

Retail Property For Sale

Former QSR With D/T- Pekin, IL

3485 COURT ST, PEKIN, IL 61554



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,150,000

Price / SF: \$505.49

Lot Size: 0.84 Acres

Year Built: 2020

Building Size: 2275 SF

Zoning: B-3

PROPERTY HIGHLIGHTS

- Former QSR with Drive-Thru for sale in Pekin, IL
- Located on highly traveled Court St. with maximum visibility
- Fully built out with kitchen equipment
- Outlot to Harbor Freight, Dunham's Sports and Aldi
- Surrounded by national retailers



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PROPERTY DESCRIPTION



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Free-standing Drive-Thru restaurant now for sale in Pekin, IL. This former QSR offers an excellent opportunity along highly traveled Court Street, providing maximum visibility and consistent traffic throughout the day. The subject property is fully built out and includes existing kitchen equipment, allowing a new operator to quickly open with minimal upfront investment.

The property sits as an outlet to Harbor Freight, Dunham's Sports, and ALDI. The surrounding trade area is anchored by numerous national retailers including Hobby Lobby, Petco, Menards, Starbucks, Culvers, Wendy's and many more. Opportunity to enter into a great market

LOCATION DESCRIPTION

Pekin, Illinois is the county seat of Tazewell County, situated along the Illinois River in central Illinois. With a 2020 population of approximately 31,731, it ranks as one of the larger cities in the Peoria metropolitan area.

Strategically positioned just southeast of Peoria, Pekin benefits from regional economic connectivity while maintaining its own strong industrial base. Its economy is diversified across manufacturing (including heavy machinery and food production) and agriculture. This mix of industry, coupled with access to major transportation modes (rail, river, and road), makes Pekin a compelling location for commercial real estate investment.

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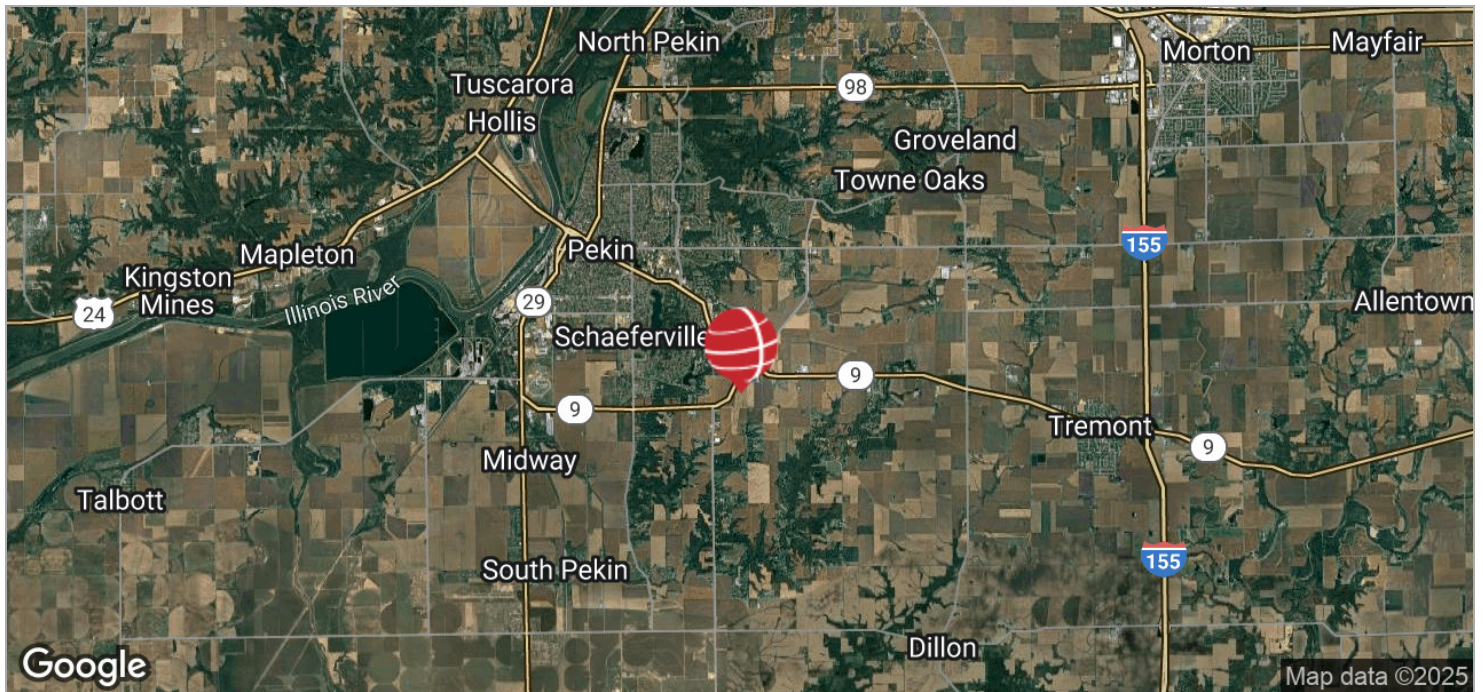
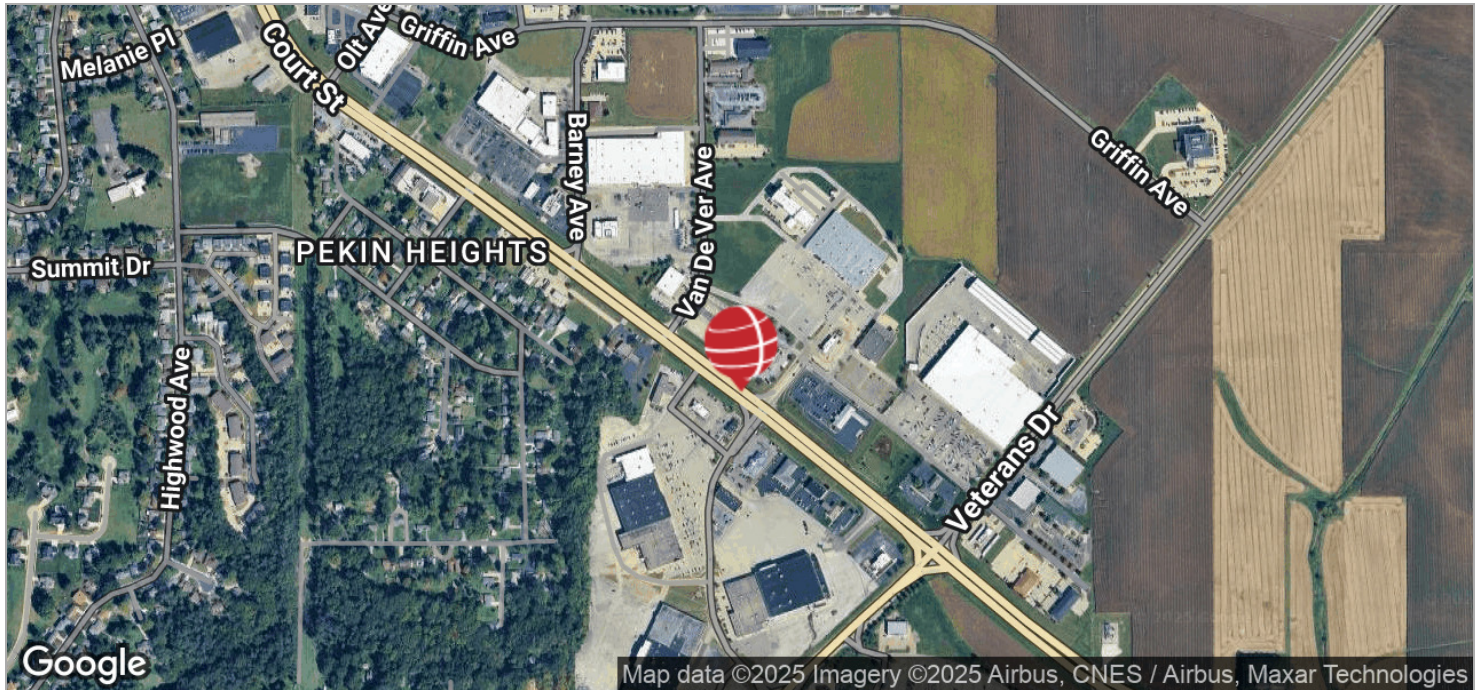
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LOCATION MAPS



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RETAILER MAP



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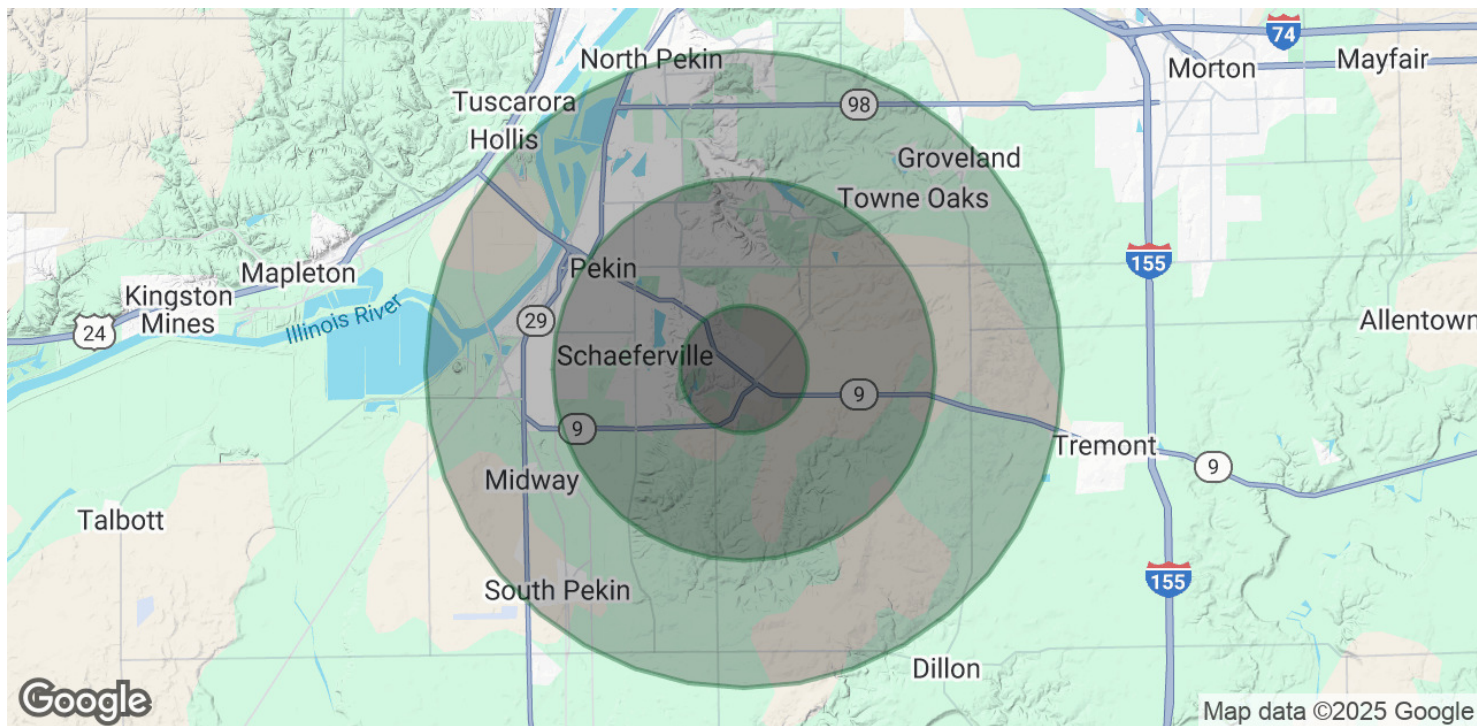
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,238	23,565	41,426
Average Age	48	43	43
Average Age (Male)	45	41	41
Average Age (Female)	50	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,000	10,457	17,546
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$97,065	\$76,275	\$77,162
Average House Value	\$207,719	\$168,373	\$160,768

Demographics data derived from AlphaMap

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