

FREESTANDING RESTAURANT ON 1.6 AC TARGET OUTLOT AND FULL INTERCHANGE WITH I-80 4381 VENTURE DRIVE // PERU, ILLINOIS



BROKER CONTACTS

MICHAEL HAVDALA

312.458.4318

MICHAEL@CITADEL-ADVISORS.COM

BRENTON SCHRADER

312.458.4392

BRENTON@CITADEL-ADVISORS.COM



FAST FACTS

BUILDING SIZE	+/- 4,124 SF
PARCEL SIZE	1.61 AC
PARKING	+/- 105 SPACES
PARCEL #	17-05-206-001
R.E. TAXES	\$18,818 [\$4.62 PSF]
YEAR BUILT	1995
COUNTY	LASALLE
ZONING	B-2 (COMMUNITY SHOPPING DISTRICT)



DEMOGRAPHICS

5-mile radius

26,615
POPULATION

\$90,778
HOUSEHOLD INCOME

17,405
TRAFFIC COUNT

HIGHLIGHTS

- ±4,124 SF freestanding restaurant situated on a 1.61-acre parcel with substantial on-site parking.
- Strategically positioned immediately adjacent to the full I-80 interchange, offering convenient regional access and exposure to interstate traffic.
- Located in LaSalle County's biggest retail corridor anchored by Target, Walmart, Home Depot, Kohl's, Menards, Hobby Lobby, PetSmart and Rural King, among others
- Excellent visibility along the area's primary commercial corridor (IL 251), benefiting from approximately 18,400 vehicles per day near the site
- Prominent signage opportunities include both an existing interstate-visible pole sign and monument sign on IL 251, providing strong exposure for future users.



AERIAL

27,153 VPD

HOBBY LOBBY



POPEYES



SITE



18,403 VPD

Staples



KOHL'S

Walmart



MENARDS



SURVEY

The Surveyor was provided with the following zoning information. Back & Side Setback - 10 Feet. Front Setback - 10 Feet. Maximum Floor Area - 10,000 SF. Maximum Building Height - 2 stories or 30 Feet. Minimum Lot Size - No requirement noted. Minimum Lot Width - No requirement noted. Minimum Lot Depth - No requirement noted.

Required Parking - Unable to Determine

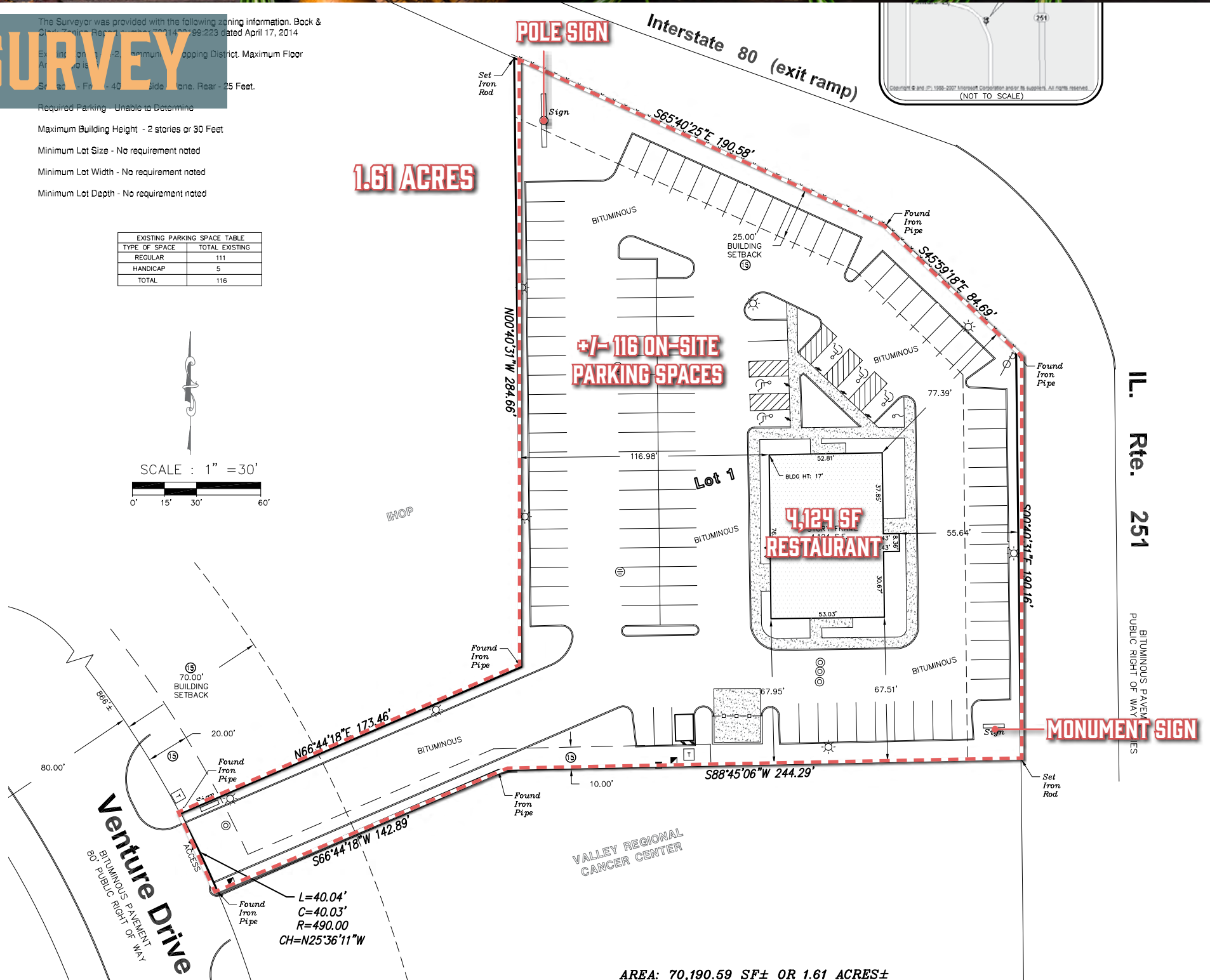
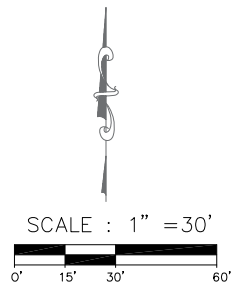
Maximum Building Height - 2 stories or 30 Feet

Minimum Lot Size - No requirement noted

Minimum Lot Width - No requirement noted

Minimum Lot Depth - No requirement noted

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	111
HANDICAP	5
TOTAL	116



IL. Rte. 251

BITUMINOUS PAVEMENT
PUBLIC RIGHT OF WAY

MONUMENT SIGN

AREA: 70,190.59 SF± OR 1.61 ACRES±



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