# Redevelopment opportunity 4502 & 4508 N Sheridan Rd, Peoria .93 Acres for Sale



• .93 acres of land located on Sheridan Road in between Lake Ave and Glen Ave.

oseph & Camper

COMMERCIAL

WWW.JOSEPHCAMPER.COM

- Property currently has two houses on site.
- 4502 Sheridan currently has an O1 zoning and 4508 Sheridan is zoned R2.
- This stretch of Sheridan is primarily commercial with South Side Bank located directly to the North and an accounting office to the south.
- Located across the street from the entrance to Kroger anchored Evergreen Square.
- Evergreen Square is being redeveloped in 2016 with a brand new Kroger Marketplace and service station.

## PROPERTY DETAILS

ZONING LOT SIZE REAL ESTATE

TAXES (2015)

SALE PRICE

<del>\$350,000</del> \$299,000

O-1 & R-2

.93 ACRES

\$4,324.26

### Demographics (2016 Est.)

|            | 1 MILE<br>RADIUS | 3 MILE<br>RADIUS | 5 MILE<br>RADIUS |
|------------|------------------|------------------|------------------|
| POPULATION | 9,653            | 74,884           | 119,225          |
| HOUSEHOLDS | 4,755            | 32,934           | 50,996           |
| INCOME     | \$63,865         | \$58,333         | \$59,879         |

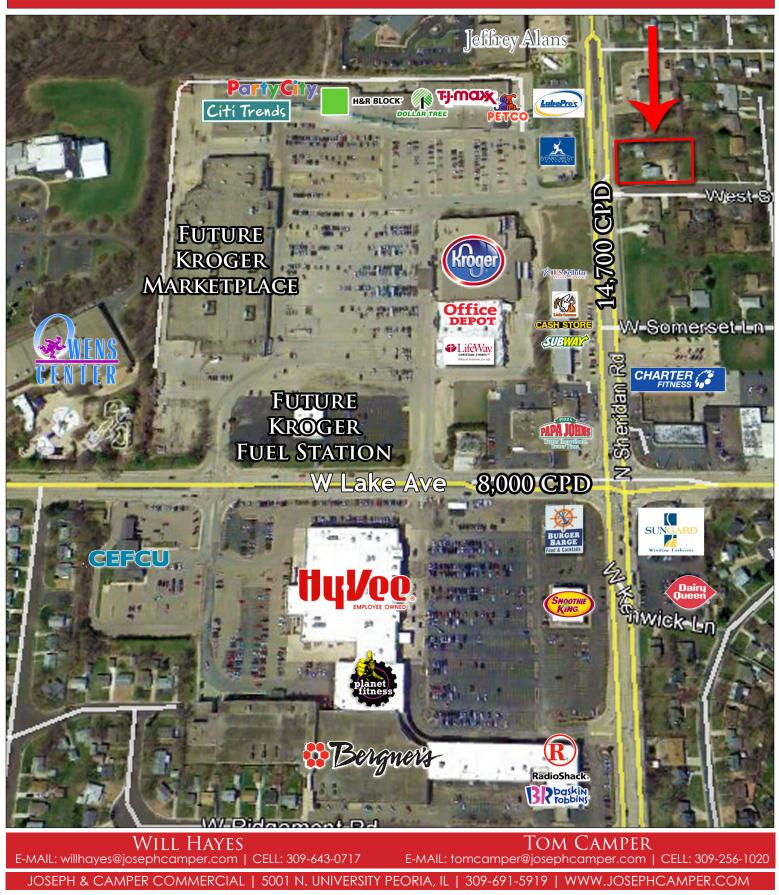
#### TOM CAMPER

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

E-MAIL: tomcamper@josephcamper.com | CELL: 309-256-1020

JOSEPH & CAMPER COMMERCIAL | 5001 N. UNIVERSITY PEORIA, IL | 309-691-5919 | WWW.JOSEPHCAMPER.COM

#### oseph & Camper 🛄 **REDEVELOPMENT OPPORTUNITY** 4502 & 4508 N Sheridan Rd, Peoria .93 ACRES FOR SALE



COMMERCIAL

WWW.JOSEPHCAMPER.COM