

# KNOXVILLE CROSSING OUTLOTS

N. KNOXVILLE AVENUE, PEORIA, IL 61615

LAND FOR SALE

**DAN MALOOF**

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# LAND FOR SALE

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### LOCATION DESCRIPTION

Four retail outlots available in Knoxville Crossing. This center offers great visibility and good traffic counts with a variety of tenancy such as Great Clips, Verizon, C'est Ally Spa, OSF Urgo, & Starcrest Cleaners.

Rapidly growing dense residential neighborhoods surround this area located just north of the Route 6 interchange.

Neighboring businesses include: Walgreens, Better Banks, Fresenius North, Little Friends Early Education, Apple Tree Academy, Northminster Presbyterian Church, and St. Jude Catholic Church/School.

### OFFERING SUMMARY

Lot E:	5.56 Ac	\$4.75 psf
Lot F:	0.79 Ac	\$6.50 psf
Lot G:	0.75 Ac	\$6.00 psf
Lot H:	0.76 Ac	\$5.50 psf

### 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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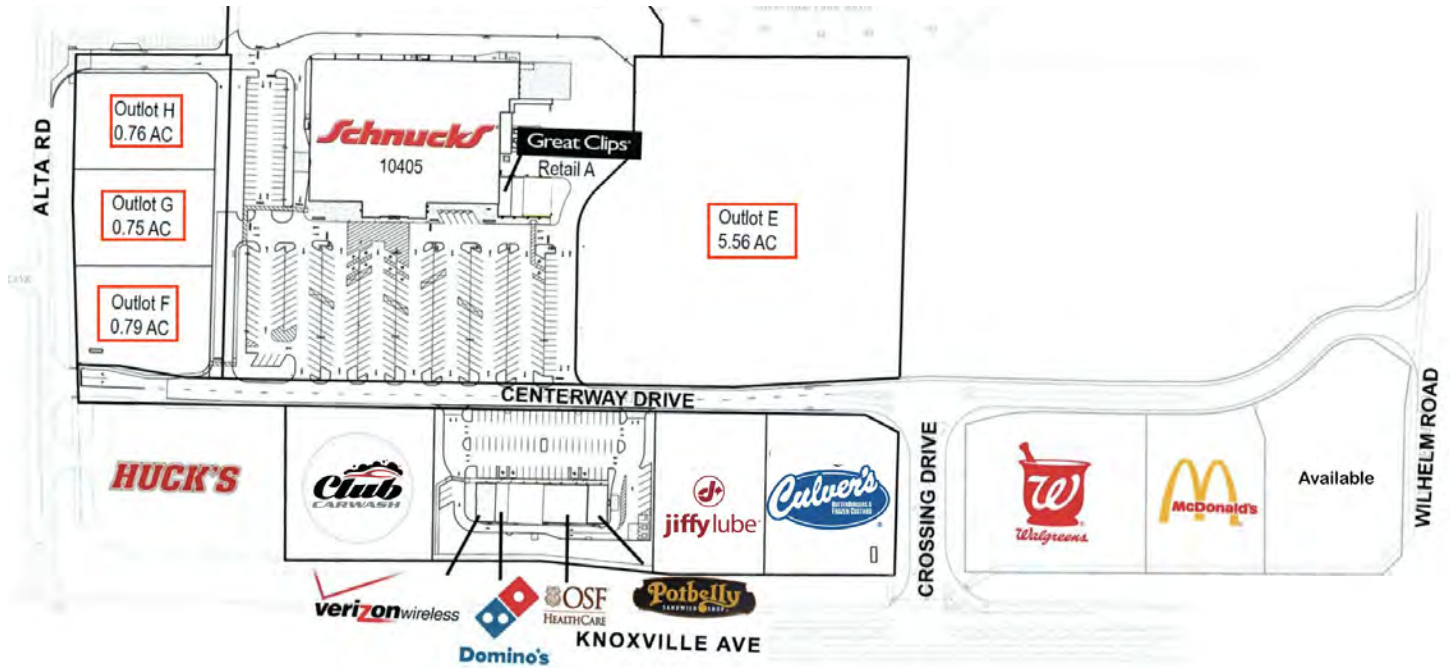
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STATUS	LOT #	SIZE	DESCRIPTION
Available	E	5.56 Acres	located on Centerway Drive adjacent to Schnuck's
Available	F	0.79 Acres	located on Alta Drive adjacent to Schnuck's.
Available	G	0.75 Acres	located on Alta Drive adjacent to Schnuck's.
Available	H	0.76 Acres	located on Alta Drive adjacent to Schnuck's.

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