

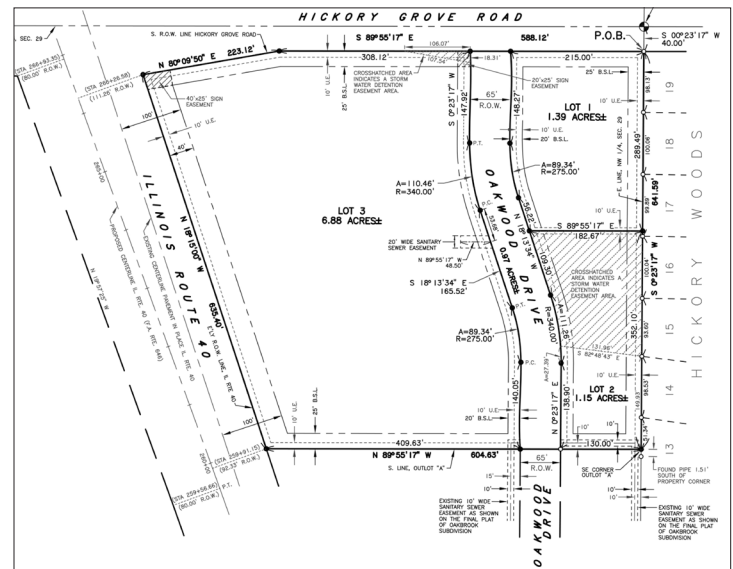
COMMERCIAL LAND

ROUTE 40 & OAKWOOD ROAD - PEORIA



PROPERTY DETAILS

- Three parcels for sale on the corner of Route 40 and Hickory Grove Road.
- 9.41 buildable acres
- Located 2 miles from Route 6.
- Traffic counts of 11,100 cars per day.
- Signalized intersection.
- Properties are currently zoned C2 for commercial with adjacent multifamily developments offering potential for rezoning to multifamily if desired.
- An Illinois Real Estate Broker has partial ownership interest in the property.



LOT SIZES	LOT 1 - 0929126015: 1.39 ACRES LOT 2 - 0929126016: 1.15 ACRES LOT 3 - 0929126014: 6.88 ACRES
ZONING	C2
REAL ESTATE TAXES (2025)	\$1,375.38
SALE PRICE	PARCEL: LOT 3 - \$2,394,000 PARCELS: LOT 1 & LOT 2 - \$442,500

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