

1720 N. War Memorial Drive  
1720 N. War Memorial Drive | Peoria, IL 61614 | Peoria, IL | US | Peoria County  
Available Acres: 3.29 | Sale Price: \$550,000



Within City Limits:	Yes
Site Dimensions:	355.5 x 91.5 x 169.6 x 256.9 feet
Sale Price:	\$550,000
Last Updated:	Mar 22, 2024

Site Certification Information

Certified Site Status: Yes

Economic Development Contact

Debbie Van Sickle  
City of Peoria Office of Economic Development  
419 Fulton St, Suite 207  
Peoria, IL 61602  
(309) 423-1476 | dvansickleATpeoriagov.org


Realtor/Owner Contact

Dan Maloof  
Maloof Commercial  
309.693.3000 | dan@maloofcom.com

Property and Area Description

Zoning : C-1 GIS PIN number : 1429152028 3.29 acres great for development. area consists of shopping malls/centers, car dealerships, as well as various restaurants and hotels • Located on well traveled route 150 (War Memorial Dr) just off i74 exit with visibility from east and West • Frontage on both War Memorial and i-74 • access parcel from lighted intersection

Population

	206,007 10 Mile Radius	318,014 20 Mile Radius	375,519 30 Mile Radius
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Source: ESRI®, 2024

Households

	89,231 10 Mile Radius	136,027 20 Mile Radius	160,078 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Route 150 (0.3 mi.)  
Nearest Interstate: I-74 (52 mi.)  
Nearest Airport: General Wayne A. Downing Peoria International Airport (10.5 mi.)  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Ameren  
Water: IL American Water  
Sewer: Greater Peoria Sanitary District