



5.83 ACRES LAND WITH UP TO 60,000 SF BUILDING AREA

LAND AVAILABLE
 PLAZA DR & MIDTOWN RD, PERU, IL
FOR LEASE



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PROPERTY HIGHLIGHTS

- 5.83 Acres Vacant Land / Up to 60,000 SF Buildable
- Just South of I-80 Interchange Ramp
- Strong Daytime Population
- Adjacent to HyVee, Planet Fitness, Dunhams Sports

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	19,363	28,065	33,789
DAYTIME POPULATION	21,578	28,268	33,334
HOUSEHOLDS	8,727	12,557	15,081
AVG HH INCOME	\$68,333	\$69,490	\$71,944

TRAFFIC COUNTS

	COUNT
IL ROUTE 251	11,969 VPD
W 24TH ST	6,531 VPD
PEORIA ST	6,899 VPD
I-80	29,254 VPD

AREA TENANTS INCLUDE



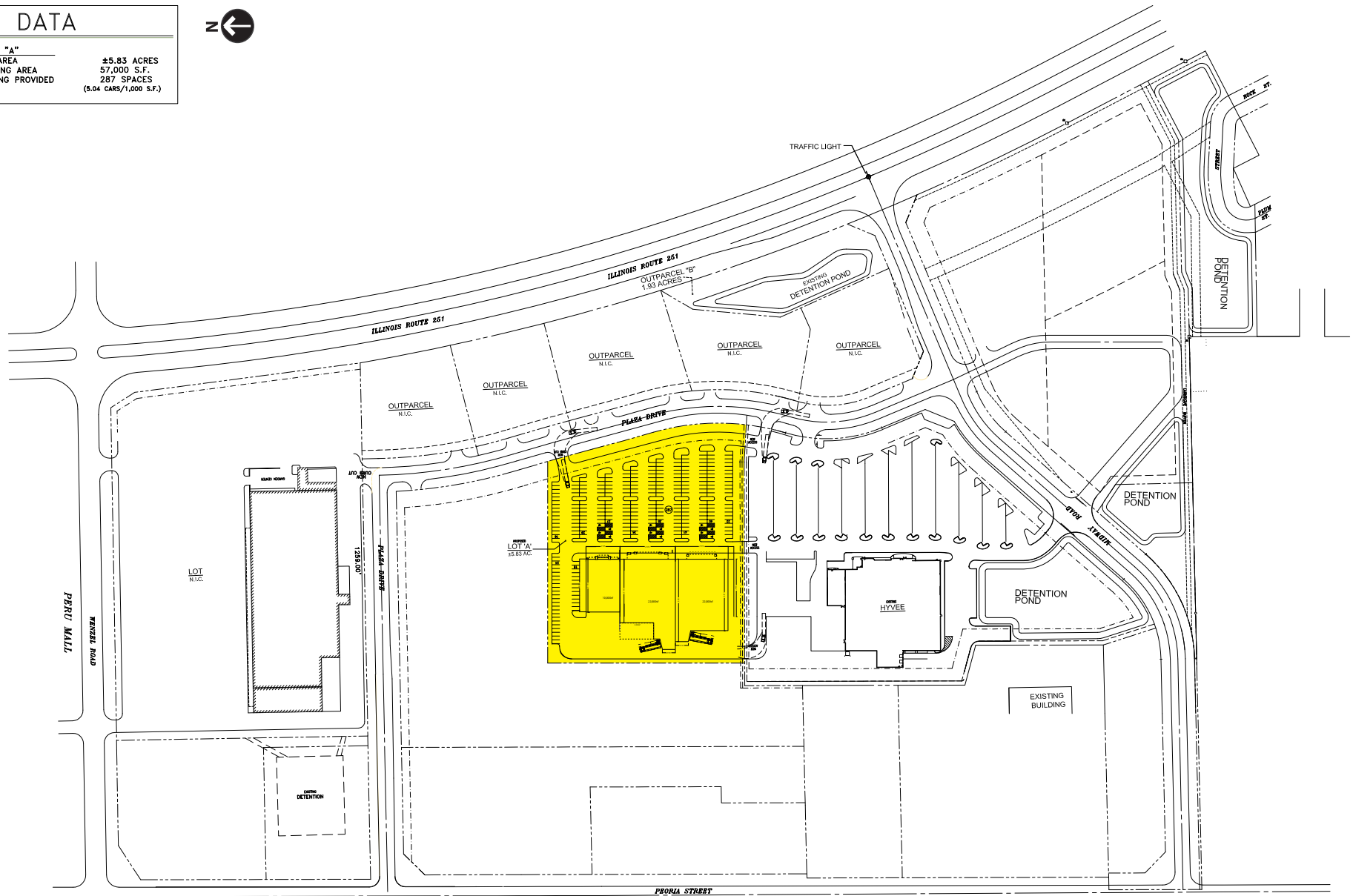
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SITE DATA

RETAIL LOT "A"	
SITE AREA	±5.83 ACRES
BUILDING AREA	57,000 S.F.
PARKING PROVIDED	287 SPACES (5.04 CARS/1,000 S.F.)



CONTACT
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