

Former CVS - Peoria Heights, IL

4521 N Prospect Road Peoria Heights, IL 61614



FOR LEASE

Property Highlights

- Stand alone former CVS on 1.58 acres
- Strong trade area just north of downtown Peoria
- Site is located at a hard corner in downtown Peoria Heights
- Will ground lease
- 49 parking spaces (4.86/1,000 SF)
- Call for more information and pricing



SQ FT
10,090



TRAFFIC
23,000 VPD



ACCESS
2 Access Points

Demographics	1 mile	3 mile	5 mile
Population	7,679	50,839	106,523
Households	3,681	22,168	46,294
Daytime Pop	6,530	70,322	163,710
Med HH Income	\$61,569	\$55,396	\$58,122

BROKER OF RECORD:
STREAM CAPITAL PARTNERS
BROKERAGE FIRM LICENSE NO. 481.012052
JONATHAN M. WOLFE (MANAGING BROKER)
P: 312.310.2798
MANAGING BROKER LICENSE
#471.017515

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retail specialists

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Market Aerial



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