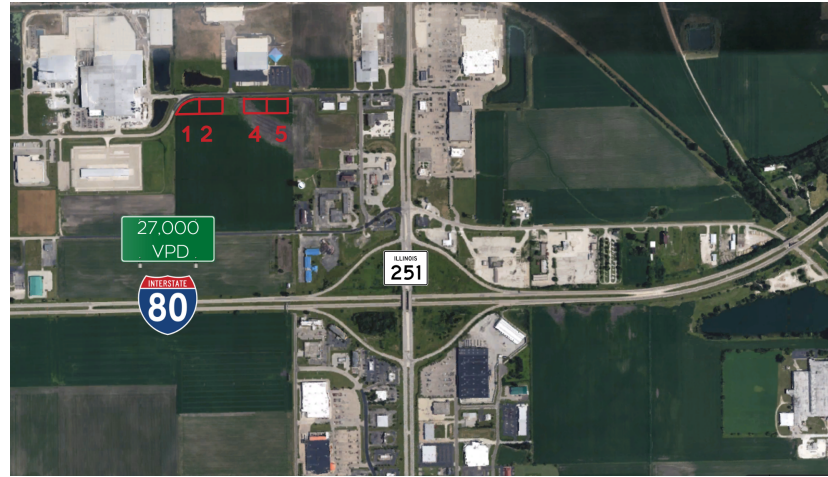


# SALE

## UNYRITE DRIVE LOTS

Unyrite Drive Peru, IL 61354



### PROPERTY DESCRIPTION

Remarks: Purchase 1 or all 4 of these accessible and high-visibility lots in north Peru's industrial and commercial area along Unyrite Drive. Lots 1, 2, 4, and 5 are available for sale along Unyrite Drive, just west of Trompeter Drive, 0.3 miles from the signaled interchange of IL 251. Current zoning is B-4 Highway Business.

### PROPERTY HIGHLIGHTS

- Easily accessible to I-80 (27,000 VPD) and I-39 from Route 251
- Located between industrial park and high-traffic commercial
- Flexible options with 1 or 4 parcels

### OFFERING SUMMARY

Sale Price:	\$75,000 each
Lot Size:	1.0 - 4.33 Acres
Zoning:	B-4
APN:	11-32-405-001, 11-32-405-002, 11-32-405-004, 11-32-405-005

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	12,195	19,288	45,707
Total Population	25,361	40,428	95,786
Average HH Income	\$61,718	\$64,848	\$65,760

**Leah Erickson**  
815 780 7952



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# SALE

# UNYTITE DRIVE LOTS

Unytite Drive Peru, IL 61354



**Leah Erickson**  
815 780 7952



# SALE

# UNYTITE DRIVE LOTS

Unytite Drive Peru, IL 61354



Leah Erickson  
815 780 7952



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# SALE

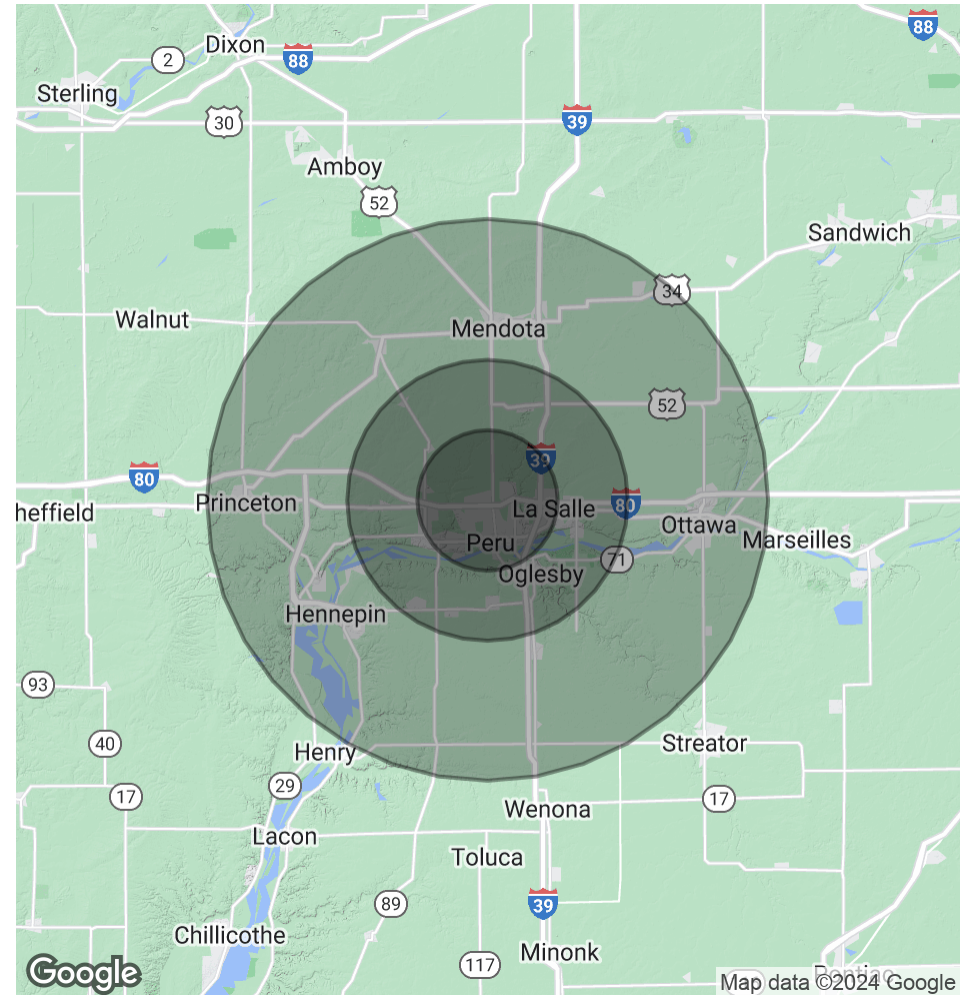
## UNYTITE DRIVE LOTS

Unytite Drive Peru, IL 61354

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	25,361	40,428	95,786
Average Age	43.6	44	43.8
Average Age (Male)	42.8	43.1	42.7
Average Age (Female)	43.9	44.5	44.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	12,195	19,288	45,707
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$61,718	\$64,848	\$65,760
Average House Value	\$129,468	\$132,121	\$136,859

\* Demographic data derived from 2020 ACS - US Census



**Leah Erickson**  
815 780 7952



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REAL ESTATE GROUP

# SALE

## UNYTYTE DRIVE LOTS

Unyтите Drive Peru, IL 61354



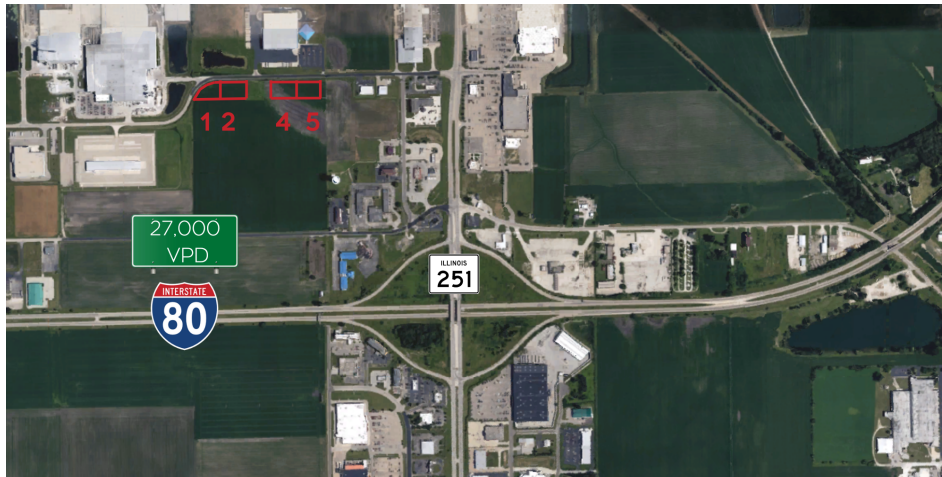
### LOCATION DESCRIPTION

From IL 251 head west on Unyтите Drive, the property is on your left (south) just past Trompeter and across from Canam Steel (CSC).

Purchase 1 or all 4 of these accessible and high-visibility lots in north Peru's industrial and commercial area along Unyтите Drive. Lots 1, 2, 4, and 5 are available for sale along Unyтите Drive, just west of Trompeter Drive, 0.3 - 0.4 miles from the signaled interchange of IL 251.

### LOCATION DETAILS

County	La Salle
Township	Dimmick
Road Type	Paved - City
Nearest Highway	I-80



**Leah Erickson**  
815 780 7952

