

ABOUT THE LISTING

4141 VENTURE DRIVE

Peru, IL 61354



PROPERTY DESCRIPTION

Explore customizable options tailored to your needs for the second tenant space at this prime intersection in Peru, strategically positioned at Venture Drive and IL 251. With an impressive daily traffic flow of nearly 15,000 vehicles, the location boasts ample on-site parking, and the possibility of incorporating a drive-through window with sufficient car stacking space. Unit 1, scheduled to open in Summer 2024, will feature a delightful array of desserts and beverages. An additional tenant space is available for buildout under the existing drive through area of the building with this Listing. The property falls under B-2 Community Shopping zoning, offering a versatile canvas for your business vision. It's important to note that the Peru Mall subdivision imposes covenants and conditions on design and tenant type, ensuring a harmonious aesthetic. Check out the rendered images for design inspiration; they are computer-generated and showcase potential ideas for your future space. Don't miss the opportunity to carve out your niche in this vibrant and high-traffic locale. Rental rate includes CAM & taxes for listing purposes.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	1,840 SF
Zoning:	B-2
APN:	17-05-410-009

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	953	8,830	12,785
Total Population	2,060	18,252	26,618
Average HH Income	\$84,206	\$62,306	\$62,143

Leah Erickson
815 780 7952



LOCATION

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LOCATION DESCRIPTION

From I-80 take IL251 exit south, turn right/west at the light. The property is on your left in the NE corner of the Peru Mall shopping area. Fantastic location for wide variety of potential tenants.

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PHOTOS

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RETAILER MAP

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SATELLITE MAP

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AREA DEMOGRAPHICS

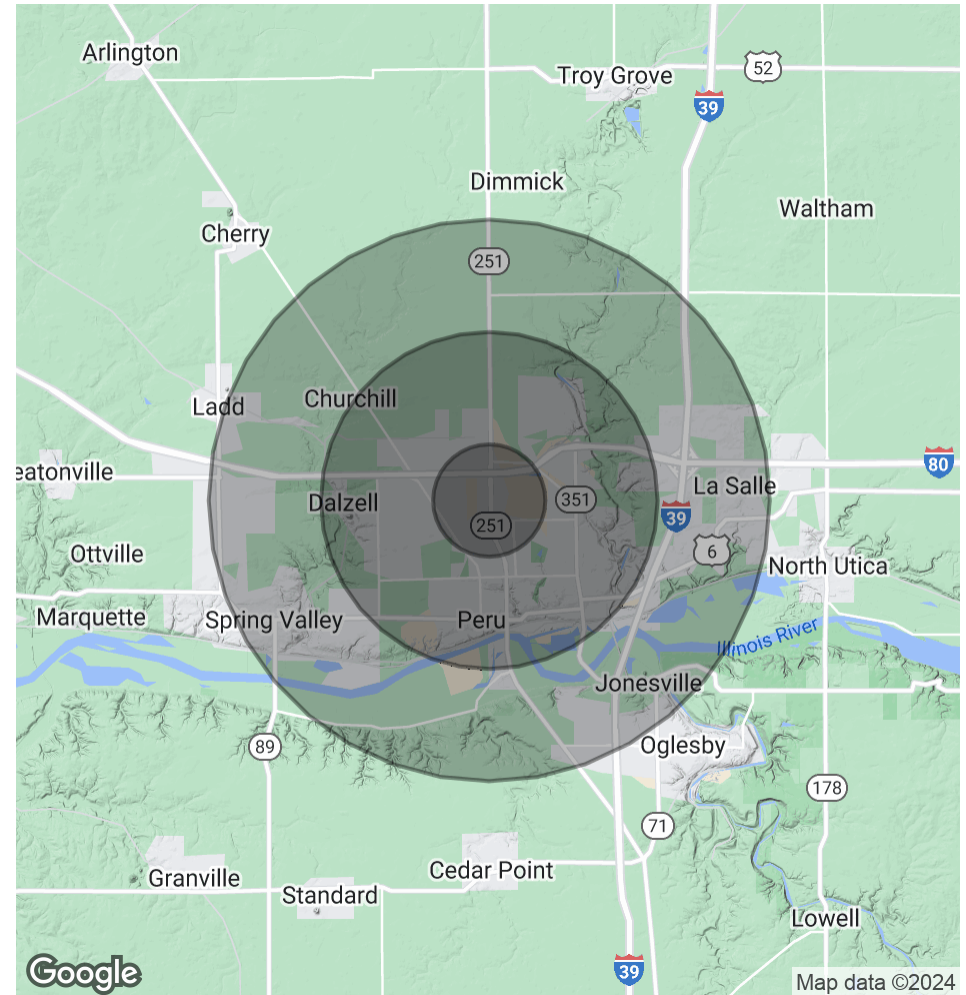
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,060	18,252	26,618
Average Age	54.1	43.8	43.7
Average Age (Male)	53.7	43.2	42.8
Average Age (Female)	59.1	44	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	953	8,830	12,785
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$84,206	\$62,306	\$62,143
Average House Value	\$216,812	\$132,900	\$129,723

* Demographic data derived from 2020 ACS - US Census



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SALE

4141 VENTURE DRIVE

Peru, IL 61354



LEAH ERICKSON

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PROFESSIONAL BACKGROUND

As a licensed Illinois real estate broker and Realtor®, Leah Erickson (formerly Leah Inman) can assist you with any commercial or industrial property need, land acquisition or sale, retail development, or historic building leasing and sales. She is a result driven and detail-oriented professional with a variety of business skills that have culminated in commercial real estate. She has a bachelor's degree in industrial engineering from Purdue University and is well known and respected in the communities she serves.

Her experience as a project manager and estimator of fire protection in Chicagoland construction projects led her to have a keen sense of the development and building process. After the construction market halted in the late 2000's, Leah began working at a third-generation family-owned mechanical repair business and was tasked with a variety of projects, IT implementation, safety protocols, and process improvement. While working there Leah became very involved in her local business community and continues to act as the vice president of the La Salle Business Association.

Through this organization and community involvement, Leah went on to serve as Economic Development Director for the City of La Salle. She is well versed in many local, state, and federal incentives such as TIF, EDGE, Façade improvements, Historic Designation, Enterprise Zones, and local/county zoning. She is the owner of a 135-year-old fully rehabbed building in her hometown of La Salle and specializes in Downtown Rehabilitation and revitalization projects, leasing and sales.

Banker and Coldwell Banker Commercial still stand behind these values. Coldwell Banker Commercial is now one of the most recognized and well-respected names in commercial real estate with representation throughout the United States and 39 other countries. That's over 500 markets and 2,600 professionals! Coldwell Banker Commercial is ranked 3rd in the number of Certified Commercial Investment Members (CCIM) in 2021, a prestigious designation earned by only 6% of the estimated 150,000 commercial real estate practitioners. The Real Estate Group is an affiliate of Coldwell Banker Commercial with 61 offices in 4 states (IL, WI, MI, IN), and over 1,600 residential and commercial brokers and Realtors®.

Combining these core values with the most up-to-date technology and analytic data available and the choice is clear! Property intelligence, market potential predictions, VOID analysis, trade area development, and mobile data analysis are just a few ways that Coldwell Banker Commercial differentiates itself from the competition. Let Leah assist you with tenant representation, site selection, consulting services, landlord representation, and construction management. Leah can provide services throughout the State of Illinois but focuses on the I-80/I-39 corridors in north central Illinois.

Specialties and Interests:

- Land Acquisition and development
- Retail Development
- Commercial property sales & leasing
- Historic Building sales & leasing

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