



2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

Shops on Sterling | 4513 N Sterling Avenue

Peoria, IL



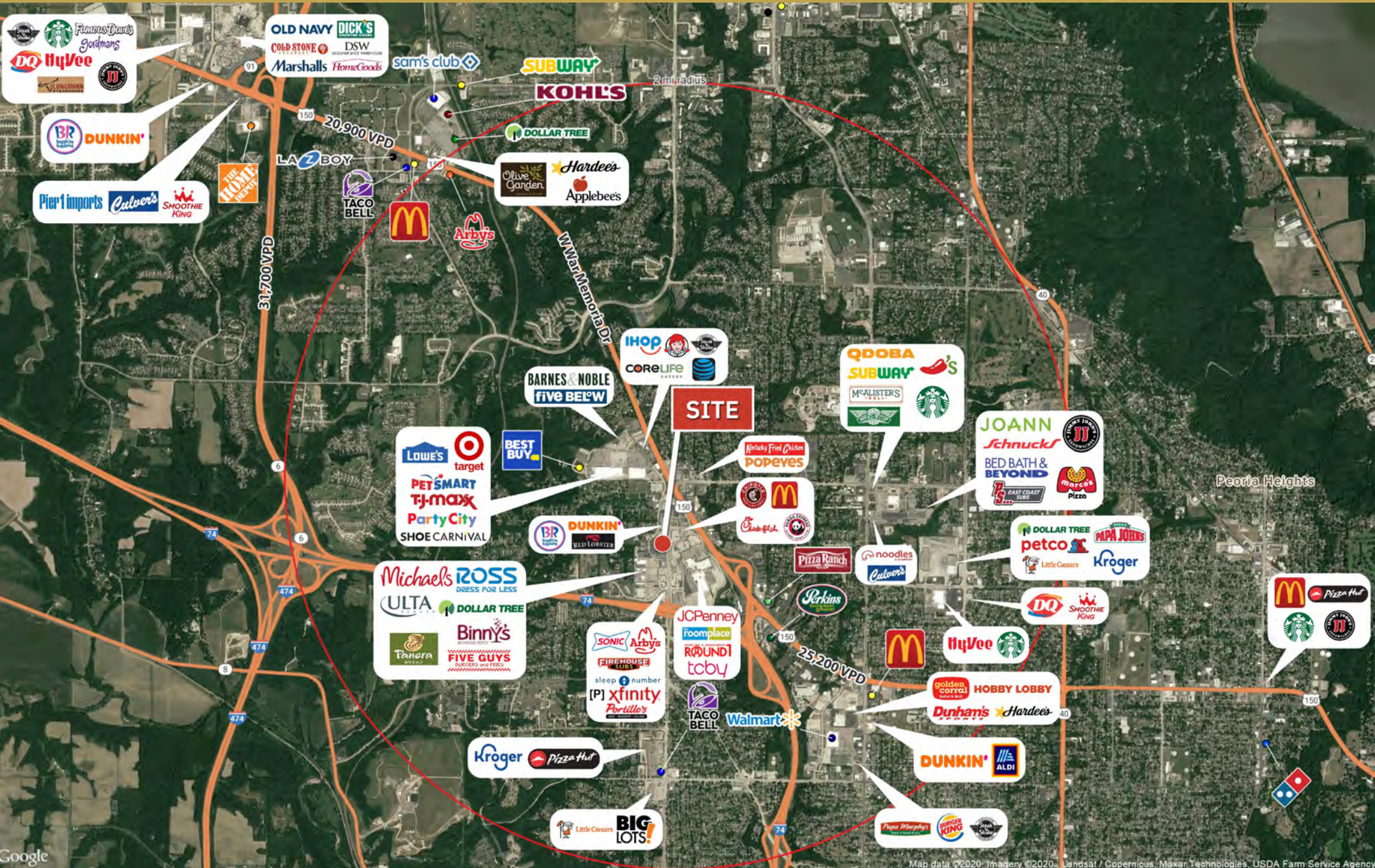
BRENDAN WATT
812.606.2822
brendan@greatstreetrealty.com

2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

4513 N Sterling Avenue | Peoria, IL



AERIAL



Google

Map data ©2020 Imagery ©2020 Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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.

2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

4513 N Sterling Avenue | Peoria, IL



PROPERTY OVERVIEW



- Join Mission BBQ & Supplement Superstore in this new development on Sterling Avenue
- 2,700 SF of rare small shop space available in the heart of Peoria's primary retail corridor
- Full access with neighboring office building
- Newly constructed multi-tenant building
- High barrier to entry market
- Available Immediately

| DEMOGRAPHICS | | |
|---------------------------|--------|----------|
| TOTAL POPULATION | 1 MILE | 8,386 |
| | 3 MILE | 65,690 |
| | 5 MILE | 121,388 |
| DAYTIME POPULATION | 1 MILE | 5,096 |
| | 3 MILE | 29,819 |
| | 5 MILE | 106,418 |
| AVERAGE HH INCOME | 1 MILE | \$66,362 |
| | 3 MILE | \$73,033 |
| | 5 MILE | \$68,336 |

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.

2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

4513 N Sterling Avenue | Peoria, IL



SITE PLAN



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.

2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

4513 N Sterling Avenue | Peoria, IL



RENDERING

