

SALE PRICES
REDUCED

KNOXVILLE CROSSING OUTLOTS

N. KNOXVILLE AVENUE, PEORIA, IL 61615

LAND FOR SALE

Outlot E
5.56 Ac

Outlot A 1.377 Ac
Outlot B 0.77 Ac

SOLD

Outlot H
0.76 Ac

Outlot G
0.75 Ac

Outlot F
0.79 Ac

DAN MALOOF

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PROPERTY DESCRIPTION

Excellent retail outlots available in the new Schnuck's anchored shopping center. Rapidly growing dense residential neighborhoods surrounding the area.

LOCATION DESCRIPTION

Retail outlets are for sale at Knoxville Avenue and Alta Road, just north of the Route 6 interchange. These prime locations have high traffic counts and are anchored by Schnuck's. Neighboring businesses include: Walgreens, McDonald's, Hucks, Great Clips, Potbelly, Verizon, and C'est Ally Spa.

PROPERTY HIGHLIGHTS

- Several lots available between 0.75 Ac - 5.56 Ac
- 2 lots remains with N. Knoxville Avenue frontage
- 3 lots with Alta Road frontage

OFFERING SUMMARY

Sale Price:	Subject To Location
Lot Size:	0.75 Ac - 5.56 Ac

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,225	22,646	53,810
Total Population	7,430	50,603	127,616
Average HH Income	\$91,567	\$83,000	\$72,554

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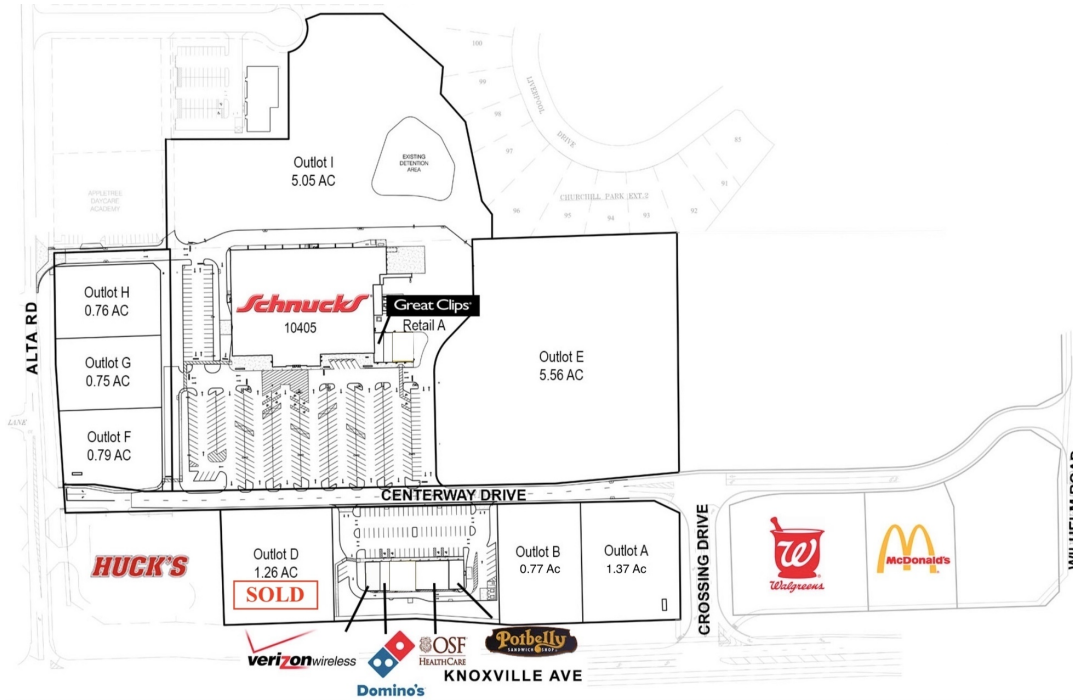
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OF LOTS | 7

TOTAL LOT SIZE | 0.75 - 5.56 Acres

TOTAL LOT PRICE | \$4.75 - \$15.0 / SF

BEST USE | Retail



STATUS	LOT #	SIZE	PRICE	DESCRIPTION
Available	A	1.37 Acres	\$15.00 / SF	located at the corner of Centerway Drive and Crossing Drive, adjacent to Walgreens and McDonald's.
Available	B	0.77 Acres	\$14.00 / SF	located on Centerway Drive adjacent to Outlot A, directly across from Potbelly.
Available	E	5.56 Acres	\$4.75 / SF	located on Centerway Drive adjacent to Schnuck's, across Centerway Drive from Outlots A and B.
Available	F	0.79 Acres	\$6.50 / SF	located on Alta Drive adjacent to Schnuck's.
Available	G	0.75 Acres	\$6.00 / SF	located on Alta Drive adjacent to Schnuck's.
Available	H	0.76 Acres	\$5.50 / SF	located on Alta Drive adjacent to Schnuck's.

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