

EastPort Commercial Plaza & Outlot

2401 N. MAIN STREET, EAST PEORIA, IL



PROJECT OVERVIEW

EastPort Commercial Plaza, located in East Peoria, is a mixed-use development with key tenants Mobil Gas/Express Mart, Erie Insurance, Inner Wellness and Edward Jones.

- Excellent East Peoria location near I-74 and Route 150, with easy access and great visibility from Route 116/Main Street, which has a signalized intersection
- Retail, restaurant, office, and outlot opportunities
- Turnkey commercial space available
- Traffic count of 22,100 vehicles per day
- Directly adjacent to Harbor Pointe residences, Stoney Creek Inn, Jonah's Seafood Restaurant, EastPort Marina and EastPort Banquet facilities

SITE FEATURES

RESTAURANTS: 4,000+ SF

SERVICES: 24,000+ SF

AVAILABLE:

- SUITE 2401: 2,054 SF
- SUITE 2517: 1,966 SF
- OUTLOT: 2.19 AC (FOR SALE OR BUILD-TO-SUIT; DIVISIBLE)



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DEMOGRAPHICS


3 Mile Radius

| POPULATION | AVG. INCOME |
|---|---|
|  |  |
| 34.3 K | \$70.3 K |

5 Mile Radius

| POPULATION | AVG. INCOME |
|---|---|
|  |  |
| 101.3 K | \$69.3 K |

10 Mile Radius

| POPULATION | AVG. INCOME |
|---|---|
|  |  |
| 239.8 K | \$81.6 K |

