



2323 W PIONEER PKWY  
PEORIA, IL 61615



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### Property Highlights:

- **Up to 100,000 SQFT available for lease**
- **Located near Walmart, Aldi, Panera, McDonalds, Starbucks, local restaurant and retail, Nissan, Toyota, and Jeep, Menards, and many other fast food and small business.**
- **Located in a densely populated area just a few miles away from Dunlap, Illinois. Dunlap is a “New Housing” development and considered one of the best places to live in Illinois.**
- **Great View. See and be Seen by 31,112 Cars every day.**
- **Zoning: Commercial C-2**
- **Annual Taxes: \$50,553.51 (2020)**
- **3 Exterior Loading Docks**

1 MILE	3 MILE	5 MILE
Population 3,594	Population 38,604	Population 84,071
Households 1,777	Households 16,404	Households 36,579
Ave Household Income \$86,097	Ave Household Income \$109,975	Ave Household Income \$93,936

# Demographics

