

OFFICE BUILDING

7131 N KNOXVILLE AVE - PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

1,350 SF OFFICE SPACE
\$1,500 P/M

PROPERTY FEATURES

- 1,350 SF office space for lease on Knoxville Ave.
- Mostly open space with a reception area set up in the front.
- Space is move-in ready with some furniture available.
- Knoxville address with 25,600 CPD.
- A competitive rental rate and a full service gross lease that includes utilities.
- Other tenants include Central Illinois Orthodontics Associates, MCOMM Group and Gallagher Insurance Risk Management & Consulting
- Abundant parking with 60+ spaces



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PROPERTY DETAILS

PROPERTY TYPE	OFFICE
BUILDING SIZE	14,427 SF
AVAILABLE SPACE	1,350 SF
ZONING	O1
YEAR BUILT	1950
PARKING	LARGE PAVED AREA 60+ SPACES
LEASE RATE	\$1,500 P/M, FULL SERVICE GROSS INCLUDES UTILITIES

PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	4,661	19,066	65,275
HOUSEHOLDS	1,984	7,627	24,834
INCOME	\$59,027	\$52,593	\$50,591



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