

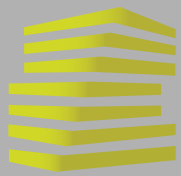
— *MAJOR* —
RETAIL HUB
FOR SALE OR LEASE

5114 W HOLIDAY DR

PEORIA, IL



LOCATION.
commercial real estate



5114 W HOLIDAY DR

NEIGHBORHOOD VIBE

ALEX APTER

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JOE LODES

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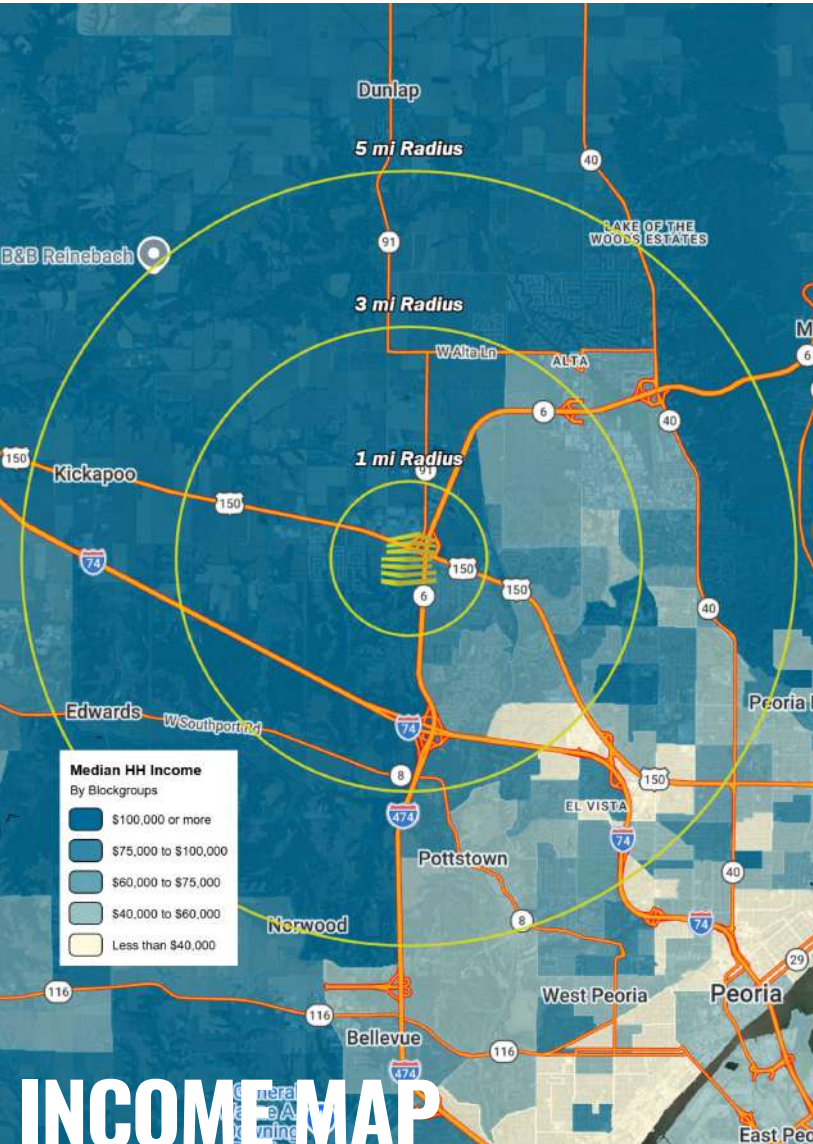
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TRADE AREA OVERVIEW

PEORIA, ILLINOIS IS THE LARGEST CITY ON THE ILLINOIS RIVER AND THE SEVENTH-LARGEST CITY IN THE STATE. CENTRALLY LOCATED BETWEEN CHICAGO AND ST. LOUIS, PEORIA SERVES AS A REGIONAL HUB FOR HEALTHCARE, MANUFACTURING, AGRICULTURE, AND TRANSPORTATION. ITS STRATEGIC LOCATION, DIVERSE ECONOMY, AND WELL-DEVELOPED INFRASTRUCTURE MAKE IT A KEY DESTINATION FOR BUSINESSES AND CONSUMERS THROUGHOUT CENTRAL ILLINOIS.

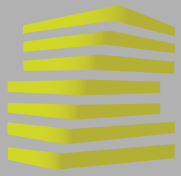
IN ADDITION TO ITS STRONG ECONOMIC FOUNDATION, PEORIA FEATURES A VIBRANT RIVERFRONT, EXPANDING DINING AND ENTERTAINMENT OPTIONS, CULTURAL ATTRACTIONS, AND A VARIETY OF RECREATIONAL AMENITIES. SUPPORTED BY MAJOR EMPLOYERS, EXCELLENT HIGHWAY CONNECTIVITY, AND A REGIONAL AIRPORT, THE CITY CONTINUES TO ATTRACT INVESTMENT AND SUPPORT LONG-TERM RETAIL, COMMERCIAL, AND RESIDENTIAL GROWTH.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	4,540	22,860	70,298
HOUSEHOLDS	1,867	10,126	30,736
EMPLOYEES	2,706	11,750	35,431
MED HH INCOME	\$118,878	\$91,458	\$91,084

AREA RETAIL | RESTAURANTS





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SITE & DETAILS

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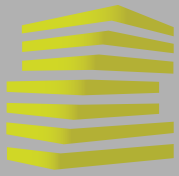
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- FORMER GANDER OUTDOORS BOX
- 31,315 SF
- 3.05 ACRES
- MAJOR RETAIL HUB INCLUDING HOME DEPOT, HY-VEE, ACADEMY SPORTS, THE GREAT ESCAPE, MARSHALLS, AND DICK'S SPORTING GOODS
- CALL BROKER FOR PRICING



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MARKET AERIAL

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