

# Availability at New Dutch Bros Development for Second User | High Traffic Intersection



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1101 W War Memorial Dr  
Peoria, IL 61604**

**0.59 AC**  
**Retail Land for Sale or Lease**

**NICK RAGLE**

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**Disclaimer: This listing is subject to the successful closing of the current buyer's contract.**

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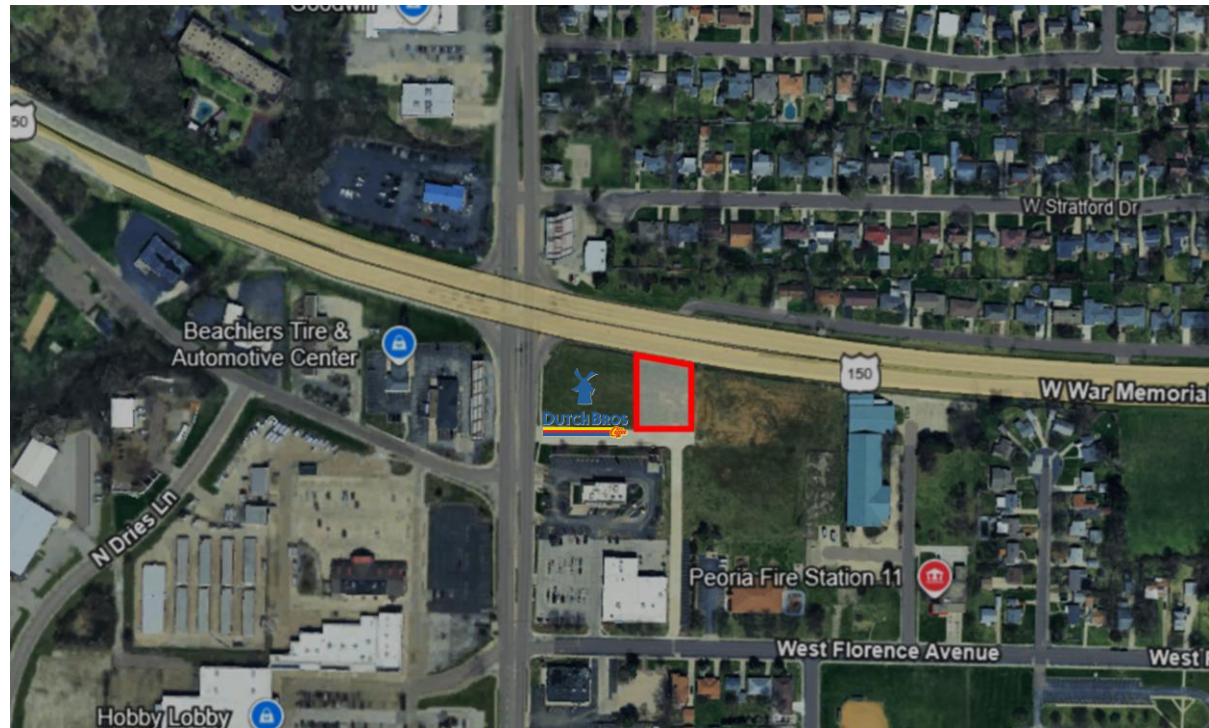
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## PROPERTY OVERVIEW

Be a part of the redevelopment of war memorial & university with Dutch Bros coffee, who has already committed to the corner, with the subject lot offering an opportunity for a complementary retail or service use! This is the busiest intersection in Peoria with 45,000 vehicles daily. Lot 1 is under contract. Coveted corner lot!! Developer will provide BTS, ground lease, or sell remaining parcel. Access road constructed for better traffic flow and site access and potential to connect to war memorial drive directly is in progress with the tif district creation. Drive is also accessible from Florance Ave. Lot 1 has remaining .59 acres of the total 1.6 acres to share with Dutch Bros and there are also lots 2 & 3 that total 2.443 acres (lot 2 (1.31 acres) or lot 3 (1.133 acres) for larger concepts. The redevelopment has access road complete with utility rough-in stubbed to outlot boundary. Be a part of the redevelopment of this highly desirable corner! Tif district is in place!!!

## PROPERTY INFORMATION

ADDRESS	1101 W War Memorial Dr. Peoria, IL 61604
SALE PRICE	\$700,000
LEASE PRICE	\$56,000 Ground Lease
LOT SIZE	0.59 AC
ZONING	C2- Commercial District
YEAR BUILT	Development



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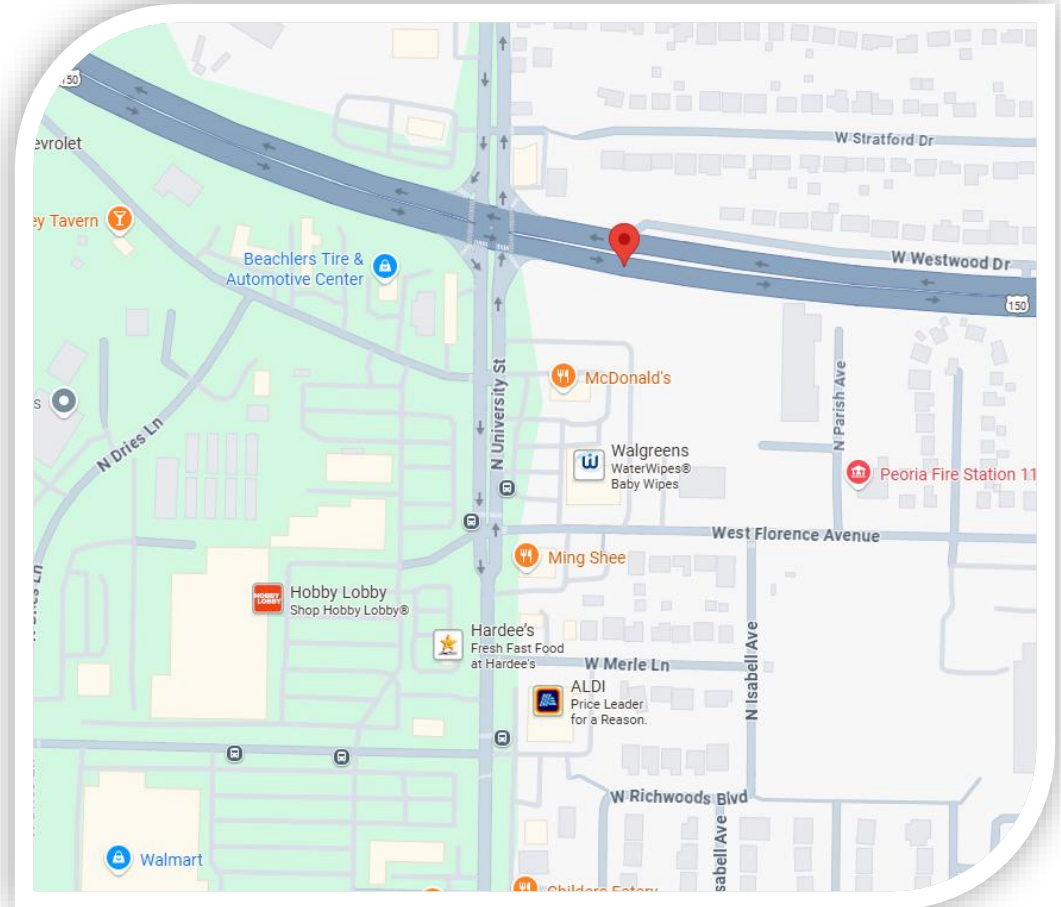


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## AREA OVERVIEW

Surrounding the property is a strong mix of national and regional retailers, restaurants, and service providers, including Walmart Supercenter, Hobby Lobby, FedEx, Dunkin', McDonald's, and Walgreens. The site is also in close proximity to established neighborhoods like Biltmore Heights, major employment centers, and local institutions such as St. Philomena School, ensuring steady local customer traffic alongside regional draw.

This location benefits from Peoria's position as the largest city in Central Illinois, serving as the area's retail, healthcare, and cultural hub. War Memorial Drive functions as one of the city's primary east-west arteries, connecting major residential districts with shopping, dining, and entertainment destinations. The site's placement at the intersection with University Street—another key north-south thoroughfare—provides unmatched market exposure and accessibility for a wide range of commercial concepts.



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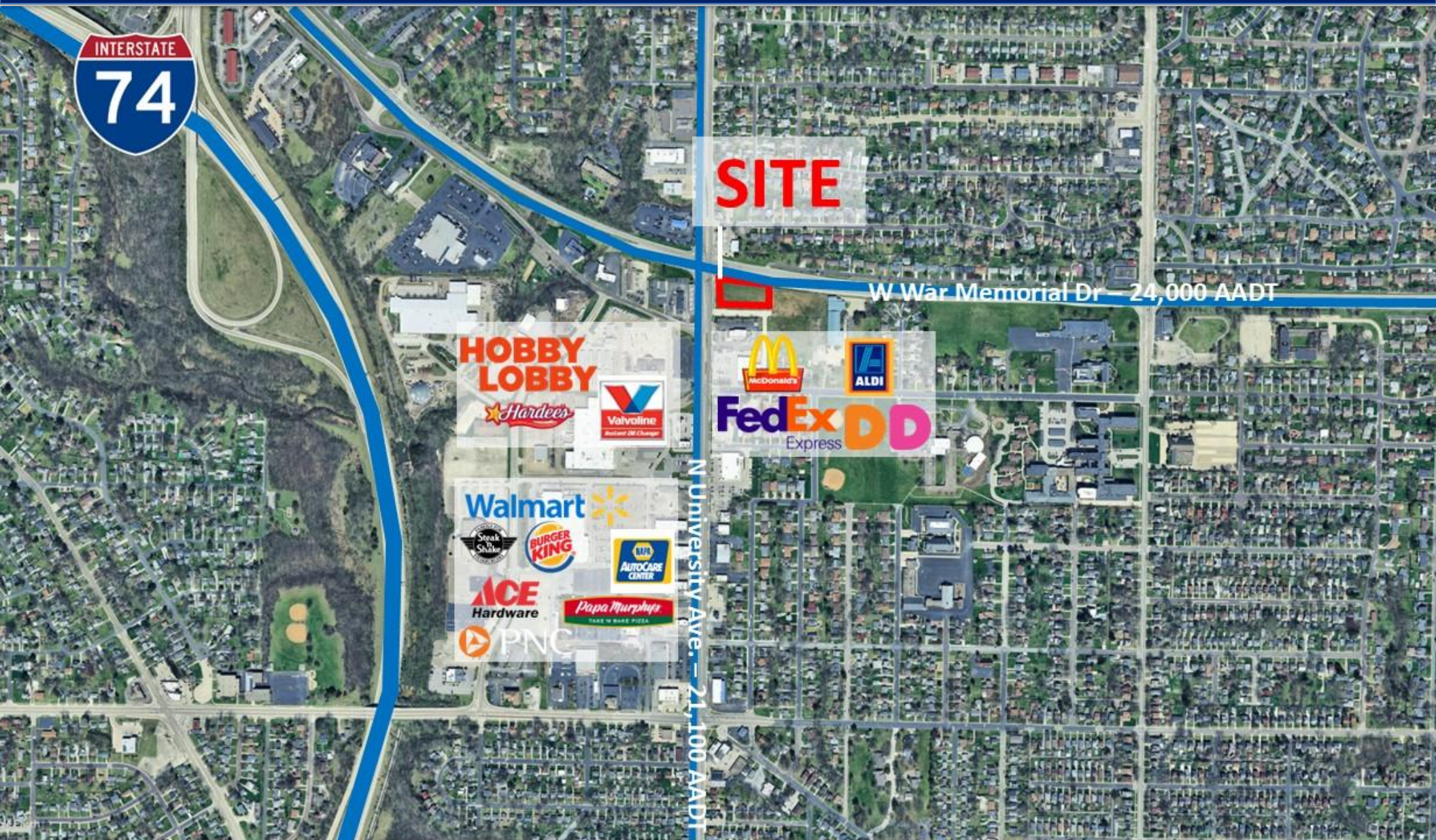
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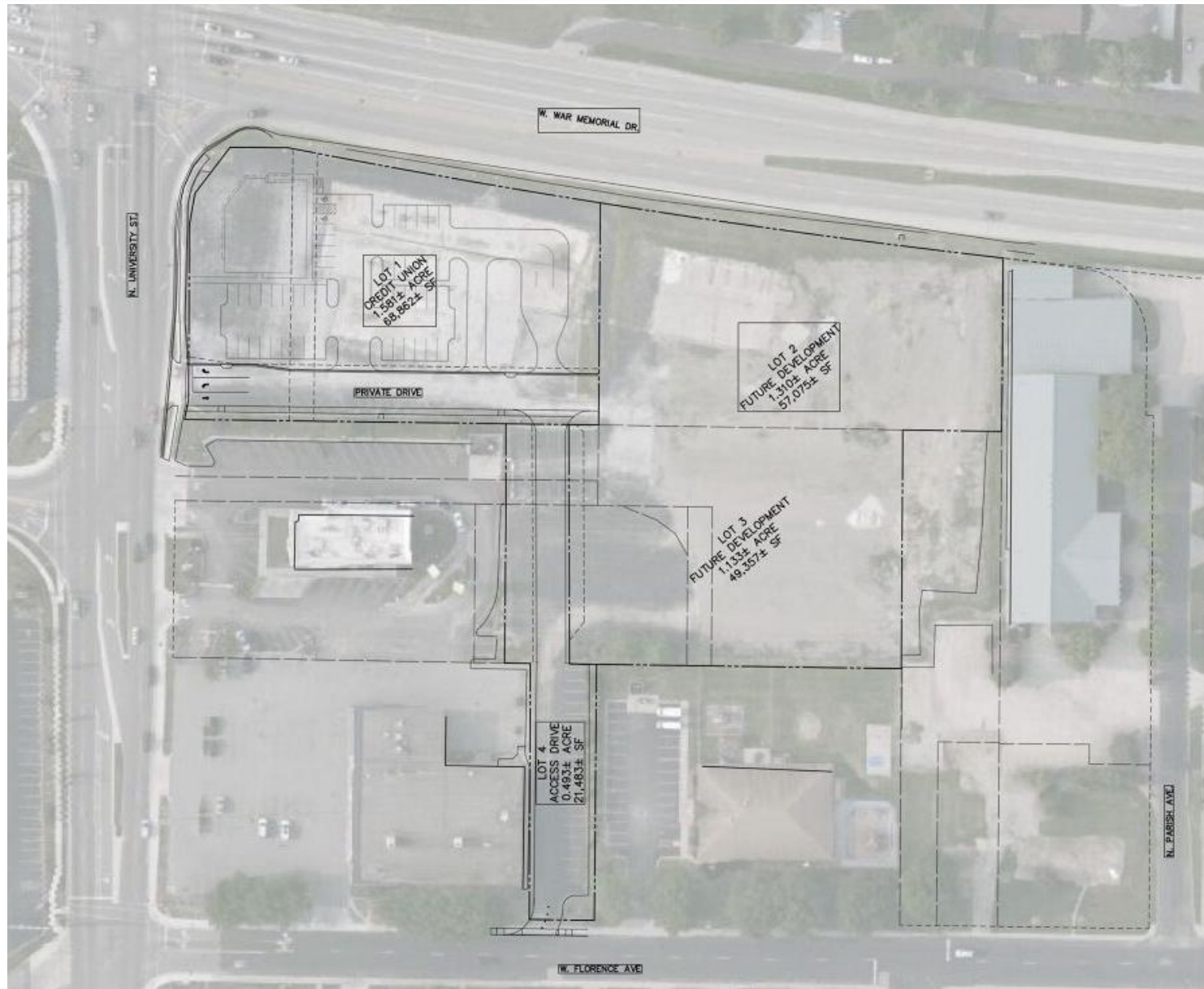
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## POPULATION

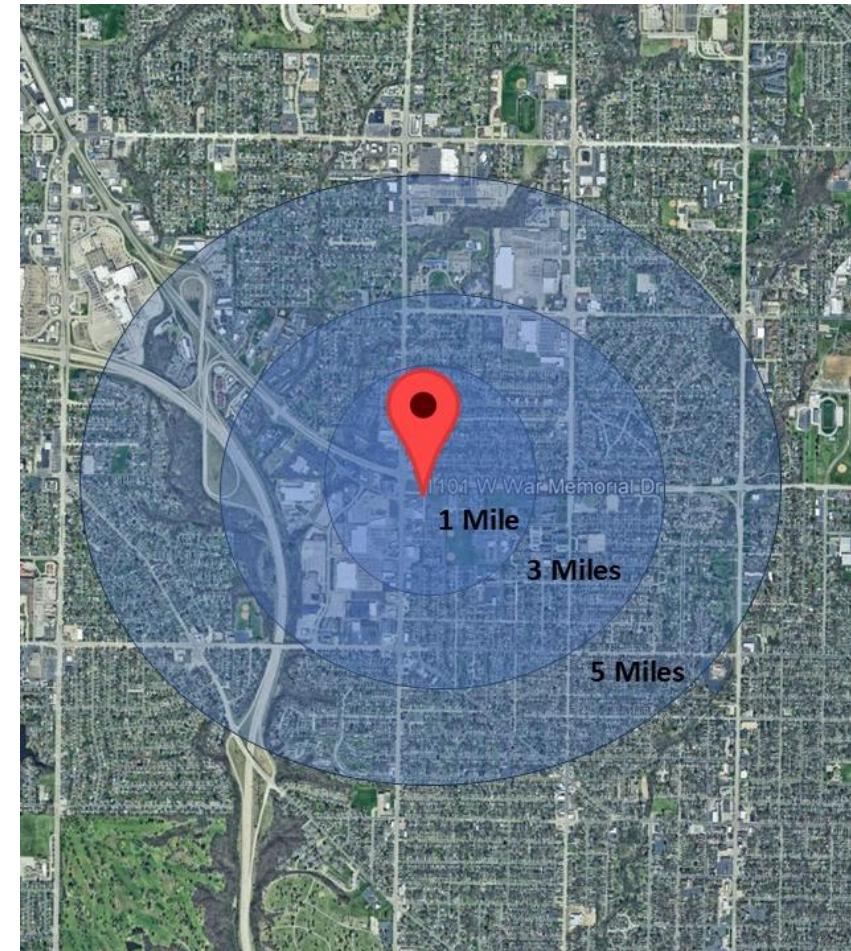
	1-MILES	3-MILES	5-MILES
2020 Population (Census)	12,426	83,237	127,643
2025 Population	12,091	77,973	118,017
2030 Population (Projected)	12,100	77,403	116,942

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Housing Units	5,520	33,771	51,088
2030 Households (Projected)	5,531	33,641	50,658

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$37,259	\$34,772	\$37,458
2025 Avg. HH Income	\$81,616	\$80,045	\$86,530
2025 Median HH Income	\$61,365	\$56,170	\$60,342



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## CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

- Prime High-Traffic Location 45,000 vehicles per day
- Strong Retail Corridor
- Complementary Co-Tenancy
- Infrastructure-Ready Site
- TIF District Incentives