



# 2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

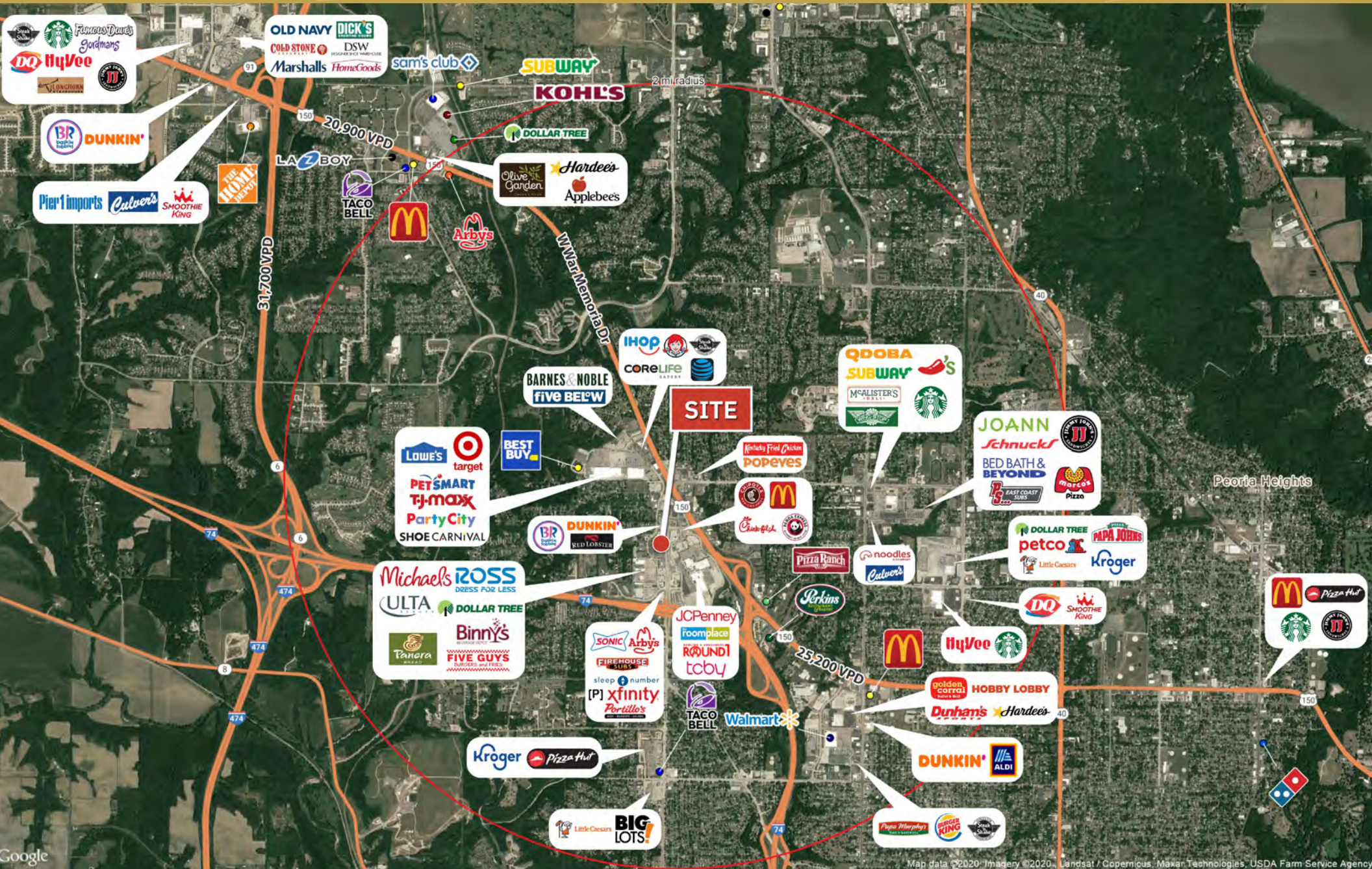
**Shops on Sterling | 4513 N Sterling Avenue  
Peoria, IL**



4513 N Sterling Avenue | Peoria, IL



# AERIAL



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.



# 2,700 SF NEW CONSTRUCTION SPACE AVAILABLE

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## PROPERTY OVERVIEW



- Join Mission BBQ & Supplement Superstore in this new development on Sterling Avenue
- 2,700 SF of rare small shop space available in the heart of Peoria's primary retail corridor
- Full access with neighboring office building
- Newly constructed multi-tenant building
- High barrier to entry market
- Available Immediately

### DEMOGRAPHICS

TOTAL POPULATION	1 MILE	8,386
	3 MILE	65,690
	5 MILE	121,388
DAYTIME POPULATION	1 MILE	5,096
	3 MILE	29,819
	5 MILE	106,418
AVERAGE HH INCOME	1 MILE	\$66,362
	3 MILE	\$73,033
	5 MILE	\$68,336



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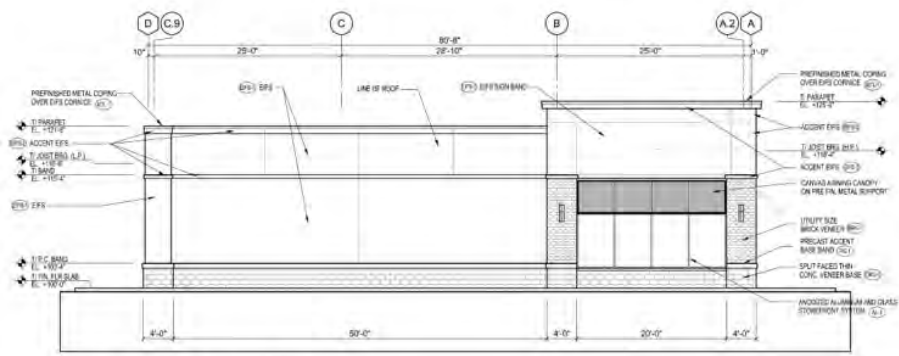
Architectural floor plan of a building at Sterling Avenue. The plan shows a large central area highlighted in red, labeled "2,700 SF AVAILABLE". This area is divided into several sections, including a kitchen area with a "KITCHEN MATCH LUGGER TO BE PROVIDED TO EACH TENANT UNIT", a dining area, and restrooms. The building is labeled "MISSION BBQ" and "SUBSISTANT SUPERVISOR". The plan includes various rooms, corridors, and exterior features like a ramp and stairs. Key areas include a kitchen, dining area, and restrooms. The building is labeled "MISSION BBQ" and "SUBSISTANT SUPERVISOR".

Key features and labels on the plan include:

- 2,700 SF AVAILABLE** (Red highlighted area)
- MISSION BBQ** (Logo and text)
- SUBSISTANT SUPERVISOR** (Text)
- KITCHEN MATCH LUGGER TO BE PROVIDED TO EACH TENANT UNIT**
- KITCHEN AREA** (Labeled "KITCHEN")
- DINING AREA** (Labeled "DINING")
- RESTROOMS** (Labeled "RESTROOMS")
- STAIRS** (Labeled "STAIRS")
- RAMP** (Labeled "RAMP")
- ACCESS** (Labeled "ACCESS")
- STERLING AVENUE** (Street name at the bottom)



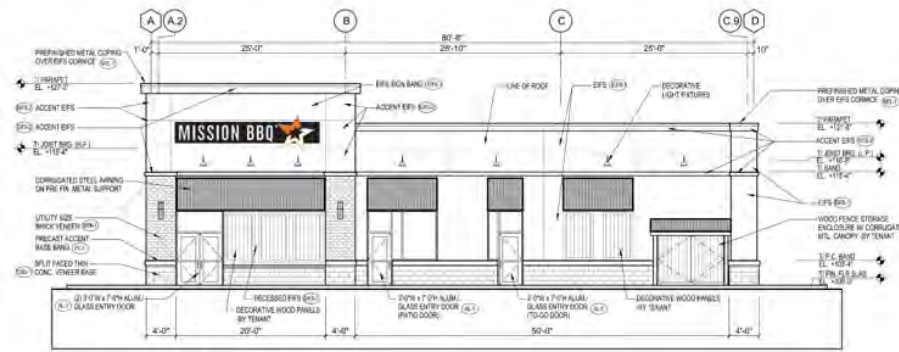
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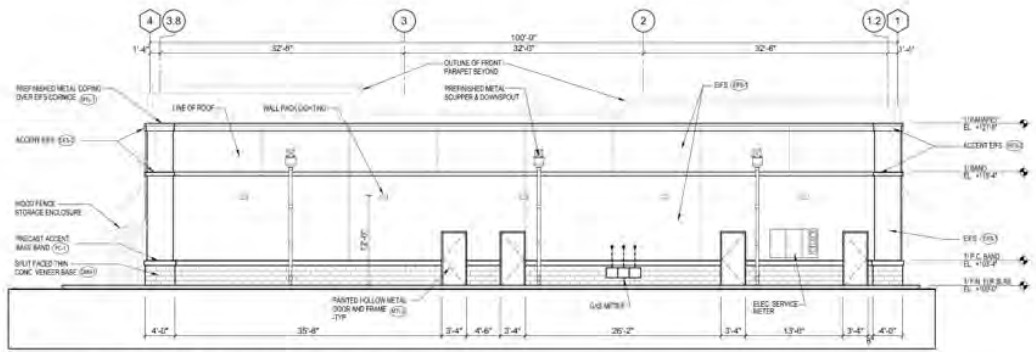
1 SOUTH ELEVATION (SIDE)  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION (FRONT)  
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION (SIDE)  
SCALE: 1/8"=1'-0"



4 WEST ELEVATION (REAR)  
SCALE: 1/8"=1'-0"