



4,123 SF FREE-STANDING BUILDING AVAILABLE

2415 West Glen Avenue
Peoria, Illinois



GREATSTREET
REALTY PARTNERS LLC

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The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.



DEMOGRAPHICS

VEHICLES PER DAY



53K

TOTAL POPULATION



1 MILE	7,926
3 MILE	61,440
5 MILE	118,787

DAYTIME POPULATION



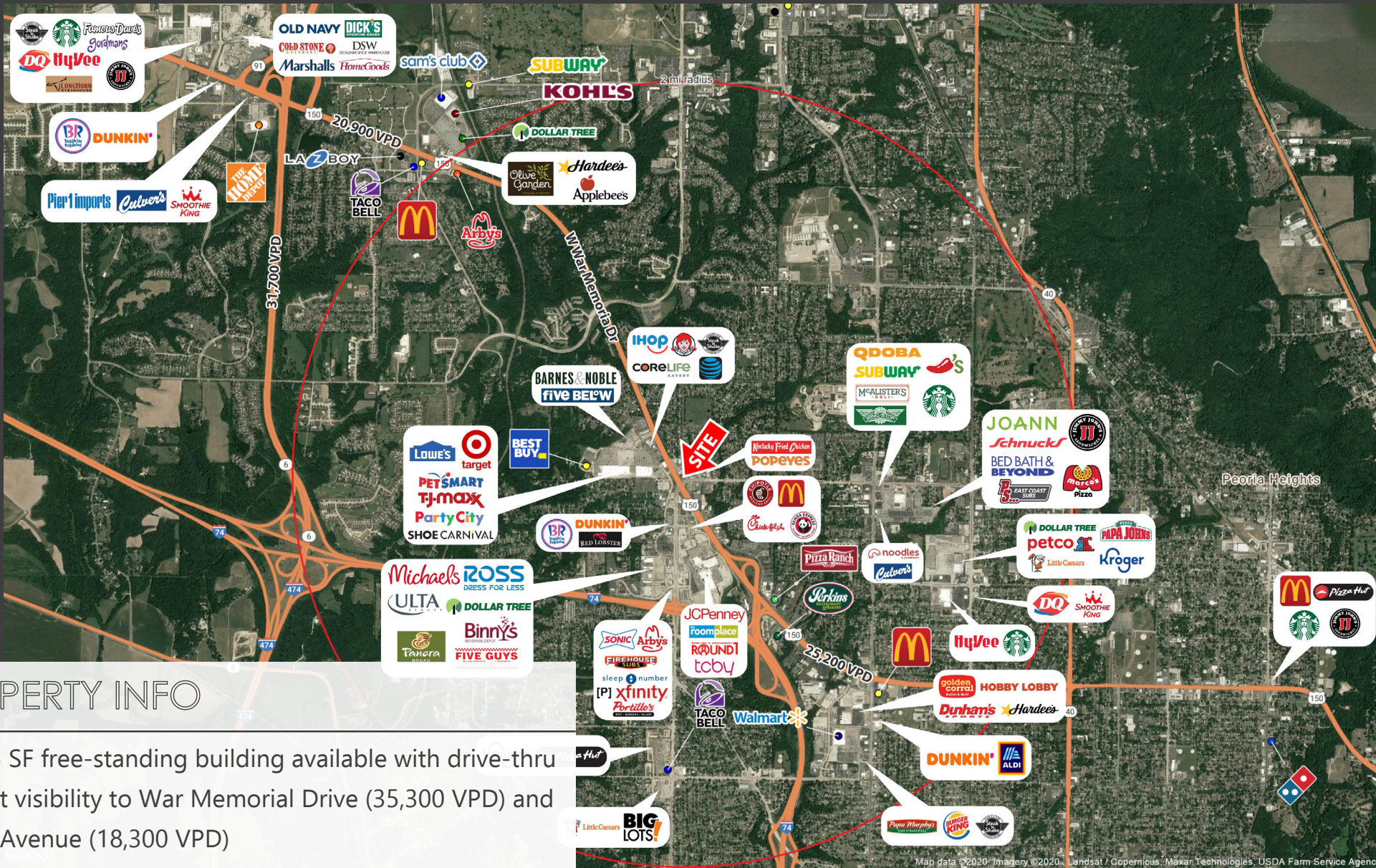
1 MILE	4,453
3 MILE	30,419
5 MILE	106,199

AVERAGE HH INCOME



1 MILE	\$75,790
3 MILE	\$75,171
5 MILE	\$71,902

NEIGHBORING TENANTS



PROPERTY INFO

- 4,123 SF free-standing building available with drive-thru
- Direct visibility to War Memorial Drive (35,300 VPD) and Glen Avenue (18,300 VPD)
- 54 easily accessible parking spaces
- Available immediately

SITE PLAN



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DEMOGRAPHICS

2415 W Glen Ave

Peoria, IL 61614

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	7,926	61,440	118,787
	2025 Projected Population	7,393	57,438	113,550
	2010 Census Population	8,335	65,414	123,174
	2000 Census Population	8,790	66,447	123,885
	Projected Annual Growth 2020 to 2025	-1.3%	-1.3%	-0.9%
	Historical Annual Growth 2000 to 2020	-0.5%	-0.4%	-0.2%
	2020 Median Age	42.2	39.8	36.6
HOUSEHOLDS	2020 Estimated Households	3,872	29,120	52,590
	2025 Projected Households	3,665	27,601	50,826
	2010 Census Households	3,830	29,145	51,451
	2000 Census Households	3,891	28,625	50,396
	Projected Annual Growth 2020 to 2025	-1.1%	-1.0%	-0.7%
	Historical Annual Growth 2000 to 2020	-	-	0.2%
RACE AND ETHNICITY	2020 Estimated White	74.3%	68.7%	63.6%
	2020 Estimated Black or African American	15.1%	20.8%	25.0%
	2020 Estimated Asian or Pacific Islander	5.8%	4.8%	4.7%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2020 Estimated Other Races	4.6%	5.4%	6.4%
	2020 Estimated Hispanic	4.0%	4.3%	5.7%
INCOME	2020 Estimated Average Household Income	\$75,790	\$75,171	\$71,902
	2020 Estimated Median Household Income	\$59,815	\$58,483	\$55,240
	2020 Estimated Per Capita Income	\$37,116	\$35,718	\$32,029
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.6%	3.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	4.9%	7.0%
	2020 Estimated High School Graduate	22.2%	24.0%	25.4%
	2020 Estimated Some College	24.9%	22.9%	22.5%
	2020 Estimated Associates Degree Only	10.0%	10.2%	9.8%
	2020 Estimated Bachelors Degree Only	24.1%	22.4%	19.6%
	2020 Estimated Graduate Degree	11.1%	13.0%	12.6%
BUSINESS	2020 Estimated Total Businesses	407	3,022	6,787
	2020 Estimated Total Employees	4,453	30,419	106,199
	2020 Estimated Employee Population per Business	10.9	10.1	15.6
	2020 Estimated Residential Population per Business	19.5	20.3	17.5



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