



58 +/- ACRES AVAILABLE

SWC US Hwy 24 - Business (McCluggage Road) & IL Route 8 (Washington Road)
Washington, IL (Peoria MSA)



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SWC US Hwy 24-BUS (McCluggage Rd) & IL Route 8 (Washington Rd)

PROPERTY OVERVIEW



- Washington is approximately 12 miles east of the regional retail market for Peoria, IL (Northwoods Mall)
- 17,200 VPD - IL Route 8
- 10,100 VPD - McCluggage Road
- Zoned C-3 service retail
- Utilities to the site (sewer across the street)

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	1,984
3 MILE	22,936
5 MILE	42,882

AVERAGE HH INCOME

1 MILE	\$85,029
3 MILE	\$93,757
5 MILE	\$104,224

