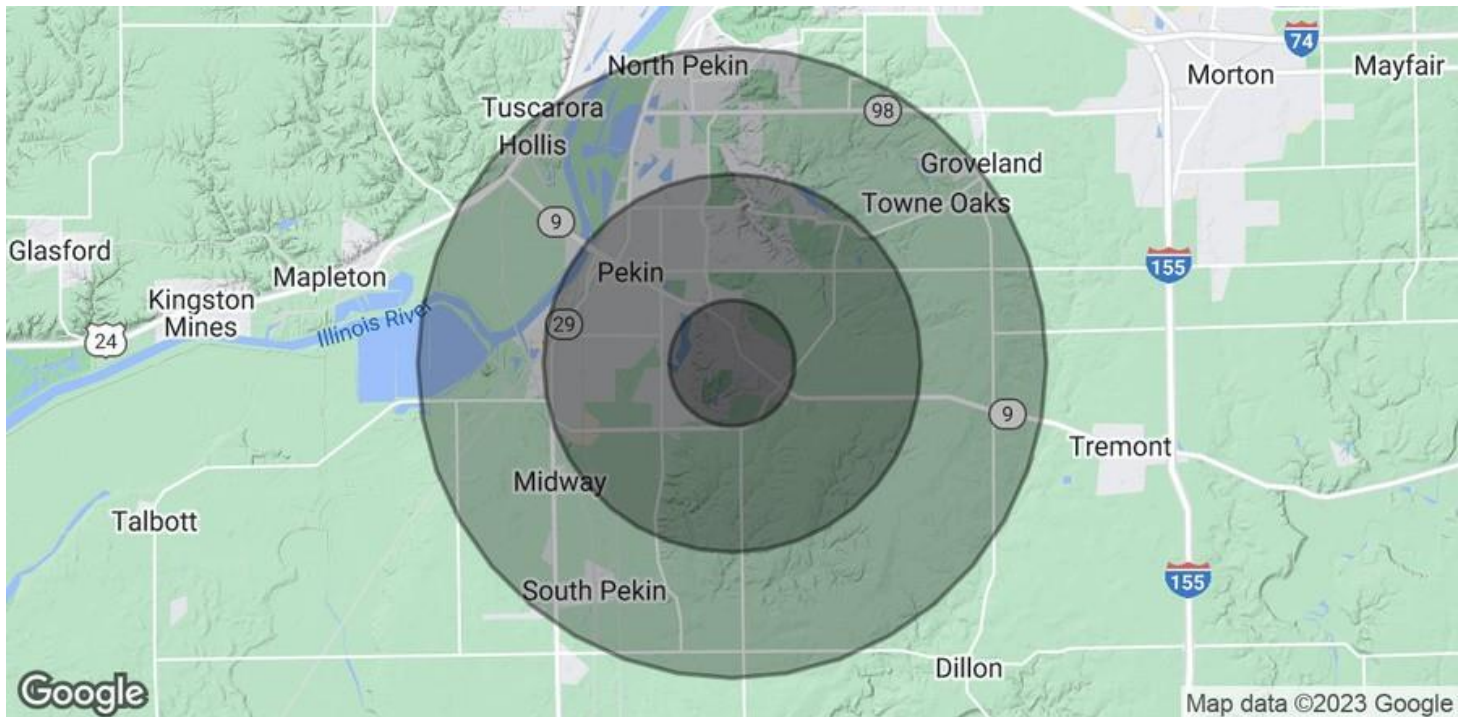
Property Information	
Gross Land Area	6.38 AC
Building	15,350 SF
Utilities	All utilities are connected to the property
Traffic Count	Per IDOT average daily count along Highwood is 2000 vehicles
Topography	Generally level
Year Built	1964, renovated and extended 1970
Basement	None
Foundation	Concrete slab
Framing / Construction	Concrete block & wood
Roof	Metal on gabled fronts and flat roofs Metal sanctuary roof is approximately 10 years old. Repairs to flat roof section carried out in 2023
Exterior	Mostly brick with some vinyl
Electrical	400 amp, 3-phase panel
Plumbing	4 restrooms & 2 half baths, full kitchen, 2 kitchenettes, 2 drinking fountains, mop sink, shower room and 2 classrooms with sinks and toilets.
HVAC	Gas, forced-air furnaces and central air conditioning in the sanctuary and classrooms - 2 years old. Electric, wall heating units in offices.
Paved Parking	Approximately 122 vehicles



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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,458	28,612	42,031
Average Age	51.8	41.7	41.1
Average Age (Male)	44.9	38.1	38.3
Average Age (Female)	56.2	44.6	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,635	13,706	19,227
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$73,768	\$59,157	\$62,675
Average House Value	\$148,787	\$117,140	\$124,719

* Demographic data derived from 2020 ACS - US Census



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