

PRIME RETAIL OPPORTUNITY FOR LEASE OR REDEVELOPMENT

# 201-205 RIVER ROAD

East Peoria, IL 61611





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## OPTION 1: EXISTING RETAIL SPACE

- 1,800 SF of ready-to-occupy retail space
- High visibility location on River Road, a primary East Peoria corridor
- Ample customer parking and convenient access
- Ideal for retail, service, or office uses

## OPTION 2: REDEVELOPMENT OPPORTUNITY

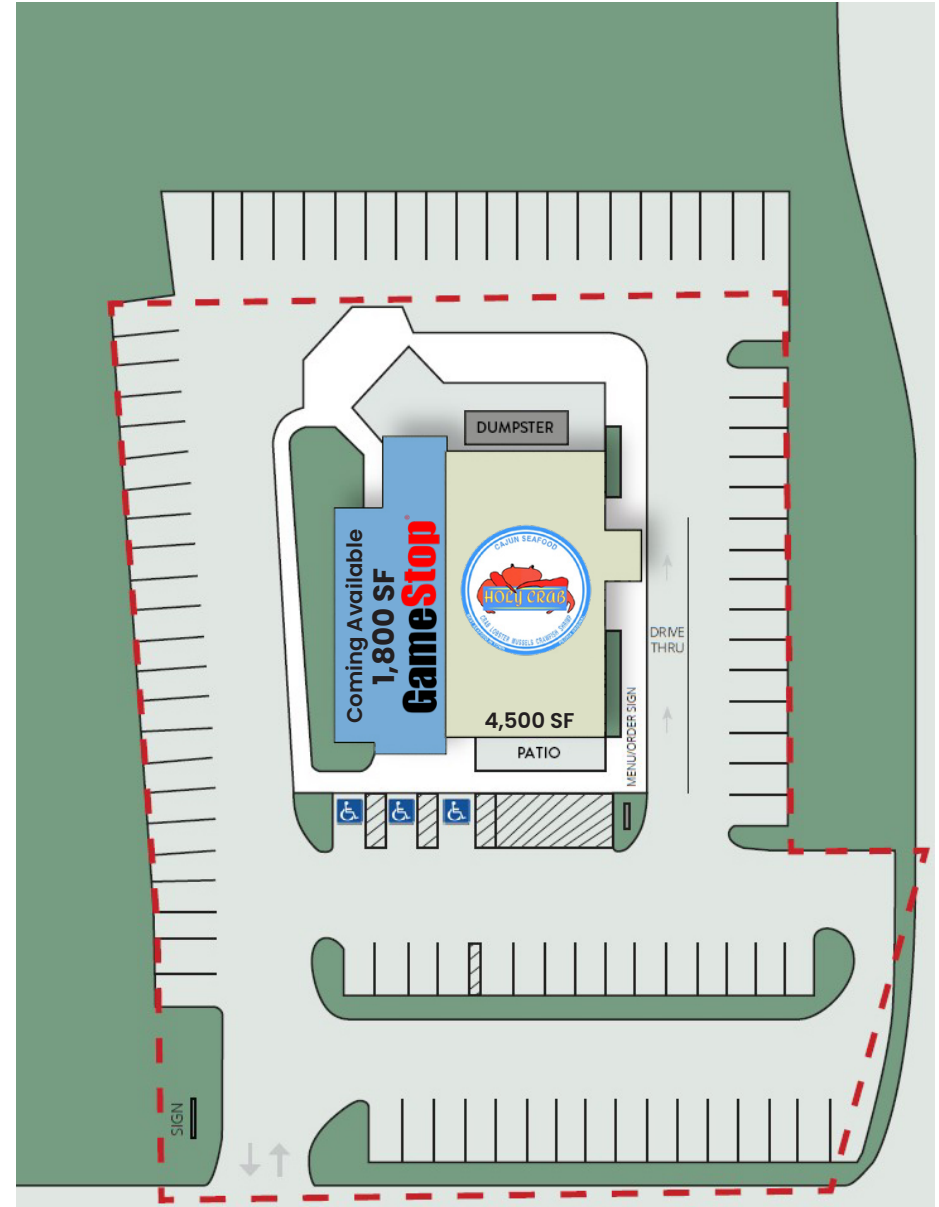
- 1.4 acres of land available for redevelopment
- Flexible site for build-to-suit retail, multi-tenant, QSR or mixed-use concepts
- Strong traffic counts and community exposure
- Excellent location near residential neighborhoods and major commercial activity

## LOCATION ADVANTAGES

- Easy access to Illinois River bridges and major roadways
- Surrounded by established retail and commercial anchors
- Growing East Peoria market with strong consumer traffic

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	54,616	112,554	247,779
<b>Average HH Income</b>	\$59,670	\$71,871	\$93,592
<b>Daytime Population</b>	83,620	138,619	272,073



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FOR MORE  
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RESOURCES**  
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