

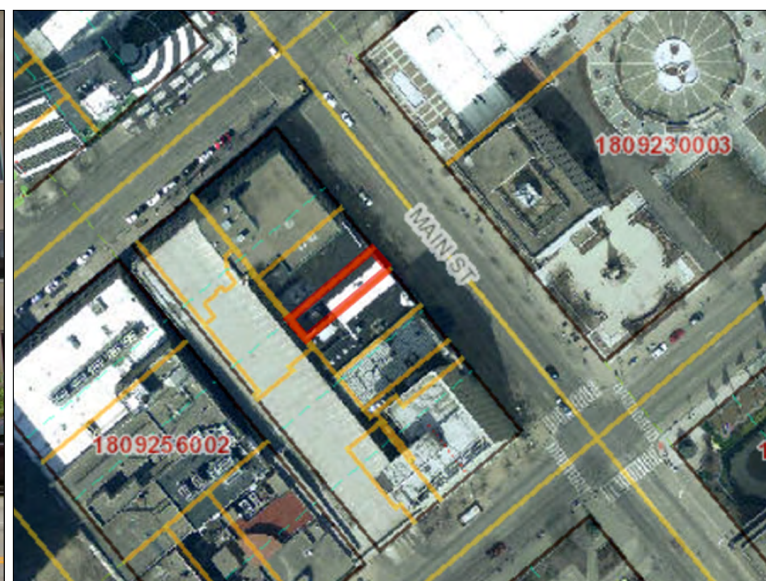


- Income producing commercial building in downtown Peoria.
- Property is currently 100% leased.
- The main floor is 2,272 SQ FT and is occupied by Los Cabos Cantina & Grill.
- 1,824 sq ft loft on the 2nd floor (rented at \$850/month).
- 1,824 sq ft two bedroom apartment on the 3rd floor (rented at \$1,100/month).
- Attached parking deck in rear.
- Located across the street from the Courthouse, adjacent to Caterpillars Admin Building, and one block from the new OSF Headquarters.
- Additional 1,824 sq ft in basement for storage.



WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717



WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

INVESTMENT PROPERTY
COMMERCIAL BLDG W/2 APARTMENTS
319 MAIN ST, PEORIA



PROPERTY DETAILS

PROPERTY TYPE	INVESTMENT RESTAURANT/RETAIL/APARTMENT
SQUARE FEET	5,920
LOT SIZE	.05 ACRES
ZONING	B-1
YEAR BUILT	1910
SALE PRICE	\$499,000

DEMOGRAPHICS (2019 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	8,040	75,113	61,340
HOUSEHOLDS	3,531	29,496	61,340
INCOME	\$37,869	\$47,376	\$54,731

TRAFFIC COUNTS

Main Street - 4,750 CPD
Jefferson Street - 7,600 CPD
Adams Street - 8,100 CPD

WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717