

# PIONEER SQUARE

## 7501 N UNIVERSITY - PEORIA

*Joseph & Camper*  
COMMERCIAL



# FOR LEASE:

328 - 3,904 SF SPACES AVAILABLE  
PRICING STARTING AT \$328 P/M

## PROPERTY FEATURES

- Retail/Office building on North University with multiple spaces available for lease.
- The property is set up with street level spaces and a garden level both being used for retail and office.
- Abundant parking with over 172 spaces on site.
- Spaces currently range from 328 SF to 3,904 SF.
- High traffic location on University Street with 16,400 CPD
- Building is 65,000 SF with approximately 33 tenants currently.
- Excellent tenant history with numerous tenants having a 15 year + history here.
- Building available for sale with Financial information available upon request to qualified buyers with signed NDA.





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SUITE	SQ FT	LEASE RATE
101	1,500	\$1187.50/MO PLUS UTILITIES
102	1,020	\$935/MO PLUS UTILITIES
109-113	3,904	\$2500/MO PLUS UTILITIES
113	933	\$775/MO PLUS UTILITIES
115	700	\$800/MO PLUS UTILITIES
115-117	1,950	\$1900/MO PLUS UTILITIES
117	1,250	\$1100/MO PLUS UTILITIES
133	480	\$480/MO INCLUDES UTILITIES
135	467	\$467/MO INCLUDES UTILITIES
207-209	1,864	\$1475.67/MO PLUS UTILITIES
210	1,000	\$750/MO PLUS UTILITIES
219A	338	\$375/MO INCLUDES UTILITIES (can be combined with 219B)
219B	328	\$328/MO INCLUDES UTILITIES
221B	464	\$464/MO INCLUDES UTILITIES
226	750	\$593.75/MO PLUS UTILITIES
227	1000	\$833/MO PLUS UTILITIES
230	1220	\$1067.50/MO PLUS UTILITIES





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## PROPERTY DEMOGRAPHICS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	65,000 SF
SPACE AVAILABLE	328 - 3,904 SF
LAND SIZE	1.58 ACRES
ZONING	C-2
YEAR BUILT	1976
LEASE RATE	SEE CHART ON PAGE 2
LEASE TYPE	MODIFIED GROSS & FULL SERVICE GROSS
SALE PRICE	CALL FOR DETAILS

	1 MILE	3 MILES	5 MILES
	<b>POPULATION</b> 6,663	43,344	107,304
	<b>HOUSEHOLDS</b> 3,050	18,810	46,562
	<b>AVG. INCOME</b> \$81,135	\$88,734	\$76,915

## Will Hayes

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## FACING UNIVERSITY STREET



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GROUND LEVEL  
FLOOR PLAN

FACING UNIVERSITY STREET

