



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

MOTIVATED SELLER: Peoria Land for Sale

\$299,000 (Previously \$349,000)



MOTIVATED SELLER!

FOR SALE

914 W Garfield Ave.

Bartonville, IL 61607

2.06 AC

LAND

RETAIL

LOT SIZE

2.06 Acres

PRICE

\$299,000

TAX PIN

17-26-403-012

ZONING

C-3

PROPERTY DESCRIPTION

Highly visible frontage property along W. Garfield Ave. in Bartonville. Recently divided to 2 acres from a larger parcel. Great location for retail development.



BRUCE ALKIRE
309.696.7391
balkire@cbcdr.com
cbcdr.com



ERIC HEARD
309.472.0831
ehheard@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

MOTIVATED SELLER: Peoria Land for Sale

\$299,000 (Previously \$349,000)

FOR SALE



Demographics	1 Mile	3 Mile	5 Mile
Population	5,111	20,556	66,834
Avg. HH Size	2.39	2.54	2.51
Median Age	40.9	38.9	35.8
Avg. HH Income	\$64,253	\$56,386	\$55,336
Per Capita Income	\$26,535	\$22,267	\$21,783



BRUCE ALKIRE
309.69.7391
balkire@cbcdr.com
cbcdr.com



ERIC HEARD
309.472.0831
ehheard@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



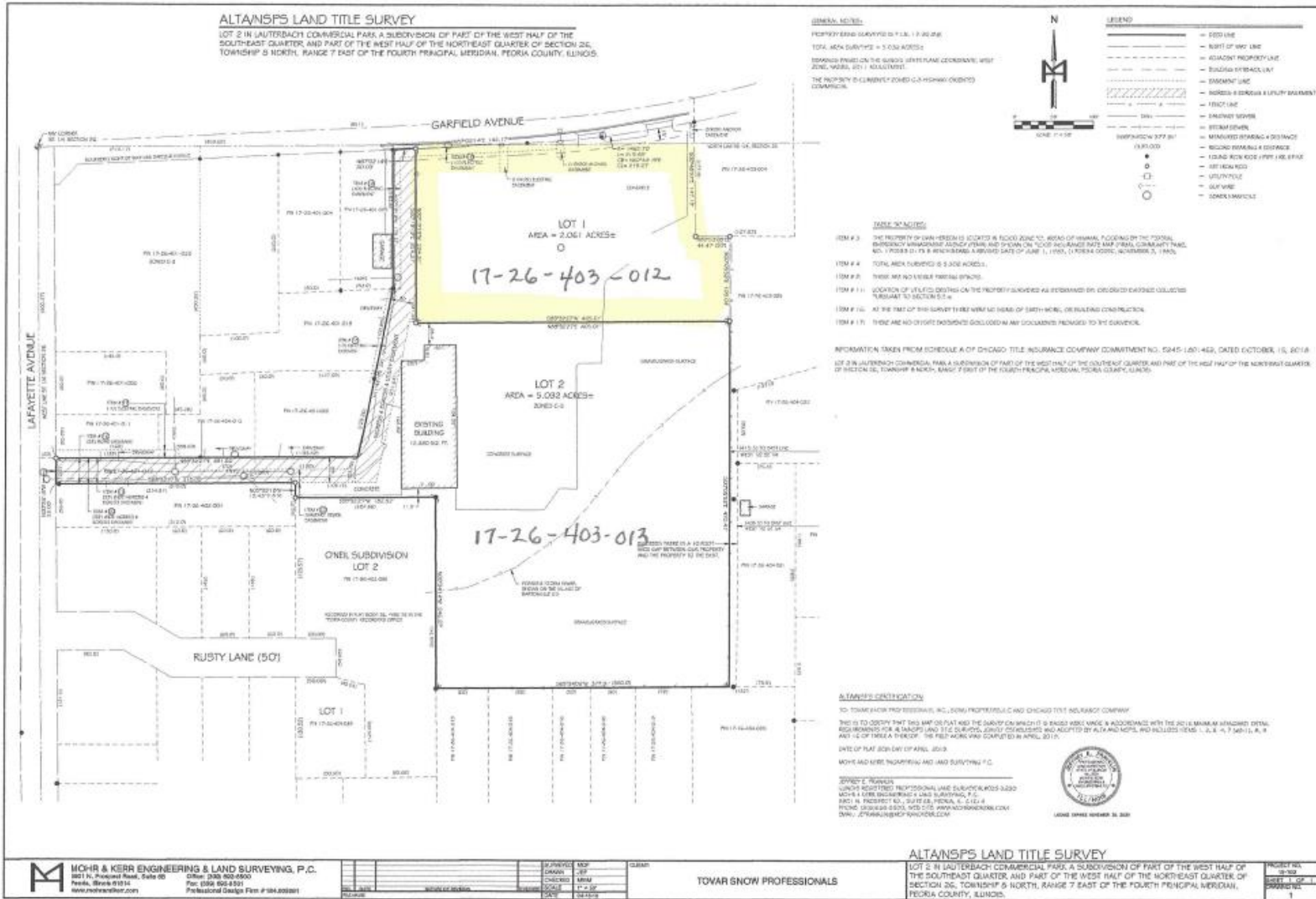
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

MOTIVATED SELLER: Peoria Land for Sale

\$299,000 (Previously \$349,000)

FOR SALE

SITE PLAN



BRUCE ALKIRE
309.696.7391
balkire@cbcdr.com
cbcdr.com



ERIC HEARD
309.472.0831
ehheard@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22