



23,800 VPD

University St

SITE



Glen Ave

18,000 VPD

# 0.56 ACRES AVAILABLE FOR SALE

5004 North University Street  
Peoria, IL



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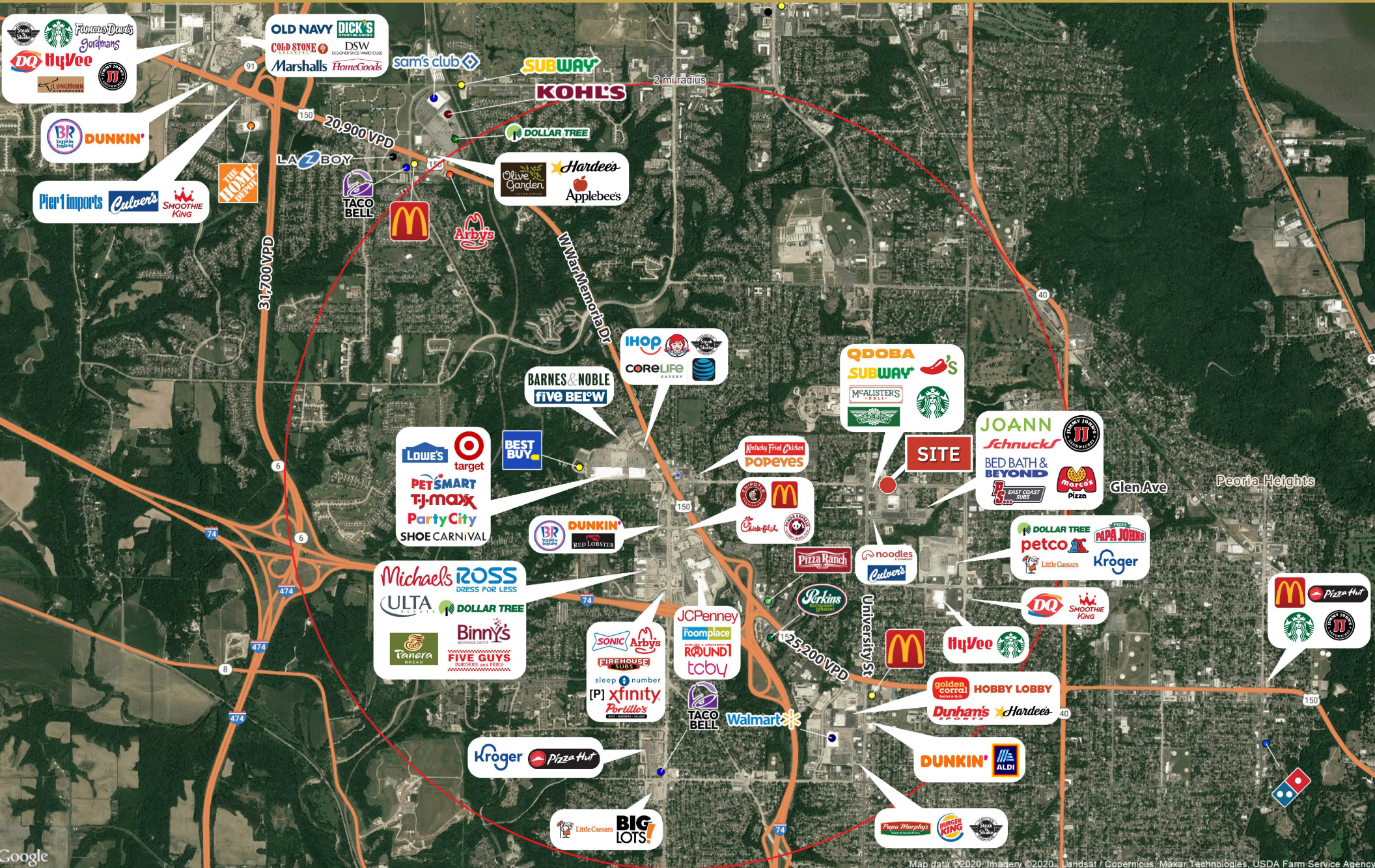
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AERIAL



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PROPERTY OVERVIEW



- Up to 0.56 acre new development at heavily trafficked signalized intersection
- Directly adjacent to Peoria Notre Dame High School (759 students) and Illinois Central College - Peoria
- Peoria is home to the headquarters of Caterpillar (13,100 employees) and OSF St. Francis Medical Center (6,000 employees)
- Both properties recently re-zoned to General Commercial which allows for broad commercial uses as well as drive-thrus
- Join Club Car Wash on this 3.25 acre corner re-development

DEMOGRAPHICS		
<b>TOTAL POPULATION</b>	1 MILE	8,741
	3 MILE	71,190
	5 MILE	117,953
<b>DAYTIME POPULATION</b>	1 MILE	7,446
	3 MILE	34,734
	5 MILE	104,947
<b>AVERAGE HH INCOME</b>	1 MILE	\$75,491
	3 MILE	\$70,999
	5 MILE	\$70,415