

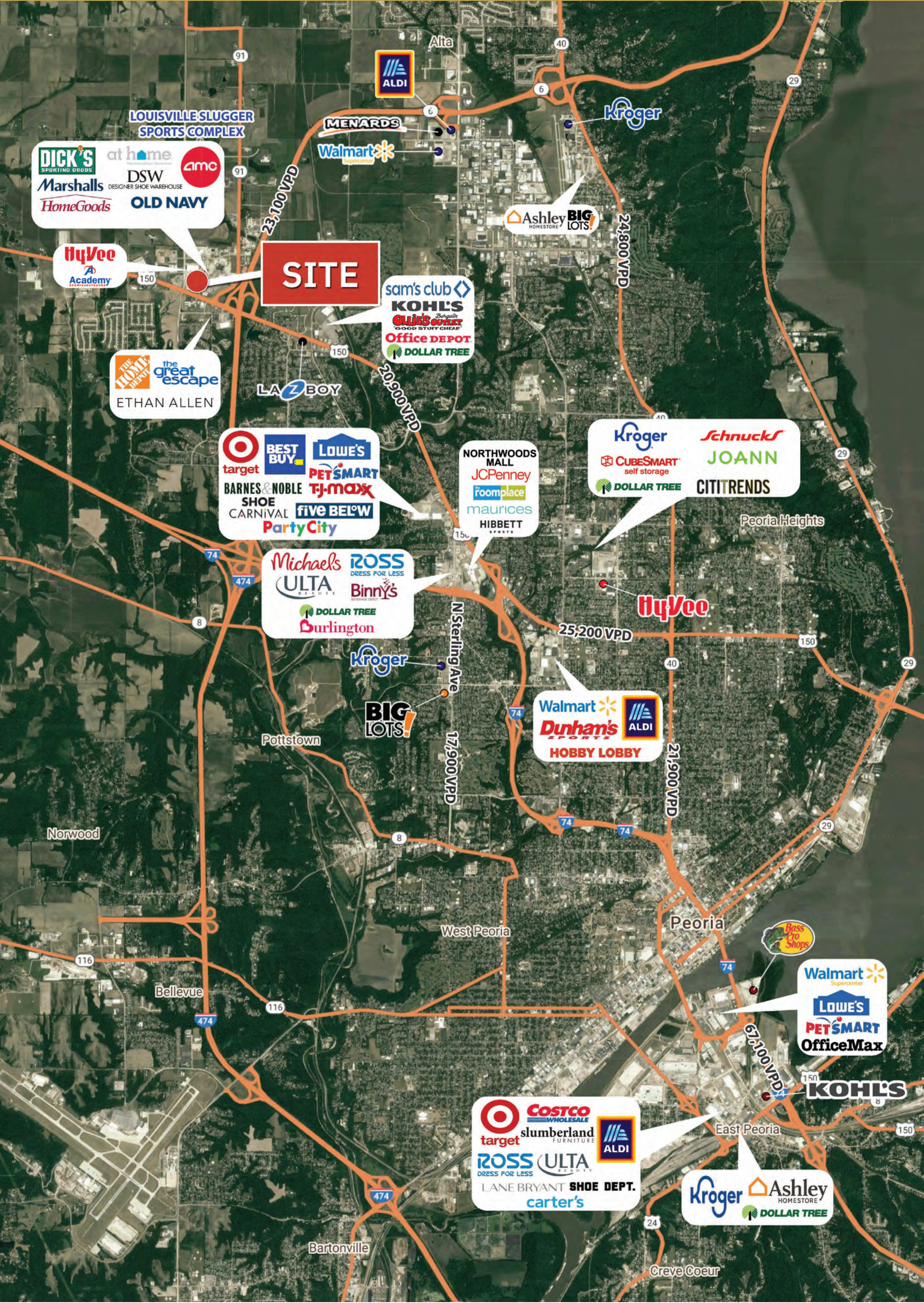


**FOR LEASE, BUILD TO SUIT OR GROUND LEASE
4,486 SF ON 1.07 ACRES**

**7411 North Grand Prairie Drive
Peoria, IL**



AERIAL



7411 North Grand Prairie Drive | Peoria, IL



PROPERTY OVERVIEW



- Fully-built, freestanding full-service restaurant building situated at a key entrance to Shoppes at Grand Prairie which is anchored by Dick's Sporting Goods, Marshalls and HomeGoods
- 4,486 SF second-generation restaurant building with two walk-in coolers, one walk-in freezer, hood with Ansul system and more
- Excellent daily needs anchors nearby including Hy-Vee and Planet Fitness
- Highly visible pole sign along North Prairie Drive

DEMOGRAPHICS

TOTAL POPULATION	1 MILE	3,767
	3 MILE	20,713
	5 MILE	64,890
DAYTIME POPULATION	1 MILE	2,290
	3 MILE	9,934
	5 MILE	32,612
AVERAGE HH INCOME	1 MILE	\$188,682
	3 MILE	\$137,152
	5 MILE	\$120,019

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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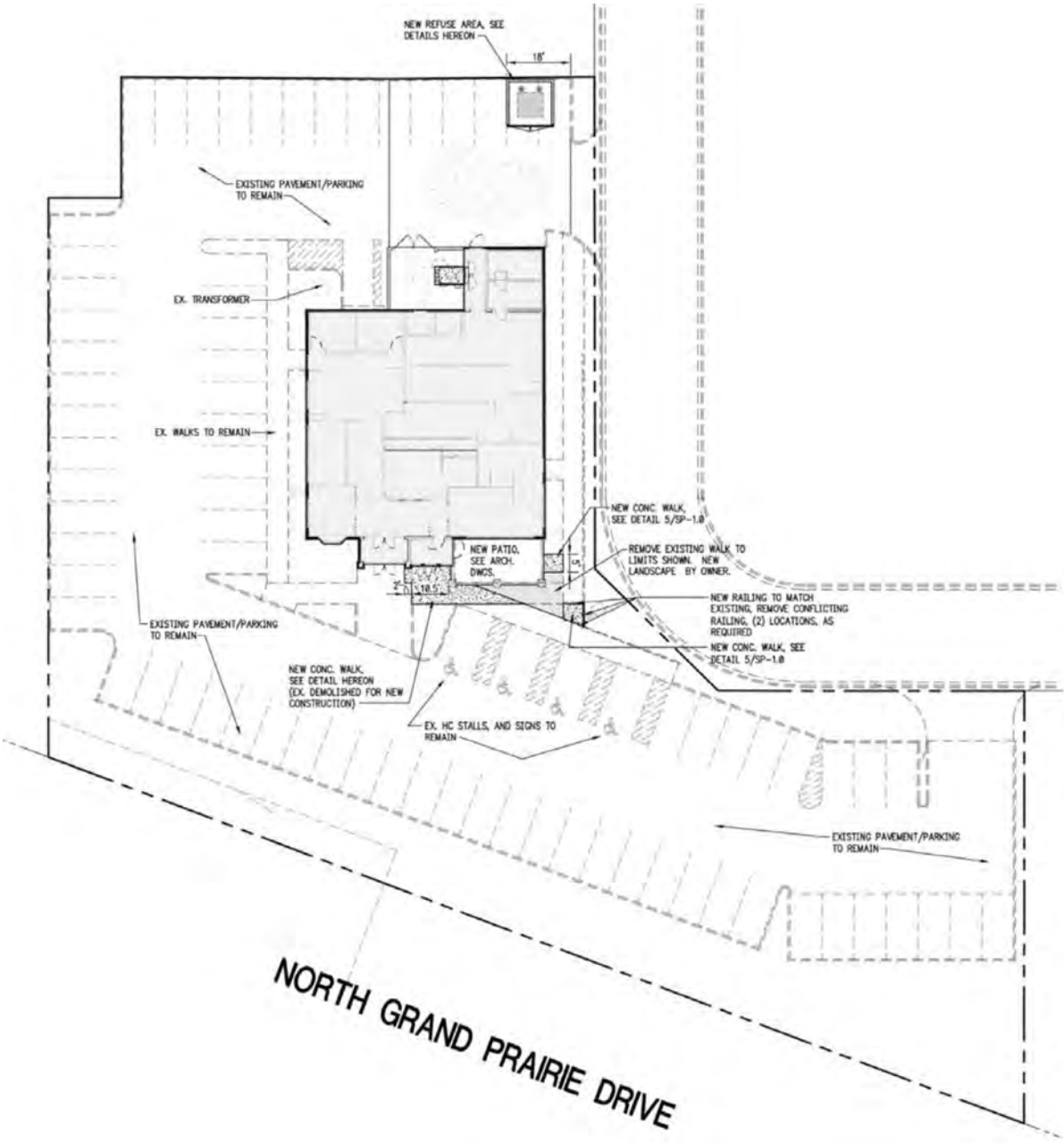
PHOTOS



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SITE PLAN



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FLOOR PLAN

