

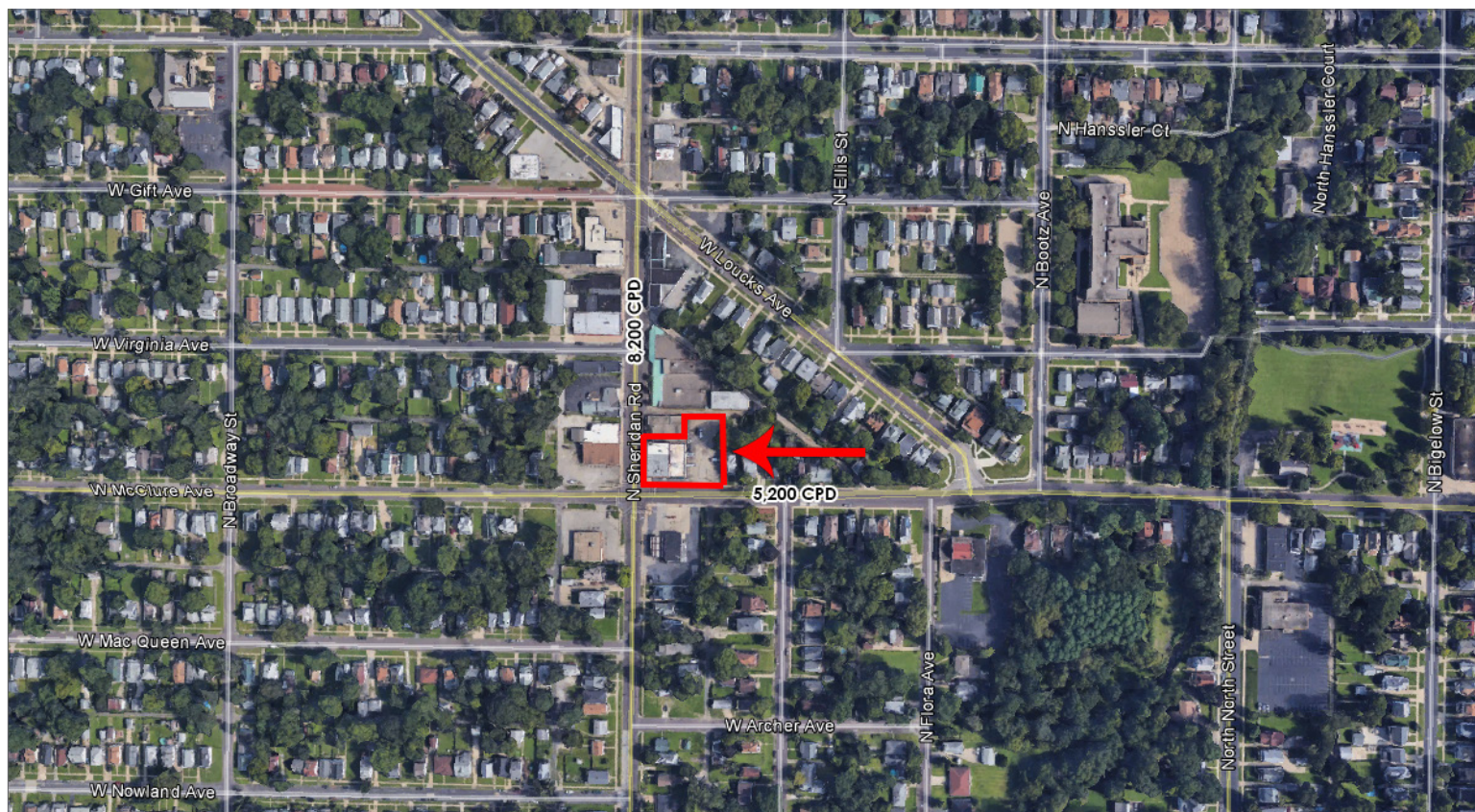


- 10,044 sq ft commercial building available for lease on the corner of Sheridan and McClure.
- First floor consist of 6,276 sq ft that is currently set up for two separate tenants.
- 1,000 sq ft is currently occupied by a cellular store with 5,276 sq ft available on the main floor.
- Formerly occupied by a furniture store.
- Upper level offers an additional 3,768 sq ft was previously used as an additional showroom for the previous tenants.
- One overhead door slightly raised allows for semi deliveries.



Will Hayes

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717



Property Details

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	10,044 SF
PARKING	ON-SITE LOT (16 SPACES)
ZONING	SHERIDAN TRIANGLE FORM DISTRICT
YEAR BUILT	1940
LOT SIZE	.35 ACRES
LEASE PRICE	\$6.00 PSF
LEASE TYPE	GROSS



Will Hayes

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

JOSEPH & CAMPER COMMERCIAL | 5001 N. UNIVERSITY PEORIA, IL | 309-691-5919 | WWW.JOSEPHCAMPER.COM