

LIVE GREATER

A GUIDE TO PEORIA AND SURROUNDING CITIES

Dive in and discover the communities
that make Greater Peoria, greater.
Who knows, maybe you'll find
the perfect spot to call home.

CHOOSE GREATER >
PEORIA

The Greater Peoria area is a collection of communities, each with its own character and atmosphere. Whether you're looking for a small town, a suburban dream or the center of the city, you'll find it — and more — in Greater Peoria.

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Chillicothe

PEORIA

MORE WAYS TO LIVE

POPULATION: 111,021

Peoria is one great town built from many great, diverse neighborhoods.

DOWNTOWN

Vibrant City Life

Rich in culture, Peoria's downtown overflows with music, art, cafés, restaurants, sporting events, riverfront activities and nightlife. The Warehouse District, anchored by Dozer Park, is a vibrant, mixed-use residential and commercial neighborhood welcoming new businesses and residents daily.

WEST BLUFF

Historical Beauty

Peoria's century-old West Bluff transports residents straight to the late 1800s. Tree-lined streets and beautiful architecture bring affluent taste at an affordable price. This beloved community also houses Bradley University's bustling Campustown, offering a diverse range of residents.

EAST BLUFF

Urban Suburbia

East Bluff offers affordable historic homes in a diverse community — all nestled on a beautiful bluff. The area is full of bustling businesses, gorgeous parks and the Peoria Zoo. This innovative neighborhood is focused on building onto its rich history.

CENTRAL PEORIA

All-Access Community

Central Peoria has something for everyone. It's a mix of history and modernity, blending early 1900s homes with modern architecture and local boutiques with big-name stores. You'll have everything you need in Central Peoria, including easy access to the interstate.

NORTH PEORIA

Mix of Everything

Country beauty meets city living in The Knolls neighborhood. In 1928, the area was created to maintain a park-like atmosphere in the middle of the city. Now it has over 240 one-of-a-kind homes, four parks and a lot of Midwestern hospitality. This is a close-knit community that loves to put on family-friendly events.

GRAND PRAIRIE

Elegant Escape

Grand Prairie is a picturesque neighborhood with high-end homes and great shopping. Regal subdivisions like Chadwick Place, Chadwick Estates and WeaverRidge offer a quiet suburban dream just 10 minutes from downtown.



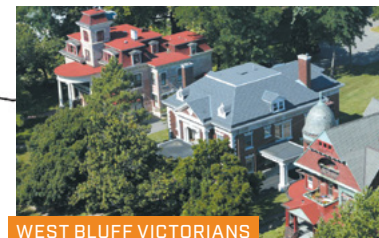
GOLF WEAVERRIDGE



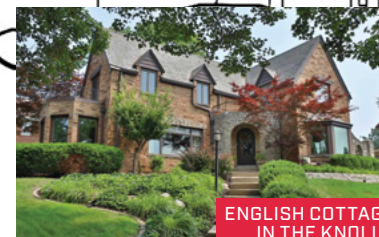
NORTH PEORIA COLONIAL



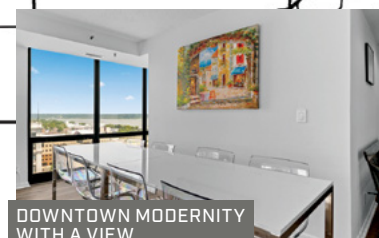
EAST BLUFF'S LUTHY BOTANICAL GARDEN



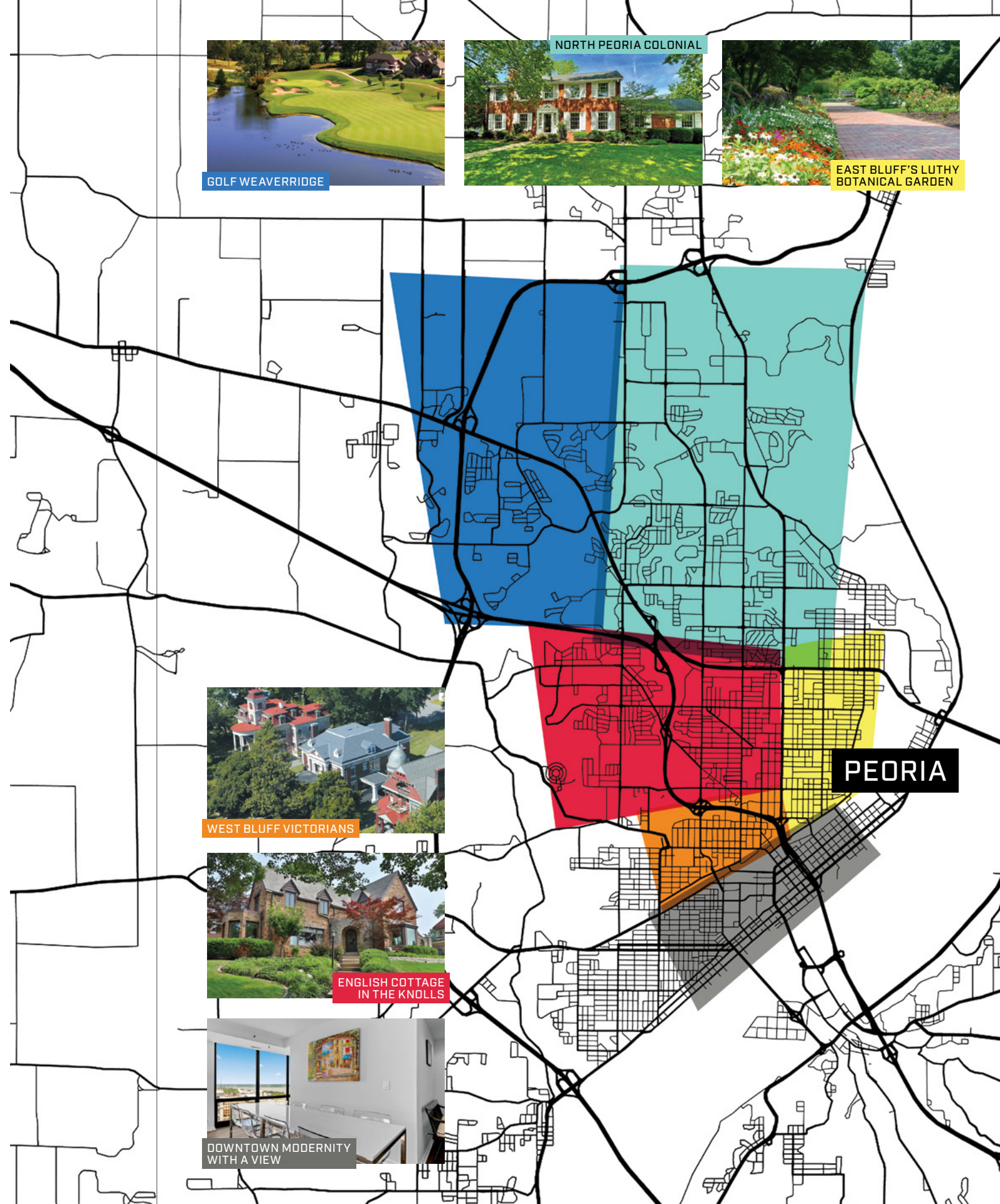
WEST BLUFF VICTORIANS



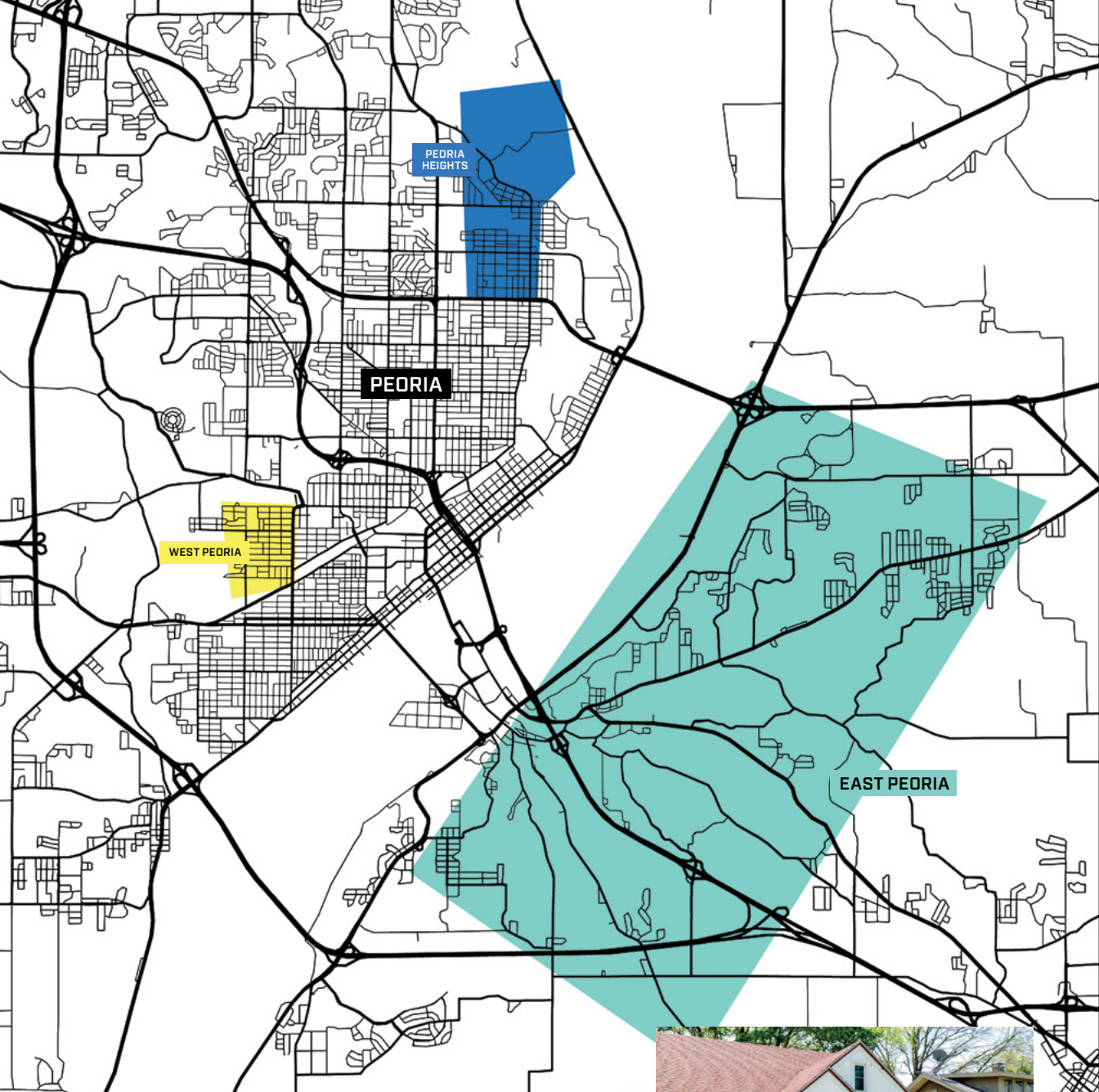
ENGLISH COTTAGE IN THE KNOLLS



DOWNTOWN MODERNITY WITH A VIEW



PEORIA



WEST PEORIA

Residential Recess

With only a five minute drive to downtown Peoria, West Peoria offers a quiet escape from the city. It's a mostly residential area with easy access to the surrounding nature and amenities. And for those who love to travel, the Peoria airport is a quick drive across the highway.

POPULATION: 3,900
TO PEORIA: 5 MINUTES



QUAINT CAPE COD



WEST PEORIA'S BELOVED
4TH OF JULY PARADE

PEORIA HEIGHTS

Local Business Love

Peoria Heights is a cultural hub home to over 75 unique, independently-owned businesses. The Heights' thriving downtown has become a go-to for local dining and shopping. The town is surrounded by Peoria on three sides with the river on the east. Prospect Ave and Grandview Drive have some of the area's most beautiful homes and views. It's an affordable community with endless entertainment.

POPULATION: 5,785
TO PEORIA: 12 MINUTES



RIVER-VIEW ESTATE



SHOPS AND CAFÉS ON PROSPECT

Photo courtesy of
Peoria Magazine



ENGLISH COTTAGE CHARM

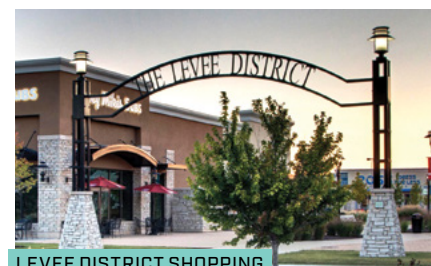
EAST PEORIA

Urban Convenience, Suburban Comfort

A city of 22,484 located along the Illinois River, East Peoria is an exceptional place to work, live and play. This suburb has a little bit of everything: casino boats, burger barges, award-winning holiday light displays, vintage car shows, charming farmers markets and nearly 100-acres of retail therapy. From small companies to global manufacturers like Caterpillar, East Peoria's business community is thriving as well. And, its central location means convenient access to jobs all over the region, no matter where they are.

POPULATION: 22,136
TO PEORIA: 7 MINUTES

WOODED RETREAT STEPS FROM URBANITY



LEVEE DISTRICT SHOPPING

GERMANTOWN HILLS

Scenic Suburb

Nestled among rolling hills and scenic landscapes, Germantown Hills offers a peaceful suburban lifestyle. Well-maintained streets, parks and recreational facilities promote outdoor activities and family-friendly fun. The town's popular schools and peaceful nature make it a great place to call home.

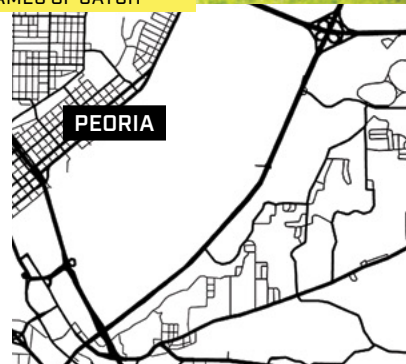
POPULATION: 3,426
TO PEORIA: 15 MINUTES



DREAMY GERMANTOWN BACKYARD SPACE



PLENTY OF SPACE FOR GAMES OF CATCH



PEORIA

METAMORA

Growth-Minded Small Town

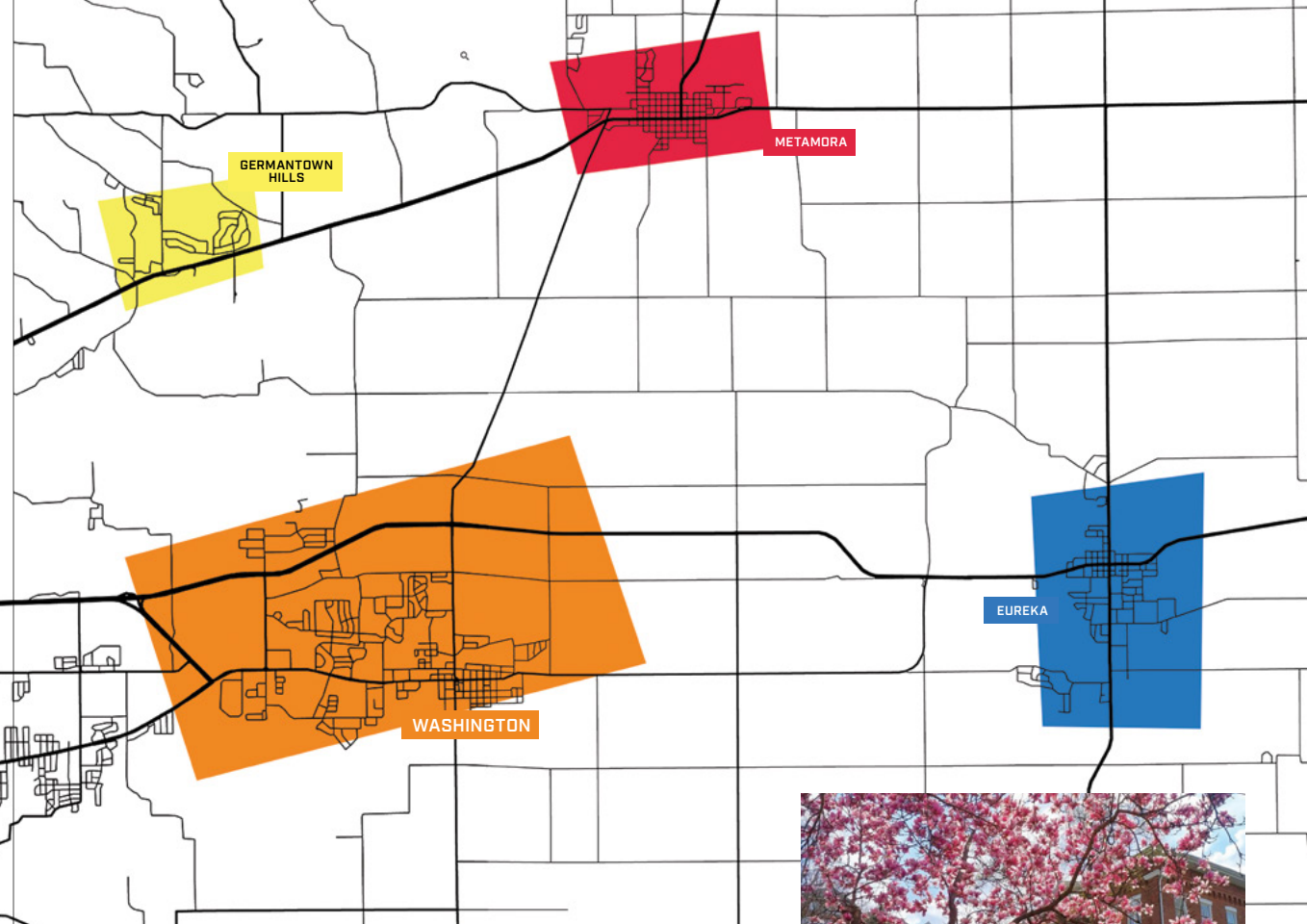
A proud football town, Metamora is home to the highly rated Metamora Township High School. Along with its great education and athletic teams, Metamora is also the site of one of the iconic Lincoln/Douglas debates. Lincoln even practiced law in the historic Metamora Courthouse. Today, the downtown square is still full of historic buildings that look the same as they did back then. The town is growing, and areas of new construction are popping up all over. The future is bright for Metamora.

POPULATION: 3,426
TO PEORIA: 22 MINUTES



METAMORA FIELDS GOLF COURSE

LAKESIDE RETREAT — MINUTES FROM EVERYTHING



WASHINGTON

A Town With Momentum

Washington is where wholesome Midwest living and small town hospitality thrive. The town takes pride in its service-oriented businesses, family-friendly amenities, well-supported schools and motivated population.

POPULATION: 15,890
TO PEORIA: 21 MINUTES

WASHINGTON'S CHARMING SQUARE



BEAUTIFUL EUREKA COLLEGE

EUREKA

Best of Both Worlds

Nestled among rolling hills and with its close proximity to both nature and city life, Eureka offers something for everyone. The downtown area has a variety of shops and restaurants, but just a short drive away, outdoor activities like hiking, fishing and camping await in nearby parks and forests. With an easy drive to both Peoria and Bloomington, residents enjoy the flexibility of its location.

POPULATION: 5,165
TO PEORIA: 25 MINUTES

GREATER PEORIA



POPULATION
1.7M

Greater Peoria is the hub of a 30-county region that's home to more than 1.7 million people, hundreds of major employers and a globally connected workforce. We boast the best of both worlds: a big-city lifestyle with a small-town feel, the perfect mix of rural and urban. We're family-friendly, inclusive and welcoming to all, with opportunities for everyone to get involved, find their place and make a difference.

MEDIAN
HOUSEHOLD
INCOME

\$70K



CHEAPEST PLACES TO LIVE IN THE U.S.

#7

#1 LARGEST PARK DISTRICT IN ILLINOIS



**MEDIAN HOME
SALES PRICE**
\$143K



MOST AFFORDABLE MID-SIZED COMMUNITY FOR HOMEBUYERS



TOP 5 EMPLOYMENT INDUSTRIES

HEALTHCARE: 17%

MANUFACTURING: 13%

GOVERNMENT: 12%

RETAIL TRADE: 11%

ACCOMMODATION & FOOD SERVICES: 8%

OTHER: 39%

GAS BILLS

45% LESS
THAN NATIONAL AVERAGE



ELECTRIC BILLS

19% LESS
THAN NATIONAL AVERAGE



Whether it's a great cup of coffee, a moment out in nature or a trip to the airport, you're rarely ever more than **20 MINUTES** away from where you want to be.



AT A GLANCE

MORTON

Charming Community

Morton is a hub for people passionate about community — and pumpkins. This quintessential small town produces over 85% of the world’s canned pumpkin and is proud to host the Morton Pumpkin Festival every year. Morton’s hometown charm, delicious restaurants, craft beers and artisan bakeries make it the perfect place to live.

POPULATION: 17,334
TO PEORIA: 13 MINUTES

FUN AT THE PUMPKIN FESTIVAL



SPACIOUS STYLE IN MORTON



LIVE MUSIC AT MACKINAW VALLEY VINEYARD

MACKINAW

Quiet Retreat From the City

Residents love Mackinaw for its small-town culture. Beautiful parks and the gorgeous Heritage Lake offer fun activities in a peaceful environment.

POPULATION: 1,854
TO PEORIA: 24 MINUTES



SPRAWLING COUNTRY ESTATE MINUTES FROM PEORIA

DEER CREEK

The Perfect Getaway

Nestled between Peoria and Bloomington, Deer Creek is an easy commute to jobs, hospitals and shopping areas – all while offering a rural setting to get away from it all. This small town offers best-in-class public services and community fun.

POPULATION: 655
TO PEORIA: 22 MINUTES





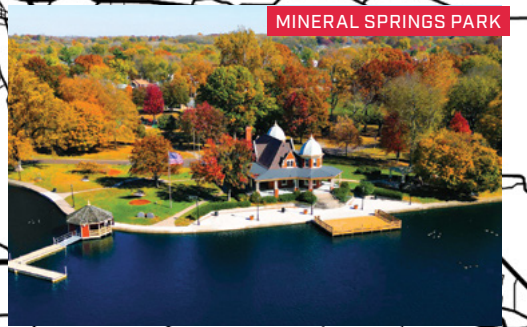
MID-CENTURY CHARM IN BARTONVILLE

BARTONVILLE

Family Settling Ground

In the 19th century, Bartonville was a rowdy coal-mining town filled with eleven saloons. Today, it's a quiet, family-centered community made up of friendly Midwestern folks. Residents enjoy its excellent public schools, safe neighborhoods, convenient shopping options and easy access to transportation routes throughout the region.

POPULATION: 5,817
TO PEORIA: 10 MINUTES



MINERAL SPRINGS PARK



STATELY GEORGIAN-STYLE PEKIN HOME

PEKIN

Activity Central

As one of the larger towns in Greater Peoria, Pekin offers a wide range of activities for all ages. On Pekin's historic Court Street, residents enjoy trendy shopping, delicious dining and a scenic old-timey pavilion in the heart of town. Outside the town's center, you'll find beautiful parks, riverside views and nature trails. Point is, there's something for everyone in Pekin.

POPULATION: 31,260
TO PEORIA: 19 MINUTES



TREMONT'S CHARMING DOWNTOWN



TURKEY FESTIVAL FUN

TREMONT

Small Town, Big Charm

Tremont is a charming town known for its annual Turkey Festival. This summer celebration attracts people from all over to explore the craft and antique booths, sip a lemonade shake-up or watch a variety of performances from the Miss Tremont pageant. The local school district is highly rated, and the vibrant downtown and nearby scenic trails make it a welcoming place to call home.

POPULATION: 2,250
TO PEORIA: 17 MINUTES



BRIMFIELD / ELMWOOD

Evolved Simple Life

Brimfield and Elmwood are both small towns with some of the best soil around. Their small populations make it easy to assume these close-knit communities don't have much going on. That couldn't be more wrong. These evolved farmtowns offer unique histories, great dining and shopping experiences, and plenty of events throughout the year.

BRIMFIELD	ELMWOOD
POPULATION: 762	2,020
TO PEORIA: 23 MINUTES	27 MINUTES

PRINCEVILLE

Growing Community

Princeville is a friendly, safe and clean community. Residents enjoy the Princeville Heritage Museum and the beautiful Rock Island Trail located right in town. This quiet, family-centered small town is growing every day and welcomes new people with open arms.

POPULATION: 1,612
TO PEORIA: 28 MINUTES

DUNLAP / KICKAPOO / EDWARDS

Educational Hub

Home to one of the nation's top-rated high schools, Dunlap is bursting with bright minds and a bright future. This educational giant draws students in from nearby towns, including Edwards and Kickapoo. Alongside great education, Dunlap is known for its peaceful streets, friendly neighbors and easy access to Peoria. Nature lovers also enjoy jogging or biking along the scenic Rock Island Trail that goes right through downtown.

DUNLAP	KICKAPOO	EDWARDS
POPULATION: 1,586	8,180	3,176
TO PEORIA: 21 MINUTES	15 MINUTES	15 MINUTES

CHILLICOTHE

Scenic Riverside Town

Nestled in the Illinois River Valley, Chillicothe is known for its gorgeous scenery. Bald eagles and white pelicans can be seen in the skies over town nearly all year, one of the many reasons people visit. But that's not the only allure. Chillicothe residents hold the local coffee spots, antique shops and restaurants close to their hearts. They invest in the community and love the resources their town has to offer. It's a great place for families and businesses alike.

POPULATION: 6,005
TO PEORIA: 25 MINUTES

A GREATER LIFE IS WAITING

We hope to call you “neighbor” real soon. No matter the community you choose to live in, you’ll have access to all the restaurants, schools, hospitals and amenities that make us greater. To learn more, visit choosegreaterpeoria.org.

Here’s to choosing **more.**



CHOOSE GREATER >
PEORIA

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