



**58 +/- ACRES AVAILABLE**

SWC US Hwy 24 - Business (McCluggage Road) & IL Route 8 (Washington Road)  
Washington, IL (Peoria MSA)



**GREAT STREET**

**MATT MORAN**  
847.472.5000  
[matt@greatstreetrealty.com](mailto:matt@greatstreetrealty.com)

**STEVE PILAFAS**  
847.472.5008  
[steve@greatstreetrealty.com](mailto:steve@greatstreetrealty.com)

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## PROPERTY OVERVIEW



- Washington is approximately 12 miles east of the regional retail market for Peoria, IL (Northwoods Mall)
- 17,200 VPD - IL Route 8
- 10,100 VPD - McCluggage Road
- Zoned C-3 service retail
- Utilities to the site (sewer across the street)

## DEMOGRAPHICS

### TOTAL POPULATION

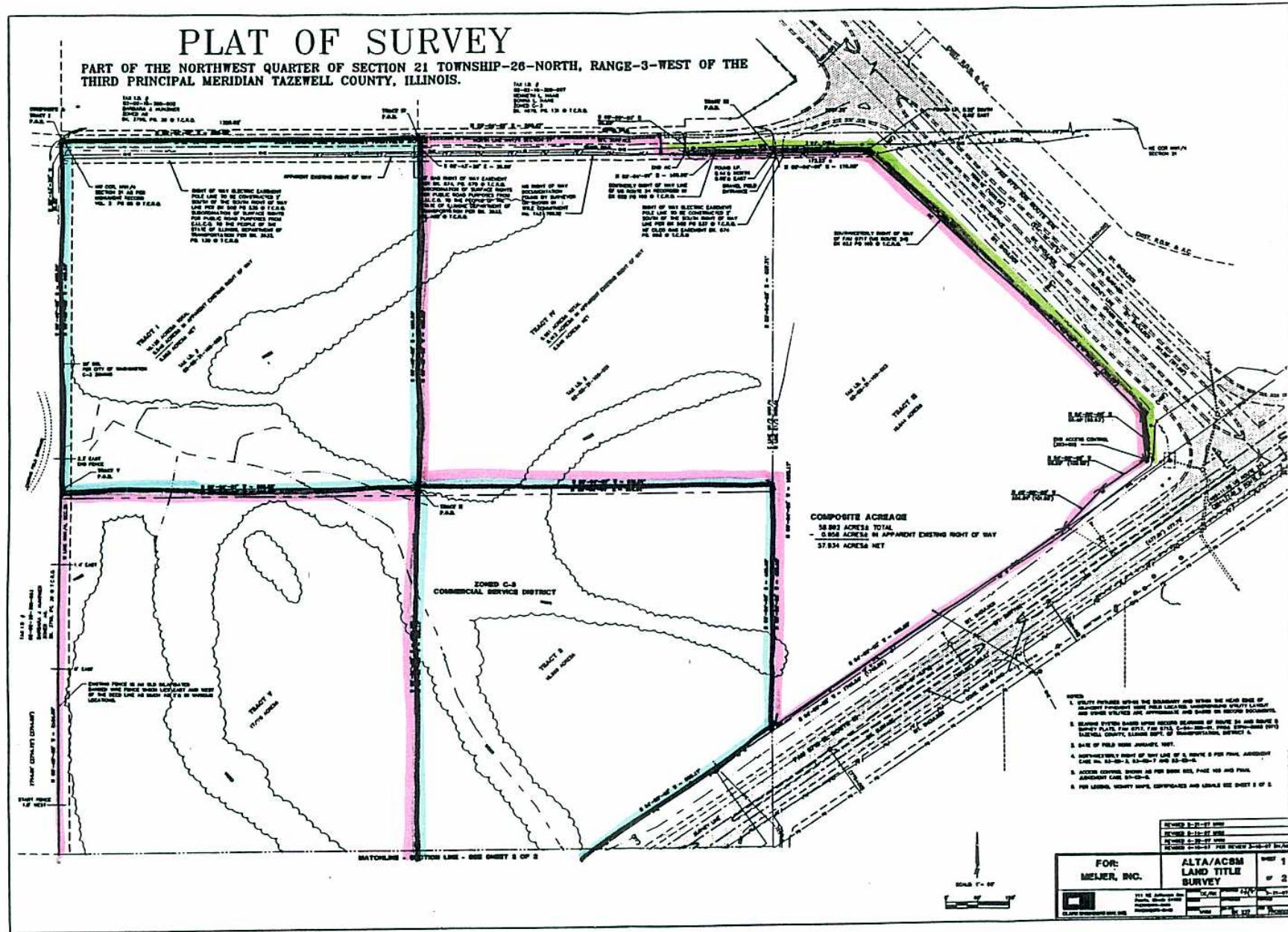
1 MILE	1,984
3 MILE	22,936
5 MILE	42,882

### AVERAGE HH INCOME

1 MILE	\$85,029
3 MILE	\$93,757
5 MILE	\$104,224

## PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN TAZEWELL COUNTY, ILLINOIS.



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.