



# The Right Places, The Right Spaces

**SL**  
STRATEGIC  
LOCATIONS

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4521 N Prospect Road

North Peoria, IL

Freestanding Retail with Drive-Through



# Pharmacy



## Address

4521 N Prospect Rd  
Peoria Heights, IL 61616

## Availability

10,09 SF

- Former CVS available for sublease
- 47 Parking spaces and drive-through
- Pillar sign
- North Prospect Road: 10,784 VPD
- East Marietta Avenue: 1,113 VPD



# Property Details

## Address

4521 N Prospect Rd  
Peoria Heights, IL 61616

## Availability

10,090 SF

Lot: 1.97 Acres

## Taxes

Annual Tax Bill:  
\$51,168

## Lease

Sub-lease or Long-term Ground Lease

NNN

Call for rate



Full site plan available at [www.strategic-locations.com/4251nprospect.com](http://www.strategic-locations.com/4251nprospect.com)



# Site Visuals



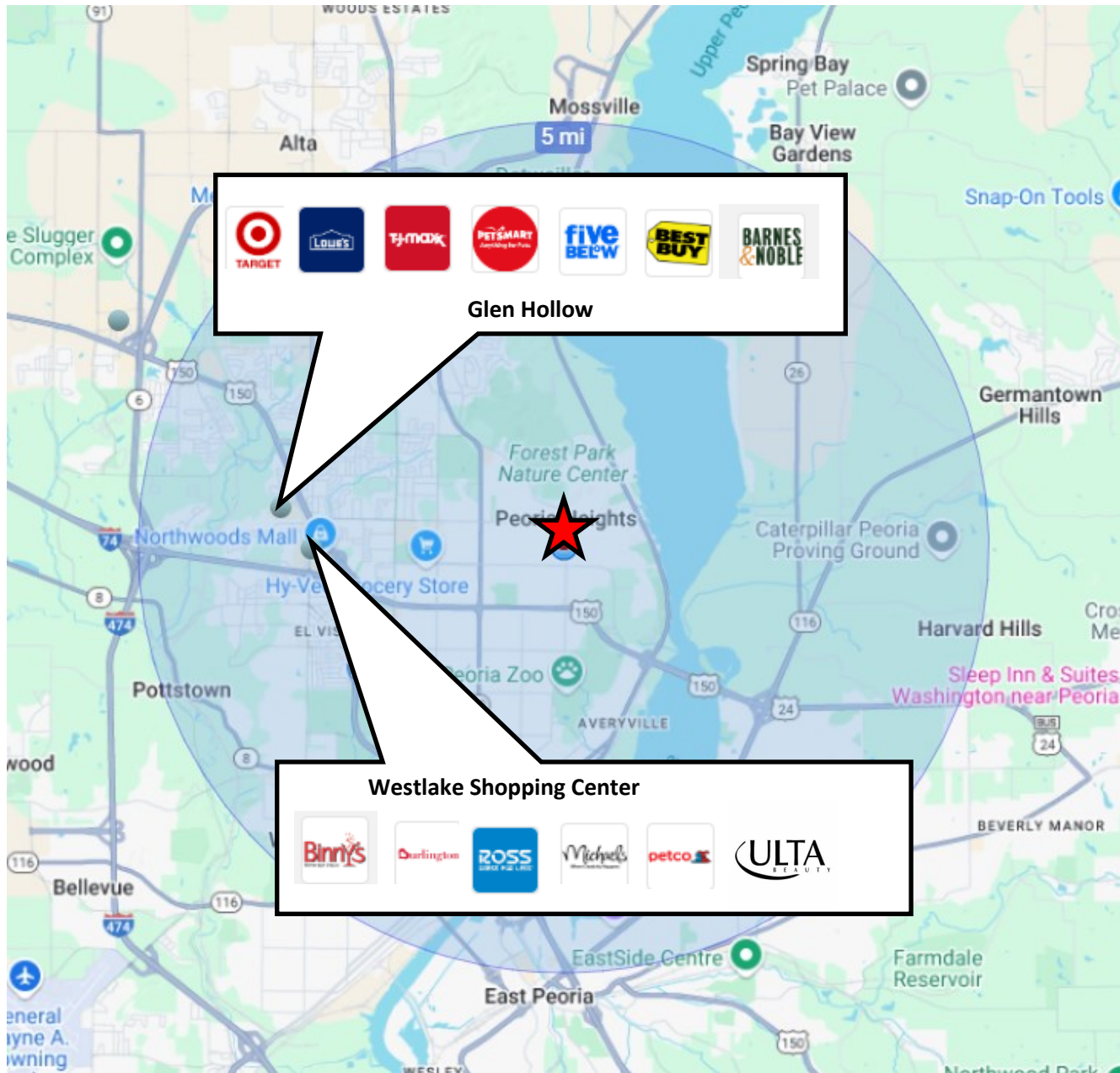


# Demographics

<b><u>Demographics</u></b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
Population:	7,343	51,813	111,937
Households:	1,634	11,633	25,259
Average HH Income:	\$88,351	\$73,819	\$77,773



# What's Nearby: 5-Mile Radius





**Presented by**

# **Abbell Associates, LLC**

30 N. LaSalle Street, Suite 2120, Chicago, Illinois 60602

[www.abbell.com](http://www.abbell.com)

**Tom Walsh**

**Partner/Managing Broker**

[tom@abbell.com](mailto:tom@abbell.com)

847-421-4882

**Joe Sauer**

**President of Retail/Technology**

[joe@abbell.com](mailto:joe@abbell.com)

(312) 961-8748

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