

14-SCREEN THEATER BUILDING NEAR PEORIA

1124 EDGEWATER DRIVE // NORTH PEKIN, ILLINOIS



BROKER CONTACTS

MICHAEL HAVDALA

312.458.4318

MICHAEL@CITADEL-ADVISORS.COM

BRENTON SCHRADER

312.458.4392

BRENTON@CITADEL-ADVISORS.COM





FAST FACTS

BUILDING SIZE	+/- 44,281 SF
PARCEL SIZE	17.51 AC
PARKING	+/- SPACES
PARCEL #	04-04-23-400-003
R.E. TAXES	\$131,682.68
COUNTY	TAZEWELL
SCREENS	FOURTEEN

DEMOGRAPHICS

15-minute drive

274,163

POPULATION

\$118,651

HOUSEHOLD INCOME

123,561

EMPLOYEES

HIGHLIGHTS

- Existing 14-screen multiplex theater building situated on 17.51 acres
 - Fully-equipped +/- 44,281 SF building with 14 theaters, each equipped with full sound, lighting, and projection screen
 - Grand entry with concessions and ticketing area as well as two sets of mens and womens restrooms
 - Approximately 275,000 people in a 15-minute drive in the vibrant communities of Peoria, East Peoria, Pekin, Creve Couer, and Morton
 - Nearest competing multiplex theaters are in AMC Sunnyland 10 in Washington (12 miles away and 22 minute drive) and GQT Willow Knolls in Peoria (15.6 miles away and 20 minute drive)
 - Turnkey opportunity for theater operator at a fraction of replacement
-

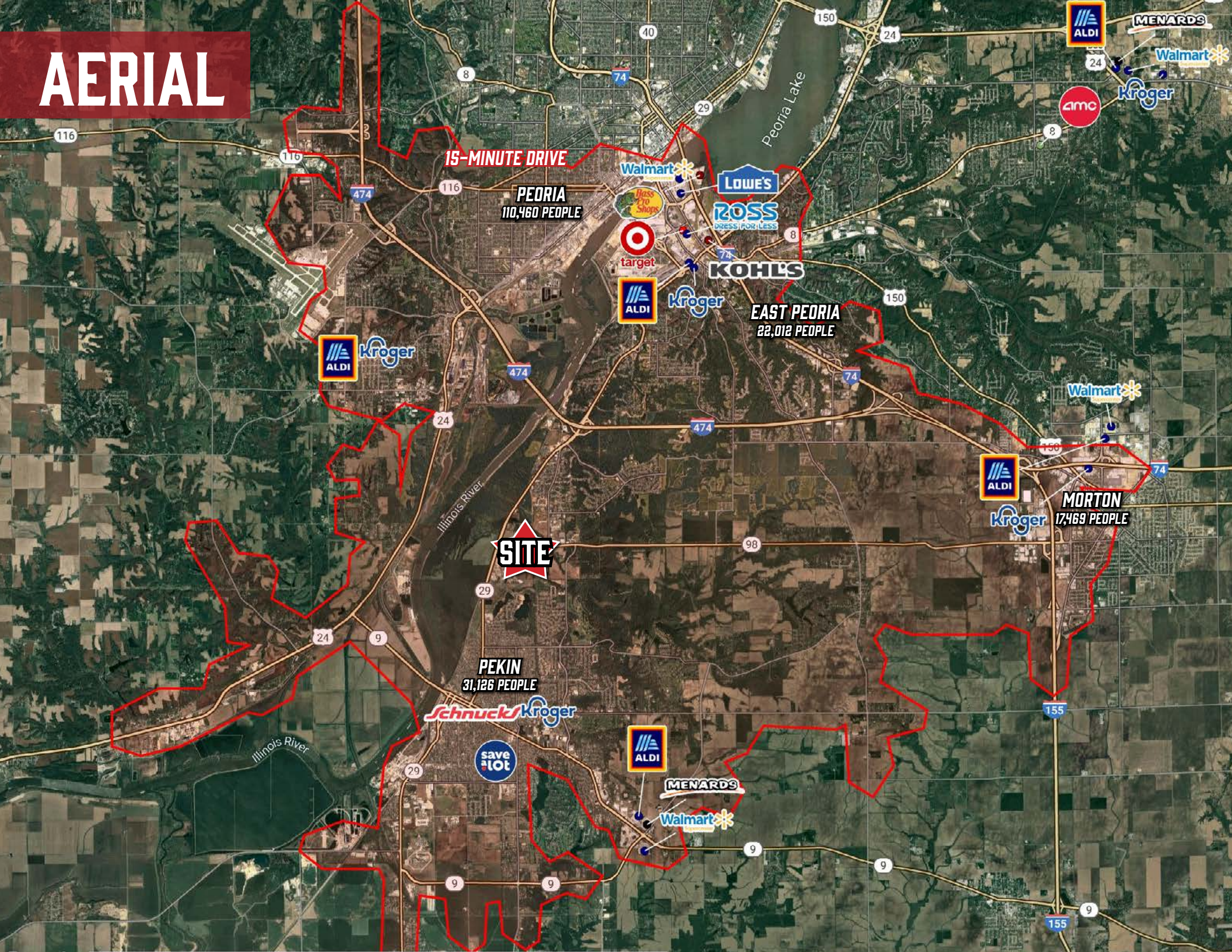




PHOTOS



AERIAL





MICHAEL HAVDALA

312.458.4318

MICHAEL@CITADEL-ADVISORS.COM

BRENTON SCHRADER

312.458.4392

BRENTON@CITADEL-ADVISORS.COM

THIS BROCHURE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER, SOLICITATION, OR GUARANTEE OF ANY PROPERTY DETAILS. PROSPECTIVE BUYERS OR TENANTS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION AND CONSULT LEGAL OR FINANCIAL PROFESSIONALS BEFORE MAKING DECISIONS.

