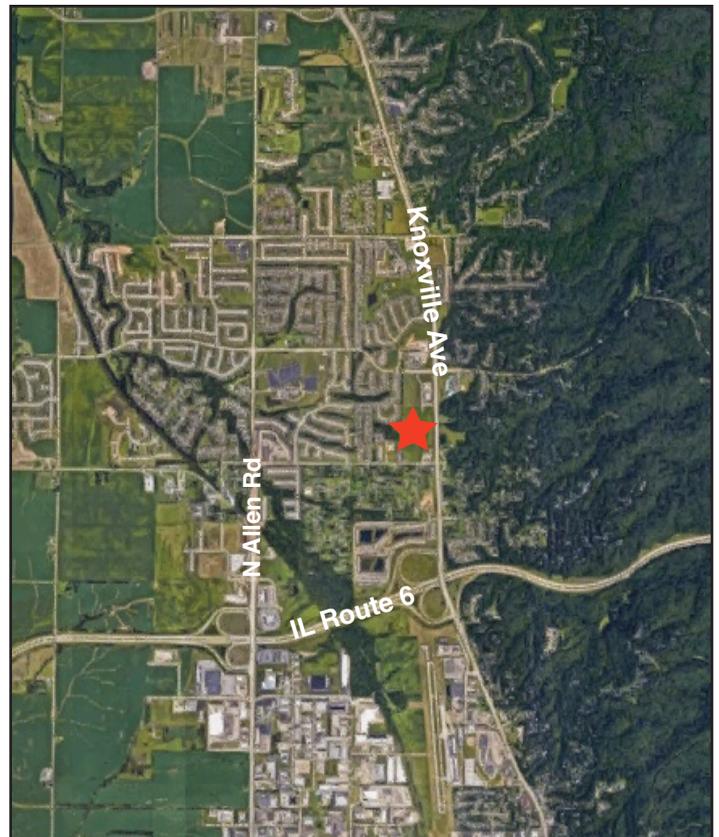




Vicinity Map



AVAILABLE OUTLOTS

- Outlot A: \$16.75 psf
- Outlot B: \$16.00 psf
- Outlot D: \$16.00 psf
- Outlot E: \$5.00 psf
- Outlot F, G, H: \$7.00 psf

- Located at **Knoxville Avenue & Alta Road** just north of the Route 6 interchange
- Prime locations anchored by Schnuck's
- Neighboring businesses include: Walgreens, McDonald's, Hucks, Great Clips, Potbelly, Verizon, and C'est Ally Spa

CONTACT:

Daniel Maloof

dan@malooofcom.com

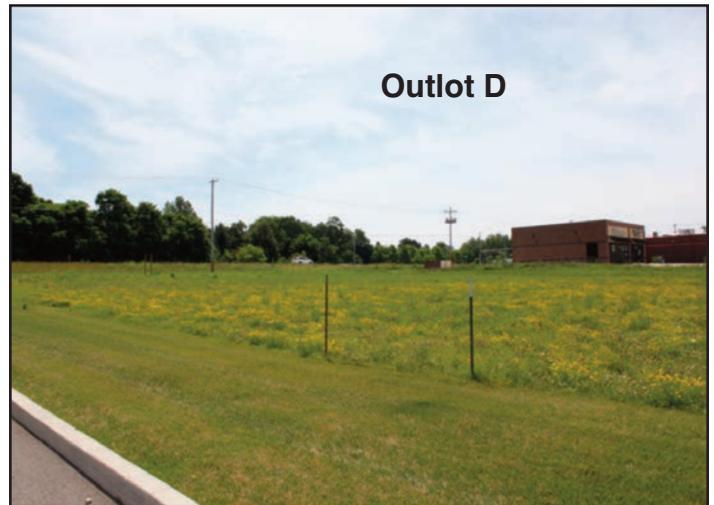
p. 309 693.3000

f. 309 693.3336

Malooof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

malooofcommercial.com



AVAILABLE OUTLOTS



• Outlot A:	\$16.75 psf
• Outlot B:	\$16.00 psf
• Outlot D:	\$16.00 psf
• Outlot E:	\$5.00 psf
• Outlot F, G, H:	\$7.00 psf



AREA DEMOGRAPHICS:

	2017			2022		
	1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
Average Population:	7,096	23,889	56,193	7,214	24,221	56,525
Average Household Income:	\$112,958	\$112,157	\$104,604	\$127,517	\$125,450	\$117,653
Median Age:	36.6	39.1	40.1	36.7	39.7	40.9

TRAFFIC COUNTS:

Knoxville Ave	15,000
IL Route 6	18,600
Alta Rd	4,800