

Former Walgreens - Peoria, IL

2515 N Knoxville Ave Peoria, IL 61604



FOR LEASE

Property Highlights

- Stand alone former Walgreens on 1.57 acres
- Strong trade area just north of downtown Peoria
- Site is located at a hard corner
- Will ground lease
- 55 parking spaces (4.11/1,000 SF)
- Call for more information and pricing



SQ FT
13,382



TRAFFIC
23,000 VPD



ACCESS
4 Access Points

Demographics

1 mile

3 mile

5 mile

	1 mile	3 mile	5 mile
Population	17,062	70,485	118,273
Households	6,717	30,177	51,326
Daytime Pop	17,208	110,515	168,906
Med HH Income	\$51,888	\$50,123	\$55,820

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

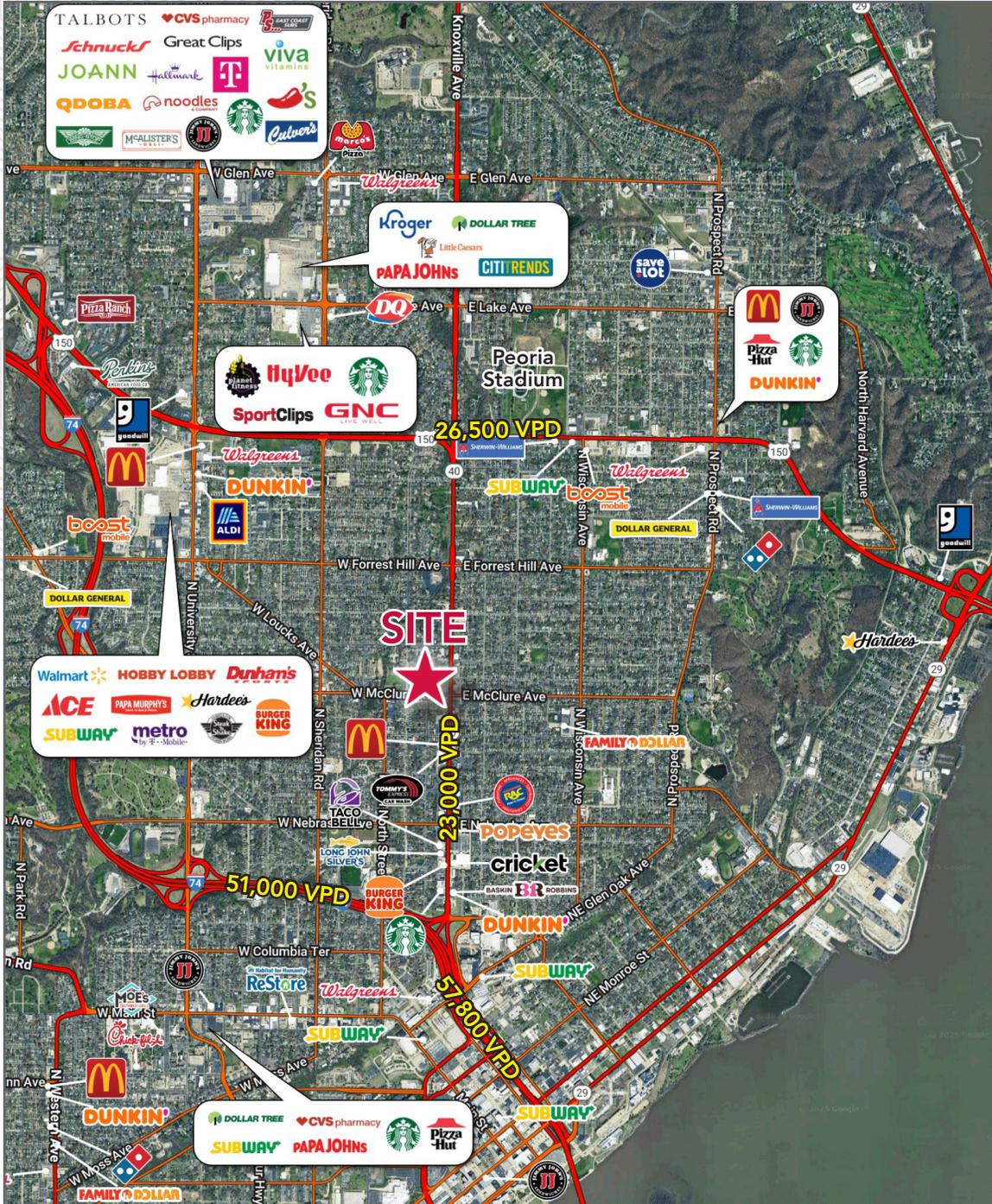
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Market Aerial



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