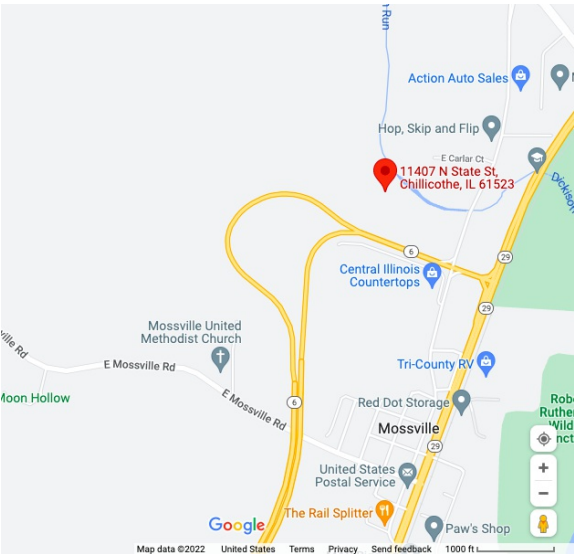


**11407 State St.**  
11407 North State Street, Chillicothe, IL 61523 | Chillicothe, IL | US | Peoria  
County  
**Available Acres:** 31.42 | **Sale Price:** \$645,000



Property and Area Description

Zoning : Industrial1-Light GIS PIN number : 0927200029 • 31.42 acres for sale on the corner of Route 6 and State Street. • 14.81 buildable acres with a preliminary plat available. • Located 1 block off of Route 29. • Traffic counts of 13,900 cars per day. • Signalized intersection

Population

	<b>154,595</b> 10 Mile Radius	<b>307,167</b> 20 Mile Radius	<b>367,211</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>66,676</b> 10 Mile Radius	<b>132,056</b> 20 Mile Radius	<b>156,826</b> 30 Mile Radius
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Source: ESRI®, 2024

<b>Zoning:</b>	Industrial-Light
<b>Within City Limits:</b>	No
<b>Site Dimensions:</b>	632.3 x 642.2 x 1562.3 feet
<b>Sale Price:</b>	\$645,000
<b>Last Updated:</b>	Mar 8, 2022

Site Certification Information

Certified Site Status: Yes

Transportation

**Nearest Highway:** IL- 6 S (0.1 mi.)  
**Nearest Interstate:** IL-6 S (0.1 mi.)  
**Nearest Airport:** General Wayne A. Downing Peoria International Airport (17 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

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

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