



**PRICE REDUCED
MOTIVATED SELLER**

FEATURES:

- 1,544 Sq. Ft. Single Family Residence - Zoned B-1
- 3 bedrooms, country eat-in kitchen, formal dining room, sunroom, full basement - waterproofed and painted, new roof in 2009, newer air conditioners, newer carpet and paint
- 4 additional properties east of this property may be available for a total 300' frontage on Court
- All parcels east of Pekin Gas at the corner of Court and Parkway Drive directly across Court Street from County Market
- Corner is one of Pekin's highest traffic count areas
- **Sale Price: ~~\$200,000~~ \$110,000**

VICINITY MAP



CONTACT:

Larry Krup

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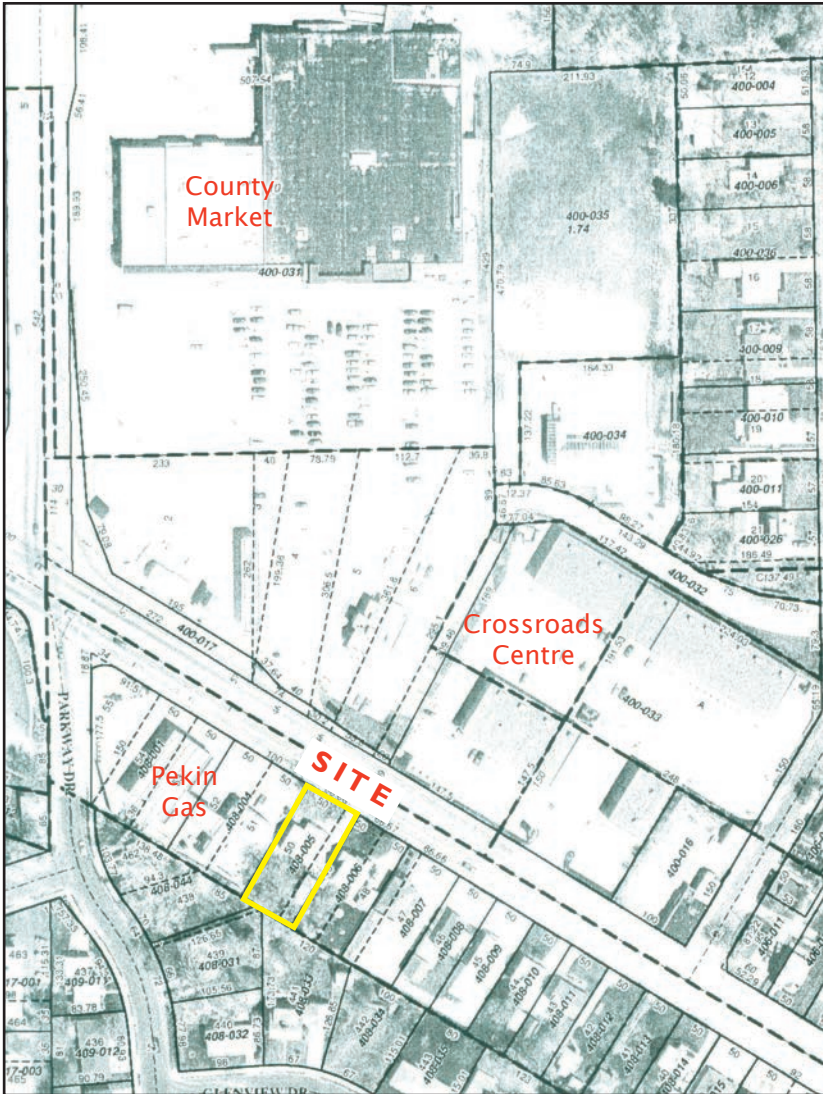
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Maloof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

maloofcommercial.com



TRAFFIC COUNTS:

North on Parkway Dr. 14,600 cpd
 East on Court St. 23,900 cpd
 West on Court St. 20,800 cpd

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AREA DEMOGRAPHICS:	2009			2014		
	1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
Average Population:	6,969	36,622	46,229	7,033	36,946	46,893
Average Household Income:	\$64,167	\$60,667	\$62,275	\$66,137	\$62,073	\$63,683
Median Age:	42.5	38.6	38.9	42.9	39.1	39.6