

2400 N Main Street, East Peoria

2.19 Acre Marina Development Site



REMAX Traders Unlimited is exclusively offering a 2.19-acre development opportunity at the EastPort Commercial Plaza and EastPort Marina in East Peoria. At the signalized intersection of Mariner's Way and N Main/Route 116, the property benefits from strong highway visibility adjacent to a full-service marina, townhome community, and entertainment/dining options.

The R-4 zoned lot is comprised of two (2) parcels and is available **for sale, ground lease, or build to suit** for a variety of use types. It's located in both an Enterprise Zone and a TIF District, offering potential benefits and incentives to developers.

Off the signalized intersection of Mariner's Way and N Main/Rte 116, the site benefits from excellent regional access with IL Route 150 (~58,200 VPD) approximately 1.5 miles away and Interstate 74 (~89,400 VPD) approximately 2 miles away.

Area Overview. The EastPort Marina is a full-service boating and residential community set directly across the Illinois River from downtown Peoria. The location is anchored by the marina, townhome residences, the Stoney Creek Hotel & Conference Center, and Jonah's Seafood House. The Illinois Gaming Board has also approved Boyd Gaming's \$160 million redevelopment of the nearby Par-A-Dice Casino at its current East Peoria location less than 10 minutes away.

Please reach out to the REMAX Traders Unlimited team for additional details.

2.19-acre

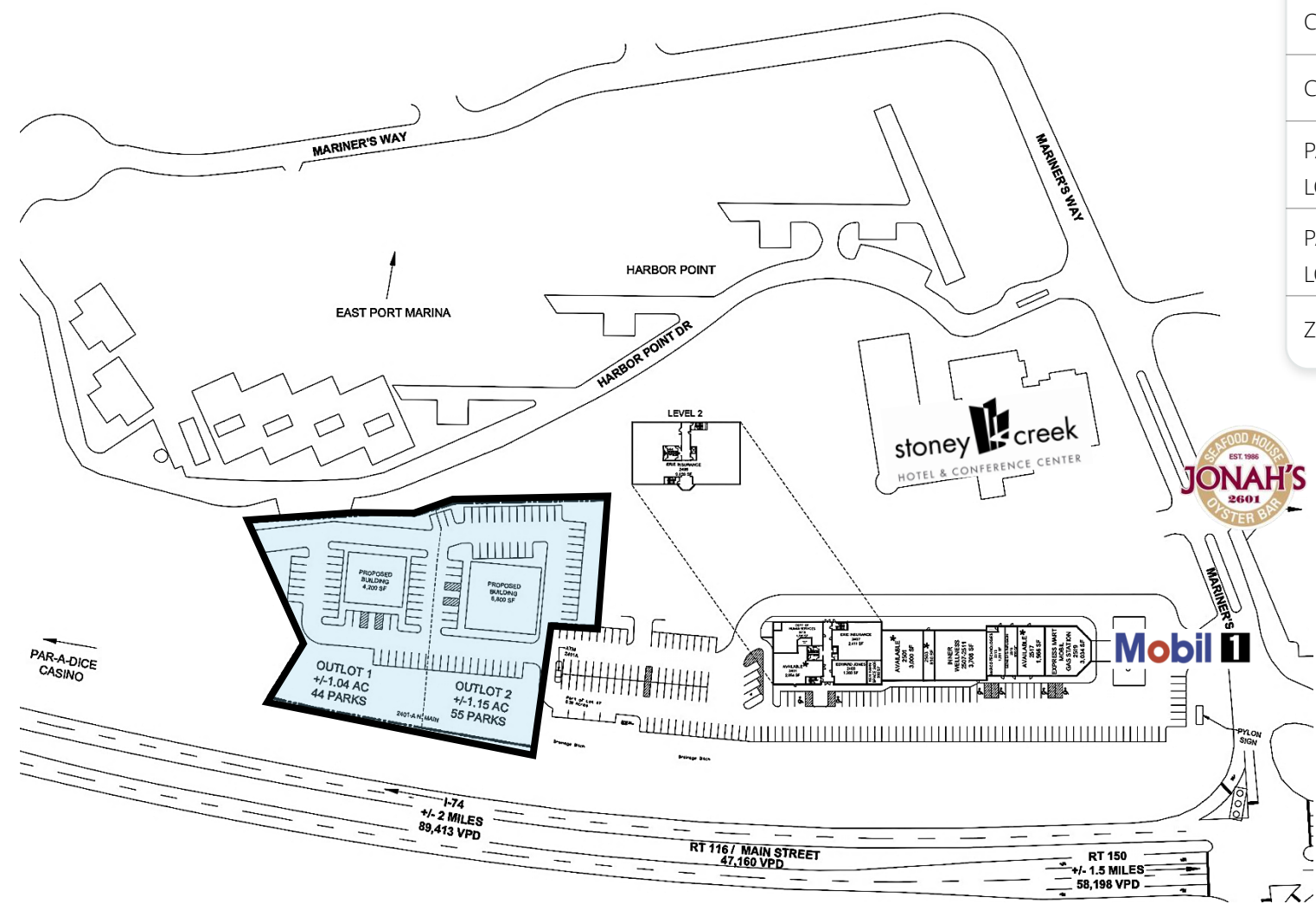
PRIME DEVELOPMENT SITE

Enterprise Zone & TIF District

~24,600

VPD MAIN ST / RT 116





Property Details	
ADDRESS	N Main Street
CITY, STATE, ZIP	East Peoria IL 61611
COUNTY	Tazewell County
PARCEL 1	01-01-22-409-003
LOT SIZE	1.62-acres
PARCEL 2	01-01-22-407-077
LOT SIZE	0.57-acres
ZONING	R-4 (multifamily)





Contact

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