

4802 W Farmington Rd

PEORIA, IL 61604



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 4802 W FARMINGTON RD

ASKING PRICE: \$299,900



EXECUTIVE SUMMARY

These seven parcels total 1.66 acres and are located in the Village of Bellevue, IL. This site provides an excellent development opportunity with Commercial Zoning, 270 feet of road frontage, 2 ingress/egress onto Farmington Road (State Route), and is in the 2005 BELLEVUE TIF 11 (Dist #985) set to expire in 2028 with an option for extension. The site currently has an 863 SF block building with a tenant as well as a vacant building that was formerly an ice cream shop. Parcel list is - 1702451006, 1702451007, 1702451008, 1702451009, 1702451011, 1702451012, 1702451013 (see GIS parcels outline in photos).



1.66

TOTAL ACRES



RETAIL
RESTAURANT
LAND & FARM
PROP TYPE



7

TOTAL PARCELS



C1/C3
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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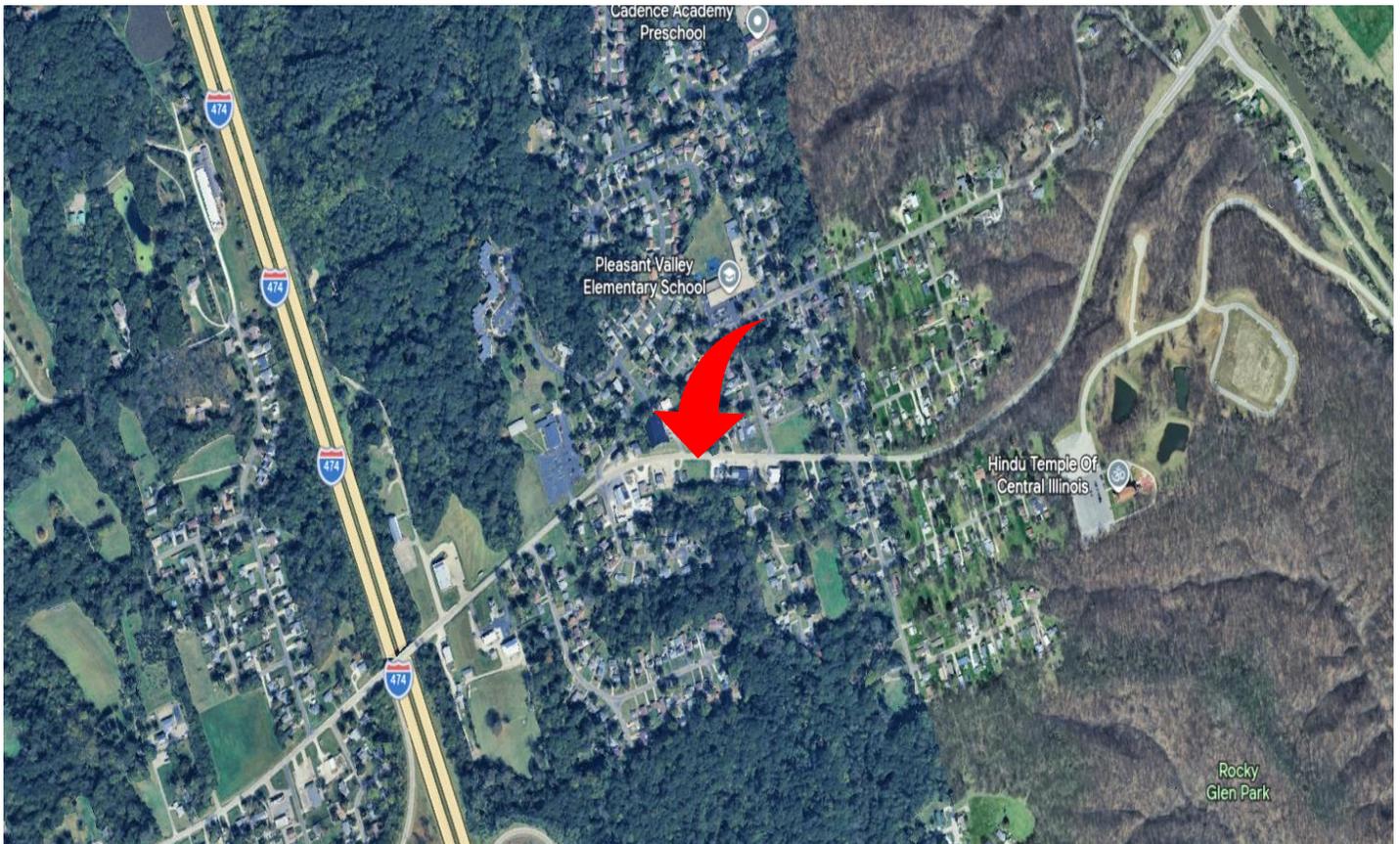
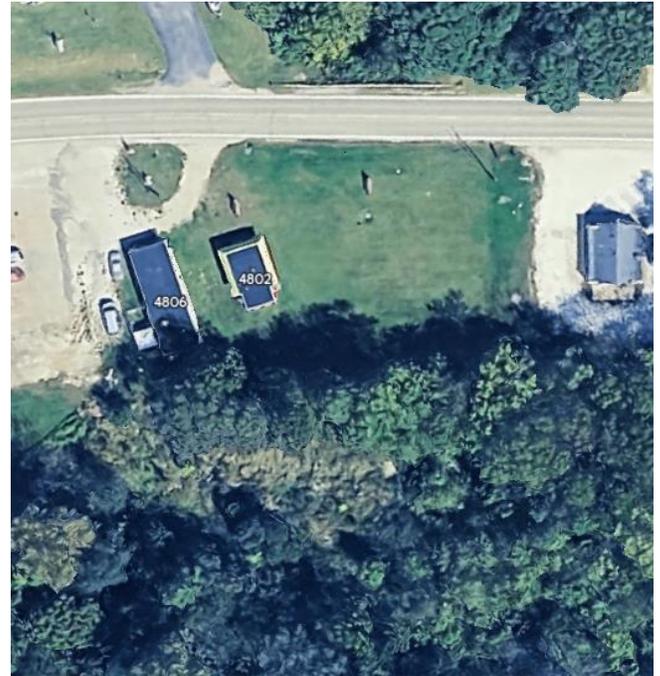
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PROPERTY INFORMATION

ADDRESS	4802 W Farmington Rd
CITY / STATE / ZIP	Peoria, IL 61604
PARCEL ID(s)	17-02-451-006, 17-02-451-007, 17-02-451-008, 17-02-451-009, 17-02-451-011, 17-02-451-012, 17-02-451-013
PROPERTY TYPE	Retail, Land & Farm, Restaurant, Other
ZONING	C-1/C-3
TOTAL LOT ACRES	1.66



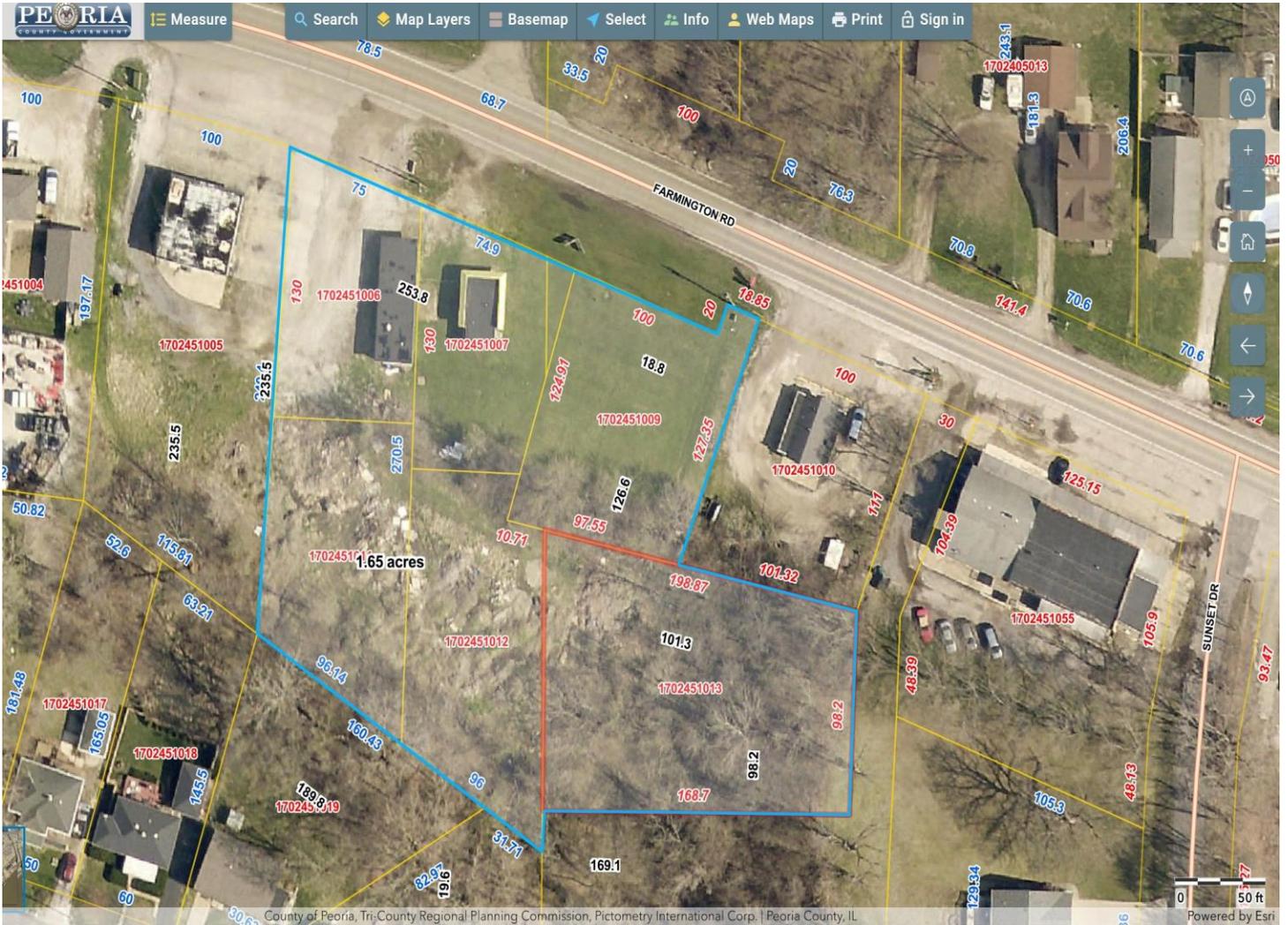
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COUNTY PARCELS



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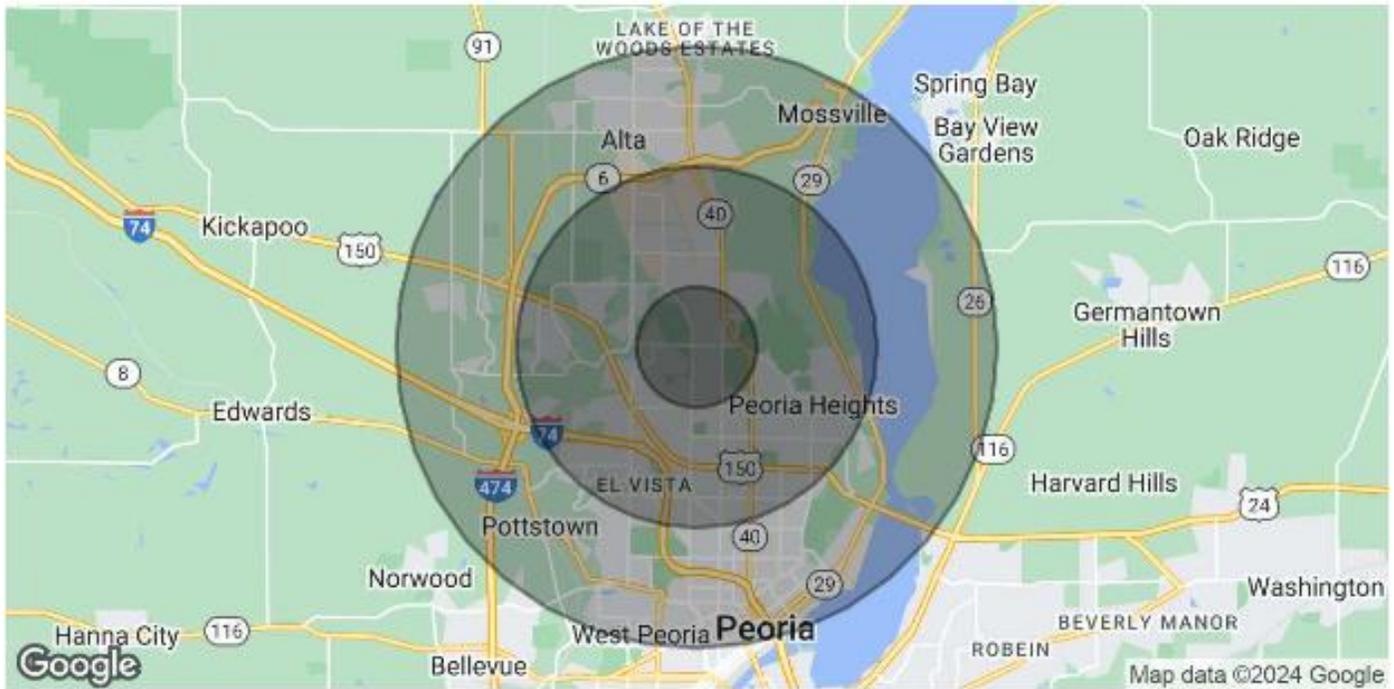
EXTERIOR PICTURES



EXTERIOR PICTURES



PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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