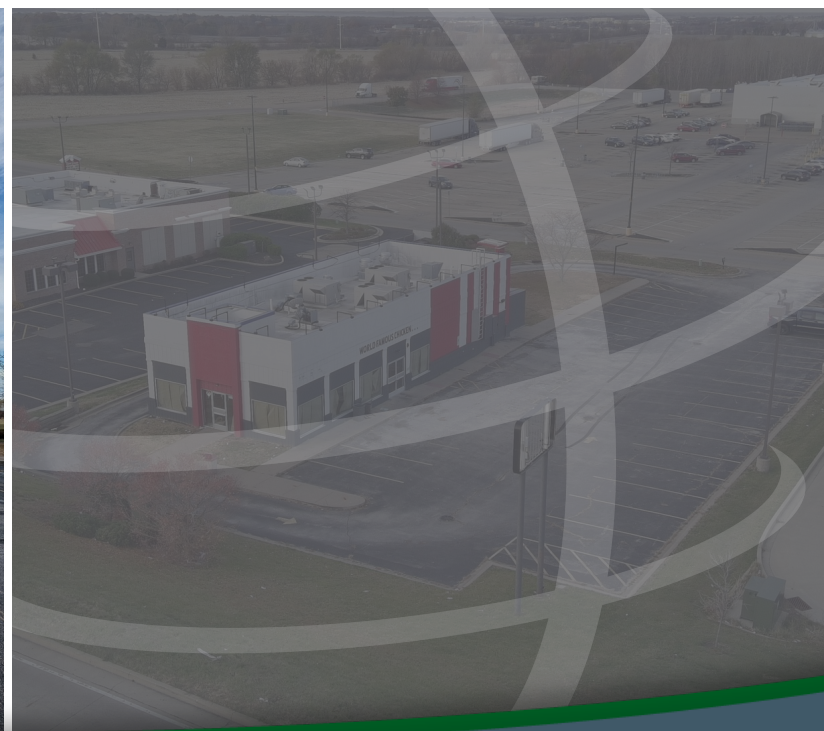


Retail Property For Sale

Former QSR With D/T- Peoria IL

8905 N ALLEN RD, PEORIA, IL 61615



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,150,000

Price / SF: \$424.82

Lot Size: 0.68 Acres

Building Size: 2,707 SF

Zoning: C2

PROPERTY HIGHLIGHTS

- Free-standing building for sale in Peoria, IL
- Former QSR with Drive-Thru
- Fully built out with kitchen equipment
- Outparcel to Walmart
- Surrounded by national retailers
- Located on N. Allen with quick access to 6



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This free-standing building for sale in Peoria, IL is a turnkey opportunity, formerly operated as a quick-service restaurant (QSR) with a convenient drive-thru. Fully built out with kitchen equipment, the property is ready for immediate use or redevelopment. Situated as an outparcel to Walmart, it benefits from strong traffic and excellent visibility on N. Allen Street, with quick access to Route 6. Surrounded by national retailers including Walmart, Menards, Aldi, Autozone, Bob Evans, Arbys, Burger King and more

LOCATION DESCRIPTION

Subject property is located on North Allen Road in Peoria, IL. Peoria is a strategically located mid-sized city in central Illinois, anchored by Peoria County with about 181,800 residents in the county. The city itself has a population of roughly 111,700 (2024 estimate).

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RETAILER MAP



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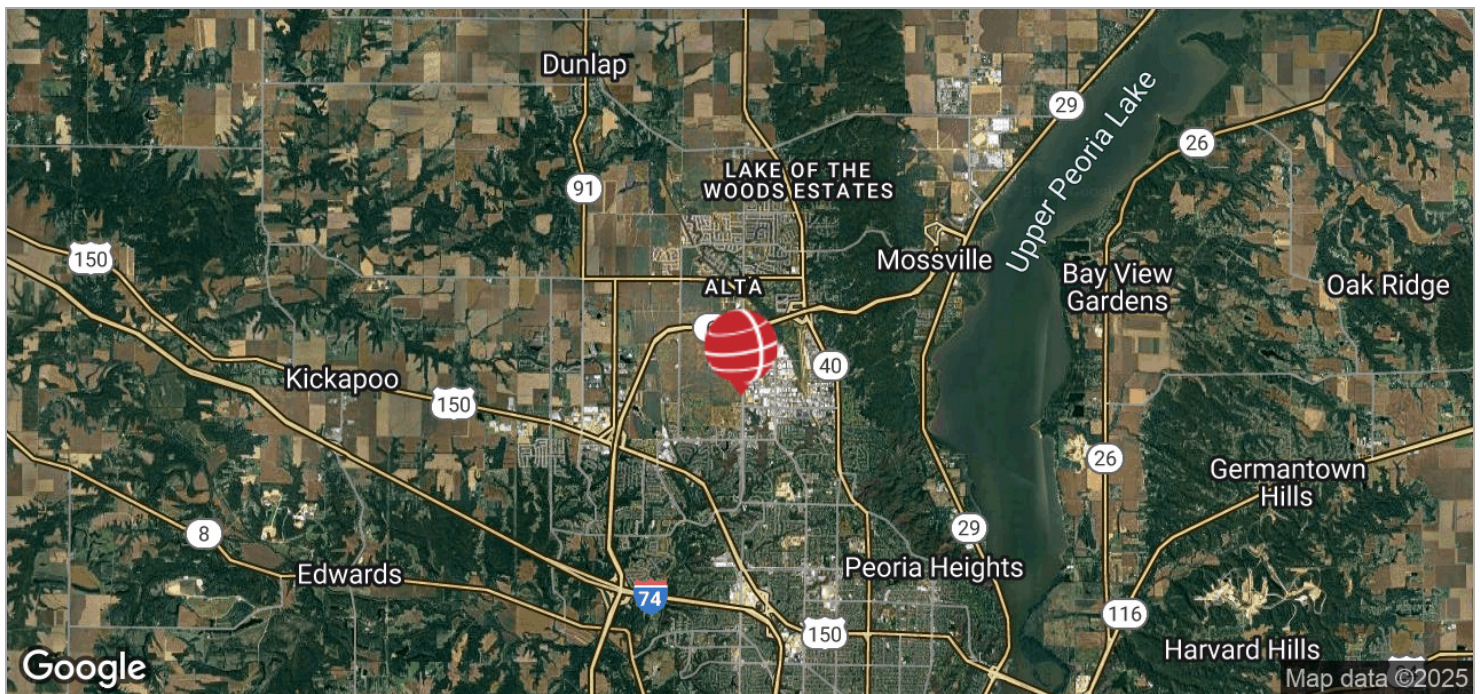
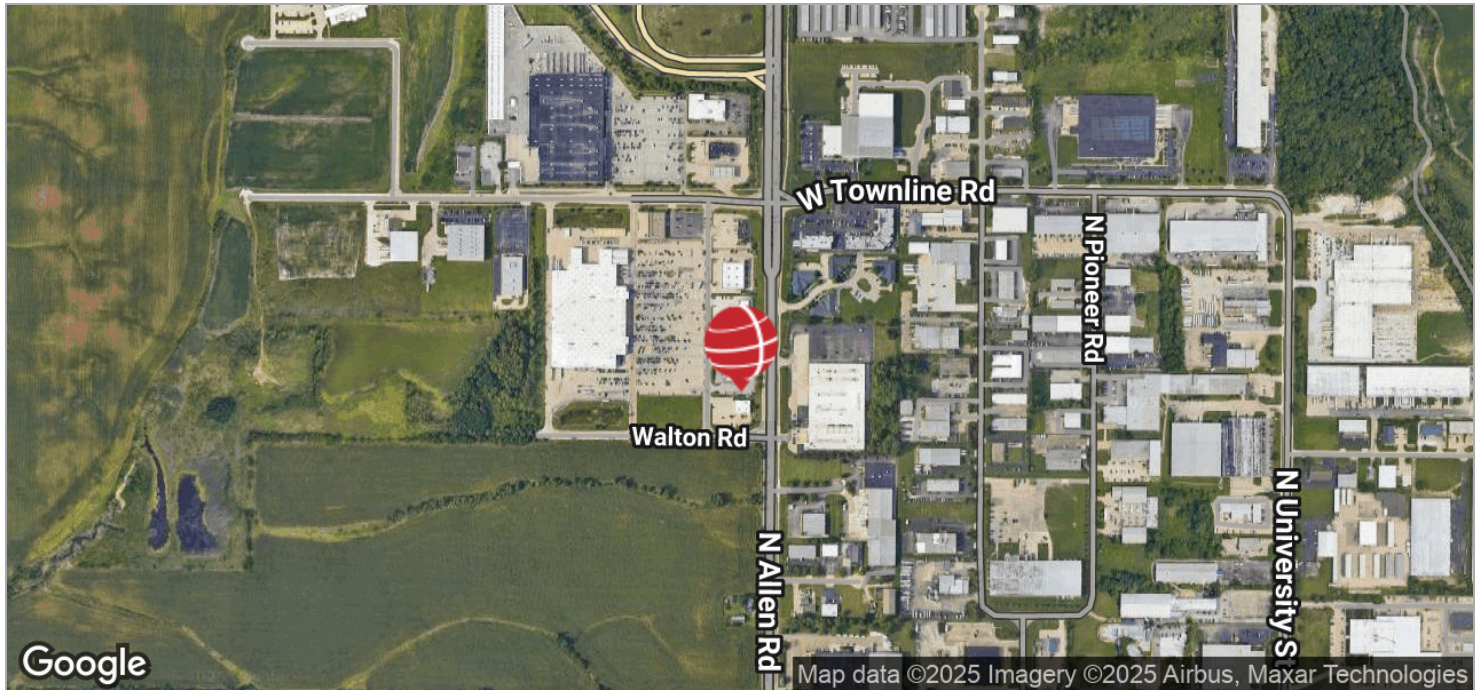
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LOCATION MAPS



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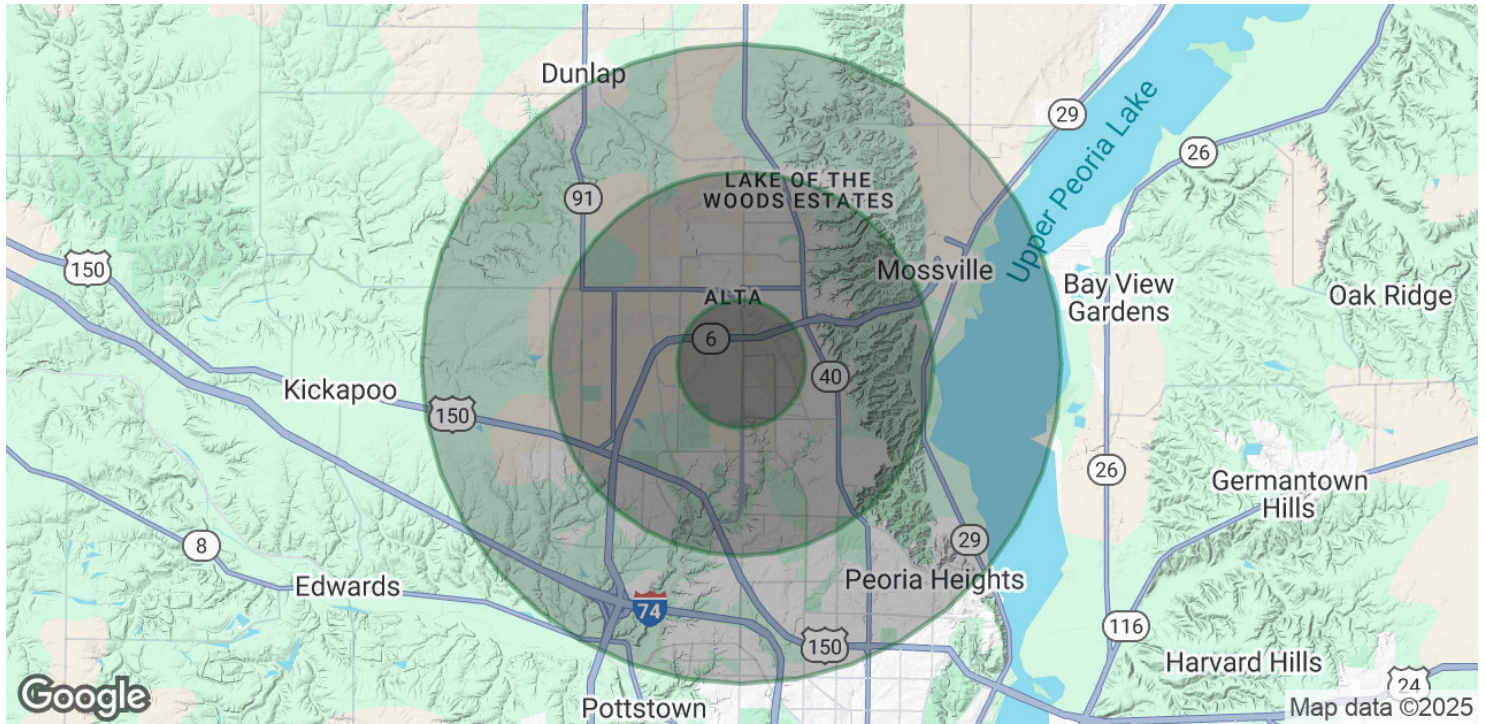
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,067	38,430	72,077
Average Age	35	40	41
Average Age (Male)	35	38	39
Average Age (Female)	35	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	507	15,947	30,900
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$93,276	\$121,615	\$107,767
Average House Value	\$274,493	\$257,438	\$226,849

Demographics data derived from AlphaMap

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