

# 2231 W GLEN AVE, PEORIA, IL 61614



For more information, please contact:

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# PREVIOUS QSR WITH D/T- PEORIA IL

2231 W Glen Ave, Peoria, IL 61614



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,150,000
<b>Price / SF:</b>	\$462.96
<b>Lot Size:</b>	0.78 Acres
<b>Year Built:</b>	2020
<b>Building Size:</b>	2484 SF
<b>Zoning:</b>	C1

### PROPERTY HIGHLIGHTS

- Free-standing building for sale in Peoria, IL
- Great owner-user opportunity or redevelopment play
- Former QSR with Drive-Thru
- Fully built out including equipment
- Surrounded by national retailers in a difficult market to enter
- Located just off with quick access to 150



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## PROPERTY DESCRIPTION



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This free-standing building for sale in Peoria, IL offers an excellent opportunity for an owner-user or redevelopment project. Formerly a quick-service restaurant (QSR) with a drive-thru, the property is fully built out and includes all kitchen equipment, allowing for a seamless transition to a new operator. Strategically located just off the highway with quick access to Route 150, the site benefits from strong visibility and convenient traffic flow. Surrounded by national retailers including Target, PetSmart, TJ Maxx, Lowes, CVS and many others

### LOCATION DESCRIPTION

Subject property is located on W. Glen Ave 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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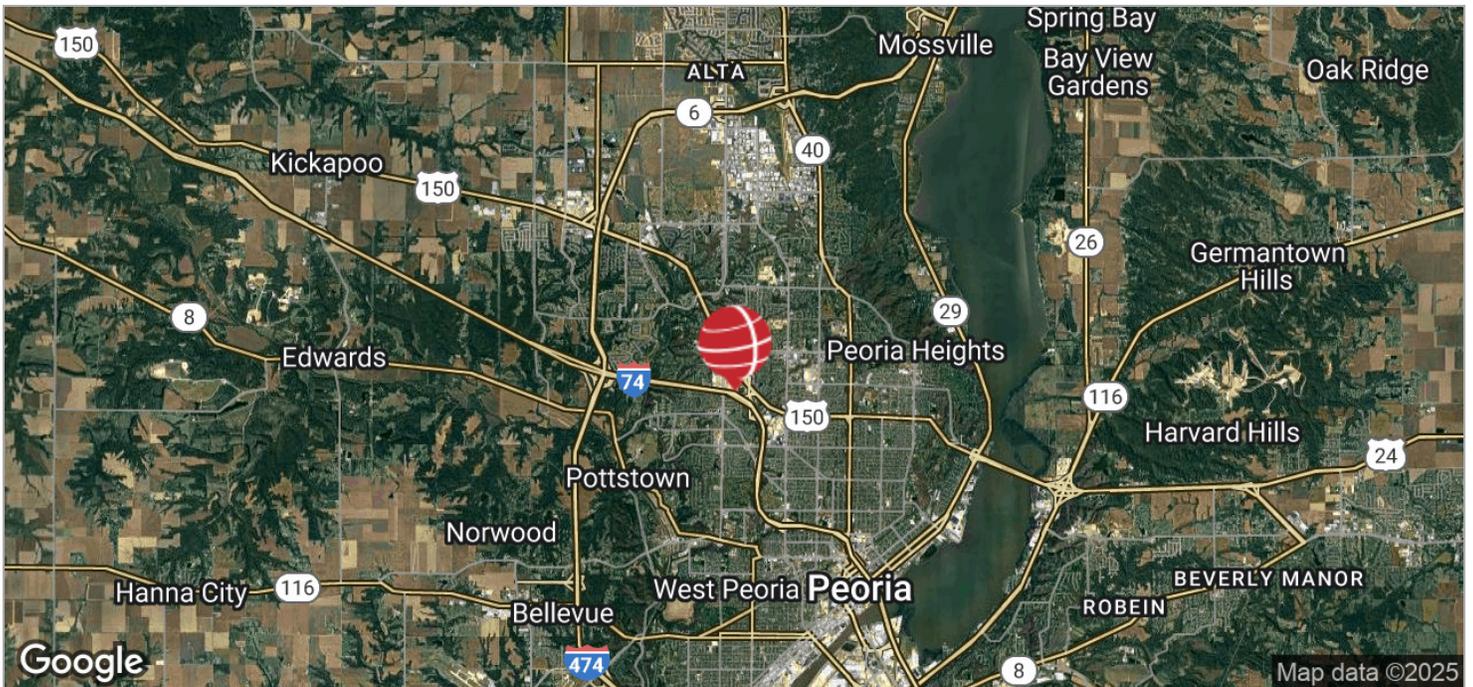
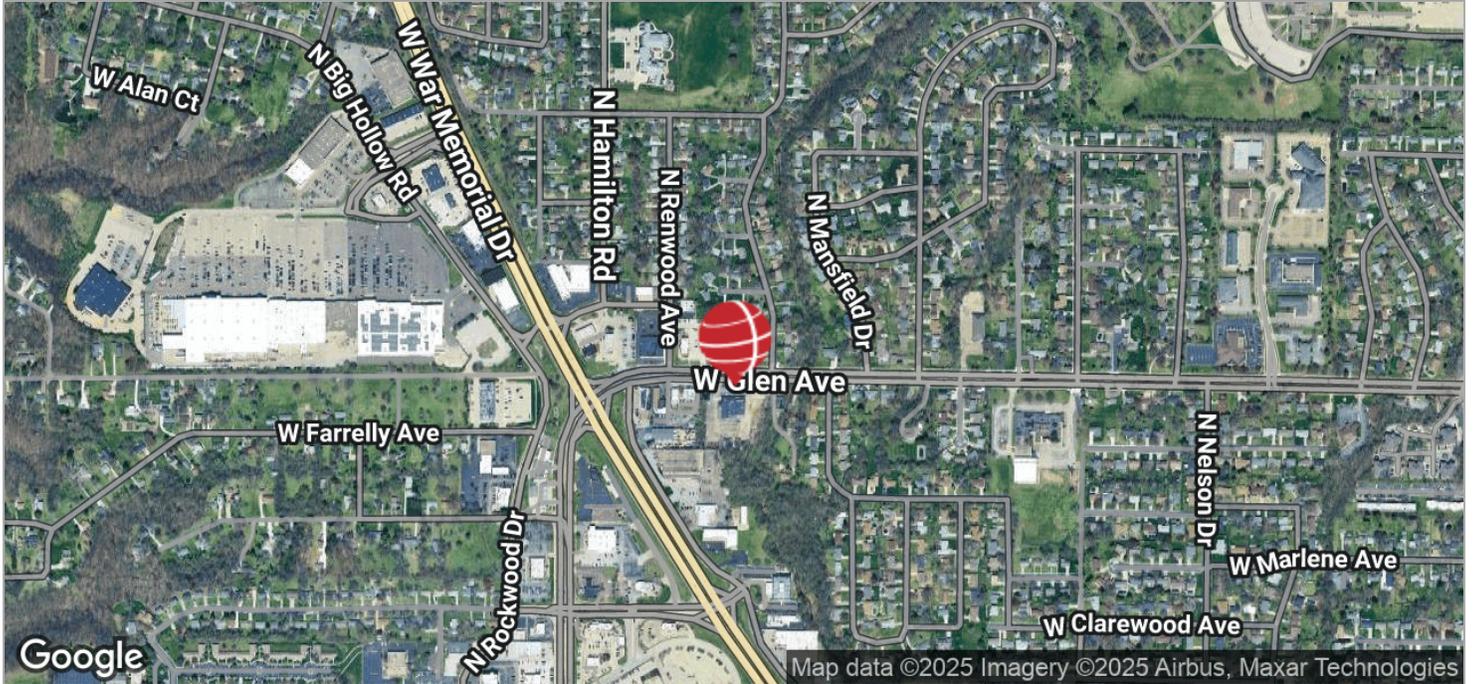
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## LOCATION MAPS



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## RETAILER MAP



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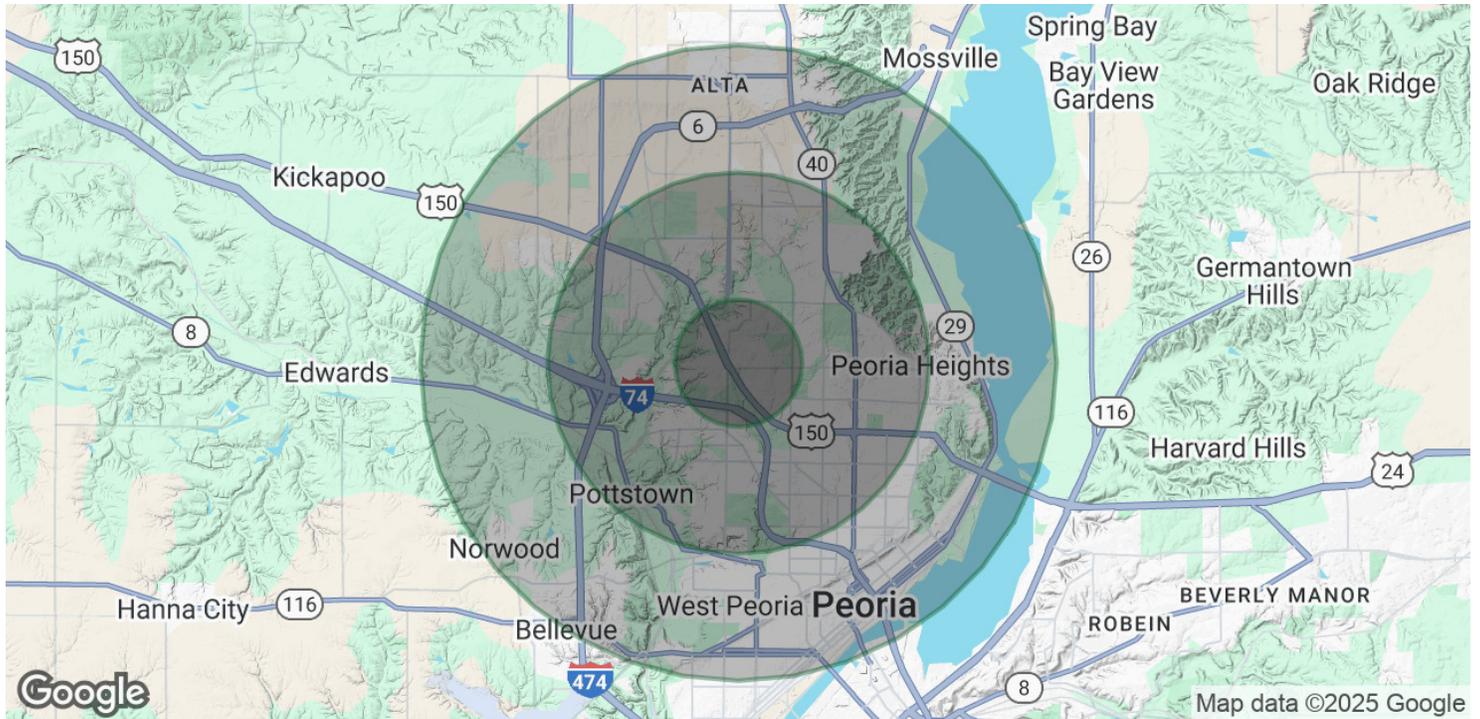
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,142	62,590	119,252
Average Age	41	41	40
Average Age (Male)	39	40	38
Average Age (Female)	44	43	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,791	28,356	51,236
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$76,131	\$75,436	\$80,152
Average House Value	\$148,642	\$158,712	\$167,392

Demographics data derived from AlphaMap

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