

3615 N. WISCONSIN AVE.

3615 N. WISCONSIN AVE., PEORIA, IL 61603

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the dynamic community of Peoria, IL, centrally located near the prime location of 3615 N. Wisconsin Ave. This bustling area is an optimal site for Retail/Strip Center tenants, with a range of nearby points of interest. Explore the lively downtown scene, featuring a variety of unique shops, local eateries, and cultural attractions that create a vibrant and inviting atmosphere. Take advantage of the area's proximity to community parks and recreational facilities, offering a family-friendly environment. With its strategic positioning amid a mix of residential neighborhoods and commercial areas, the location ensures a steady flow of potential customers, making it an ideal setting for retail success.

PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	4,269 SF
Building Size:	6,269 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,339	33,091	58,983
Total Population	11,686	66,725	120,647
Average HH Income	\$54,447	\$52,808	\$57,275

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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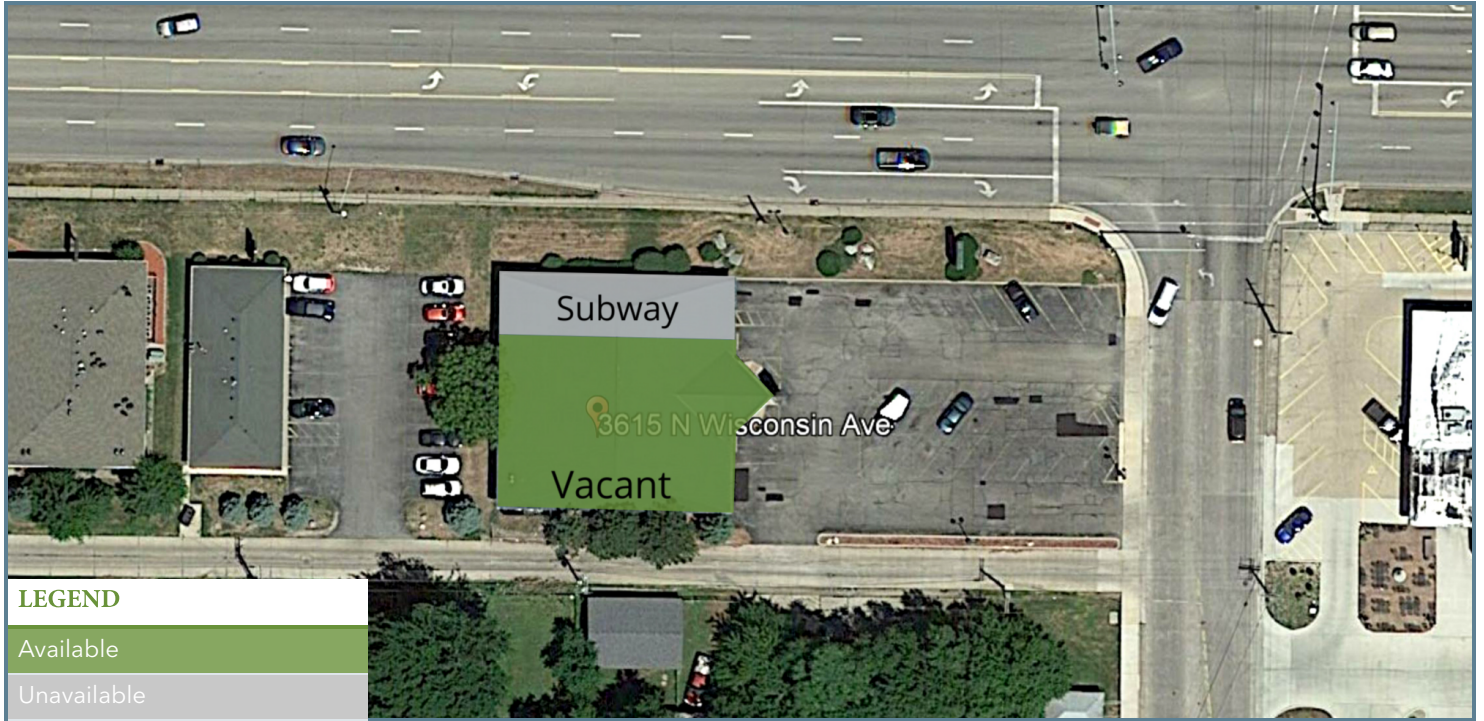
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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,269 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3615 N Wisconsin Ave	Available	4,269 SF	NNN	Contact Broker for Pricing	-
3615 N Wisconsin Ave	Subway	1,600 SF	NNN	-	-

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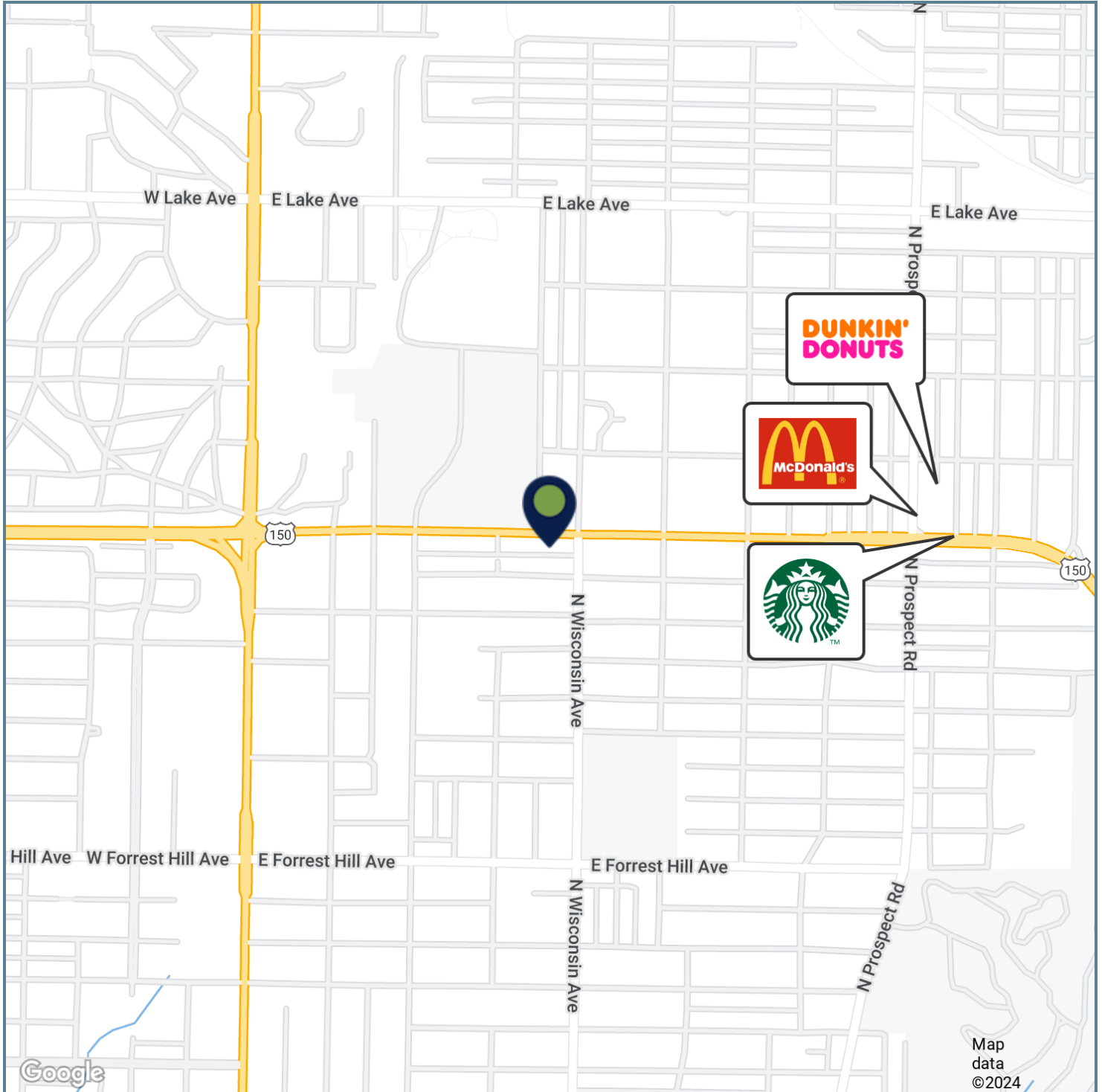
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RETAILER MAP



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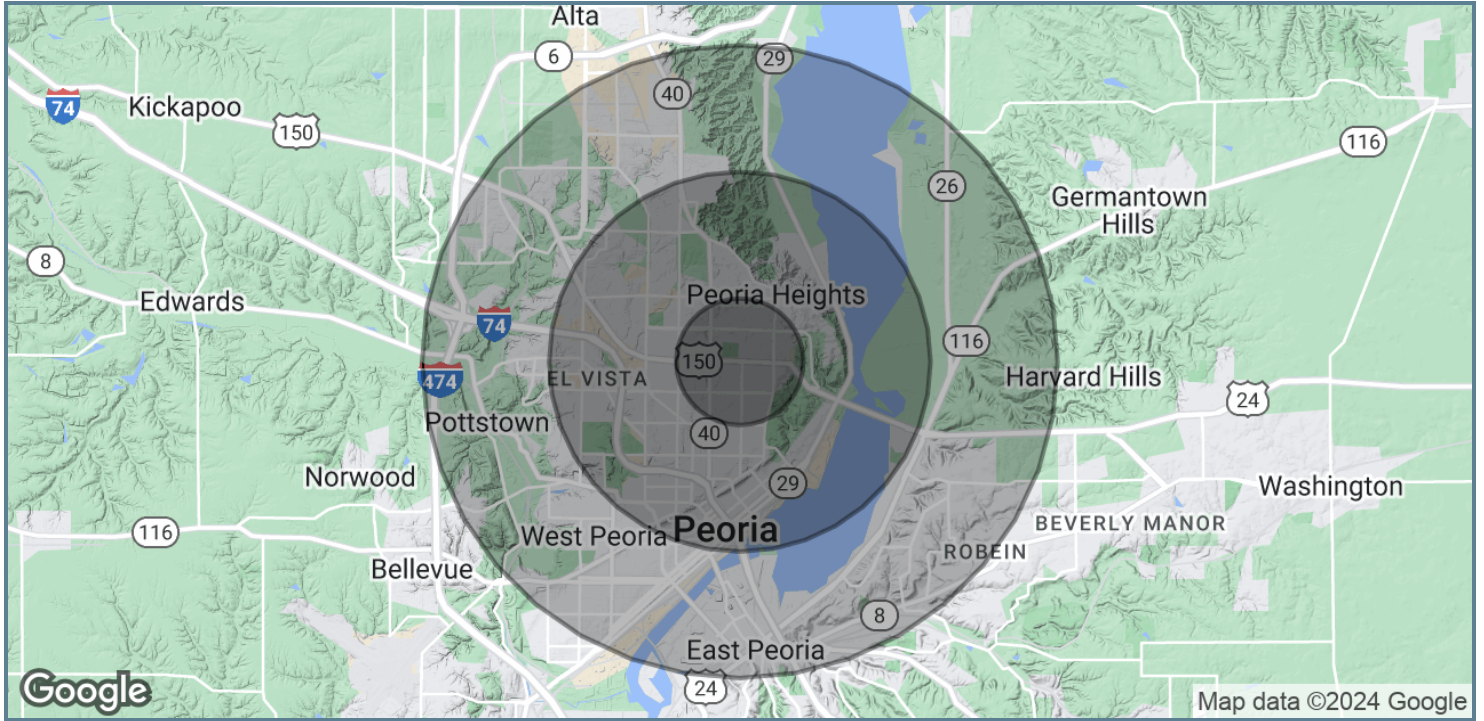
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,686	66,725	120,647
Average Age	38.9	37.9	38.5
Average Age (Male)	35.5	35.1	36.3
Average Age (Female)	44.0	40.0	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,339	33,091	58,983
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$54,447	\$52,808	\$57,275
Average House Value	\$96,515	\$107,936	\$117,422

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

