

309 - 311 Main Street

PEORIA, IL 61602



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 309-311 MAIN STREET

ASKING PRICE: \$599,000



EXECUTIVE SUMMARY

309 & 311 Main Street in downtown Peoria, Illinois are a truly unique commercial sale with retail, restaurant, theater, office and residential spaces included. This 21,915 SF multi-use complex offers a rare combination of historic character and diverse revenue streams in the heart of Downtown Peoria. Situated directly across from the Peoria County Courthouse, the property consists of two interconnected three-story buildings with a unique mix of retail, office, residential and restaurant space, anchored by a specialized theater venue. The buildings are fully sprinklered, featuring a subterranean bar/restaurant and direct access to a rear parking deck. Properties are sold as-is, where is with no guarantees. Established tenants in 309 Main Street - Leiter Group law offices and CxT Roasting Company currently lease for immediate cash flow. High-visibility Main Street frontage with significant foot traffic and professional prestige. This is an ideal acquisition for an owner-operator or fine arts organization looking to establish a signature headquarters while benefiting from additional rental income from adjacent commercial suites. This property is located in the PUEZ (Peoria Urban Enterprise Zone) #9 for potential incentives for development.



21,915
TOTAL SF



MULTI-USE
PROPERTY TYPE



14,966
AVAILABLE SF



B-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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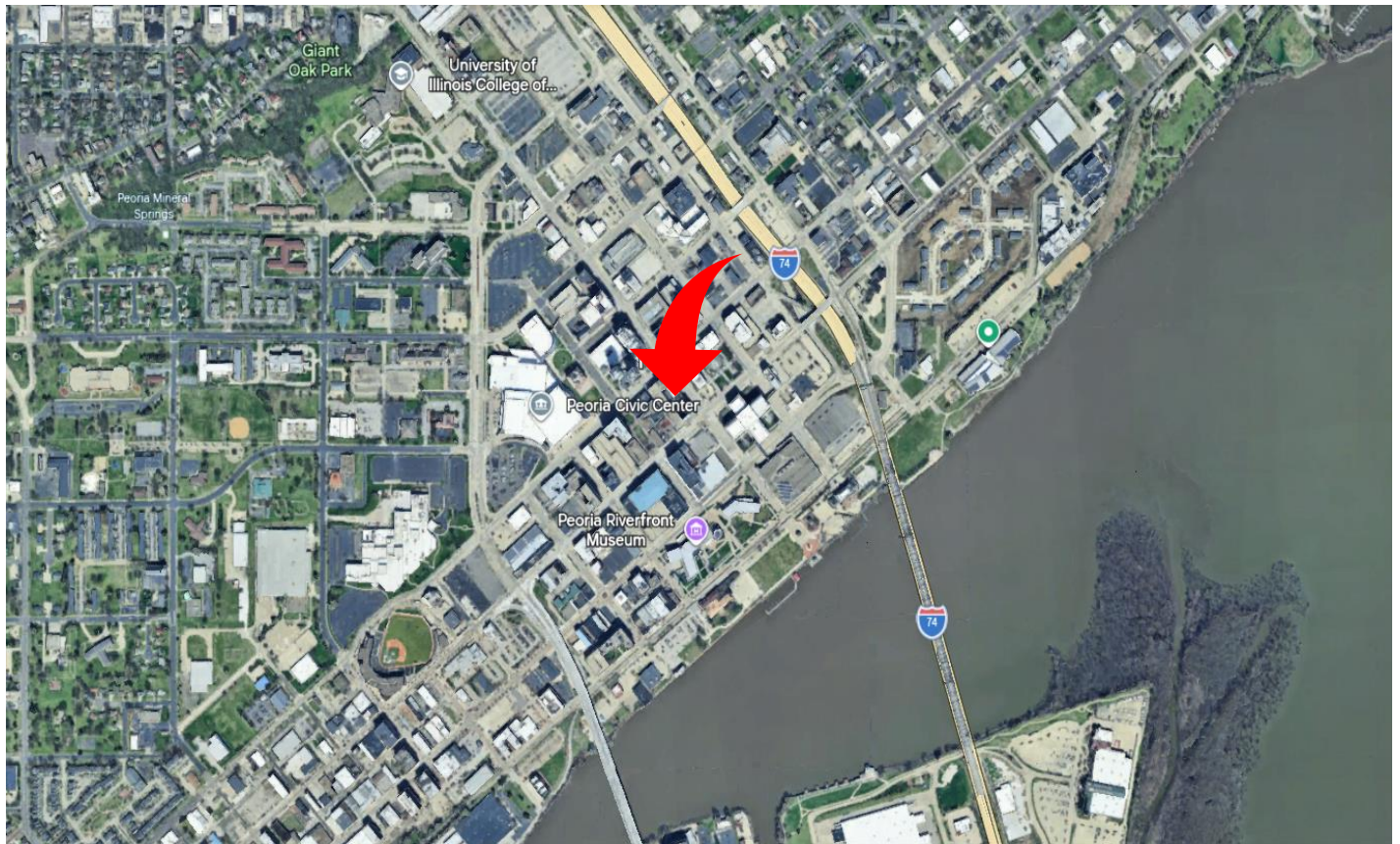
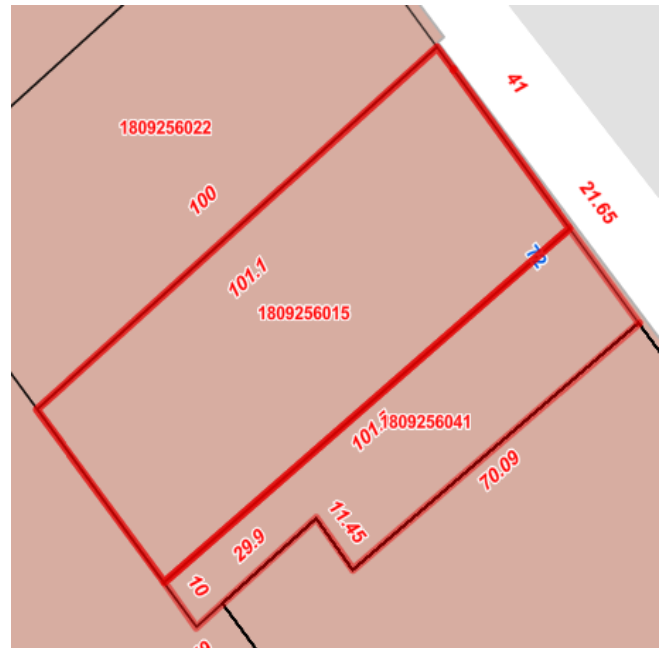
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PROPERTY INFORMATION

ADDRESS	309-311 Main Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID(s)	18-09-256-041, 18-09-256-015
PROPERTY TYPE	Office, Retail, Investment, Restaurant, Other, Bar/Tavern
ZONING	B-1
TOTAL LOT ACRES	0.13
TOTAL BLDG SF	21,915
AVAILABLE SF	14,966
YEAR BUILT	1910



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EXTERIOR PICTURES



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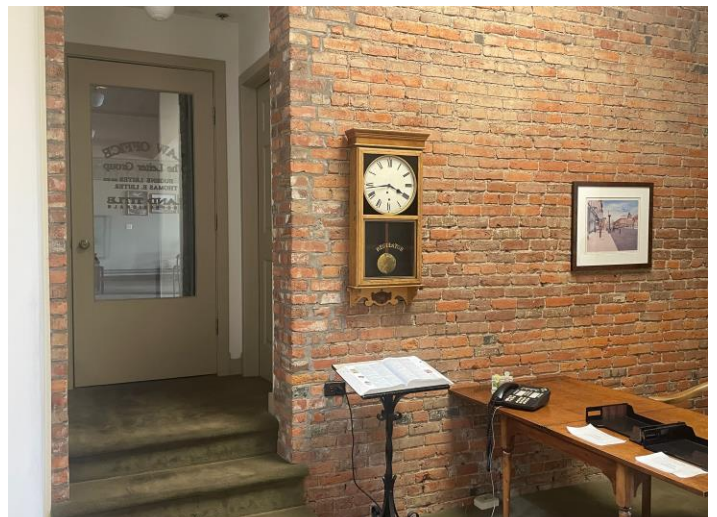
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309 - INTERIOR PICTURES



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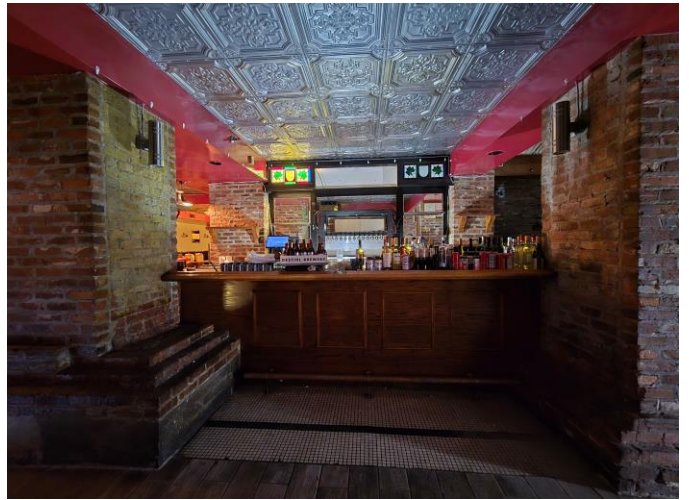
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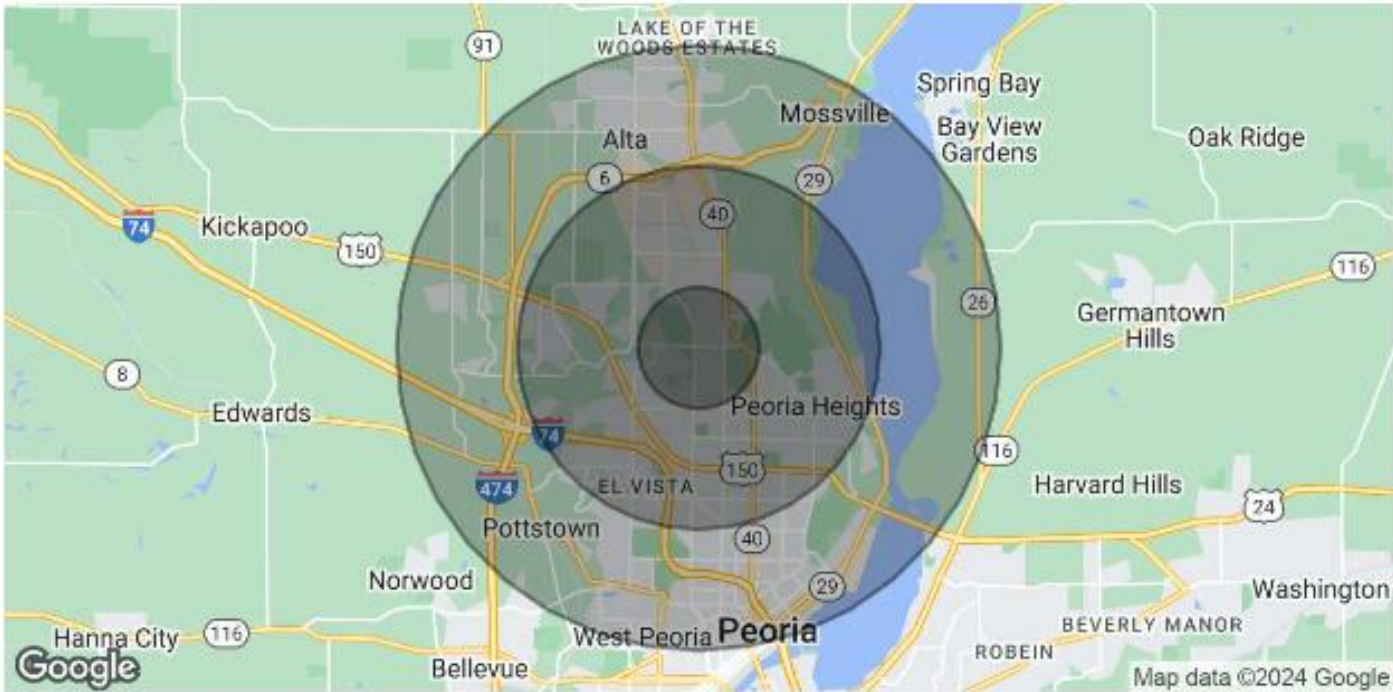
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PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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