

FOR LEASE | 2001 W. Willow Knolls Dr

ASKING RATE: \$13 - \$13.5/SF



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to lease multiple suites in 2001 W. Willow Knolls Drive – a professional office building near the intersection of University & Willow Knolls in Peoria, IL. There are four available suites for lease: Suite 101, 110, 203 & 205, totaling 7,732 SF. Two units are located on the ground floor and two units on the 2nd floor. The property is zoned C-1 allowing for a variety of business uses. Please reach out to listing agents for additional information.



8,898
AVAILABLE
SF



\$13-13.5
PRICE /SF



4
AVAILABLE
UNITS



C-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE	NOTES
101	2,333	Gross	\$13.00	Main level office space that has been completely demoed with private exterior entrances. The suite could be arranged with multiple offices or rooms and has plumbing for 8 sinks or stations so it would be ideal for medical offices or salon spaces. Lease is a modified gross lease plus tenant pays utilities.
110	4,195	Gross	\$13.00	Main level office space that features both an interior and private exterior entrance, reception areas, 9 private offices, kitchenette and restroom. Lease is a modified gross lease plus tenant pays utilities.
203	1,166	Gross	\$13.00	This unit is on the upper level but is accessed from the rear entrance ground level (no stairs or elevator needed to access the unit from the rear parking lot). It has been recently remodeled after being a dentist office and is move in ready for your business.. Lease is a modified gross lease plus tenant pays utilities.
205	1,204	Gross	\$13.50	Recently remodeled office space that includes a reception area, 4 private offices, a kitchenette/ breakroom, and restroom. Unit is on the upper level but is accessed from the rear entrance ground level (no stairs or elevator needed to access the unit from the rear parking lot). Lease is a modified gross lease plus tenant pays utilities.



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EXTERIOR PICTURES



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INTERIOR PICTURES – SUITE 101



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INTERIOR PICTURES - SUITE 110



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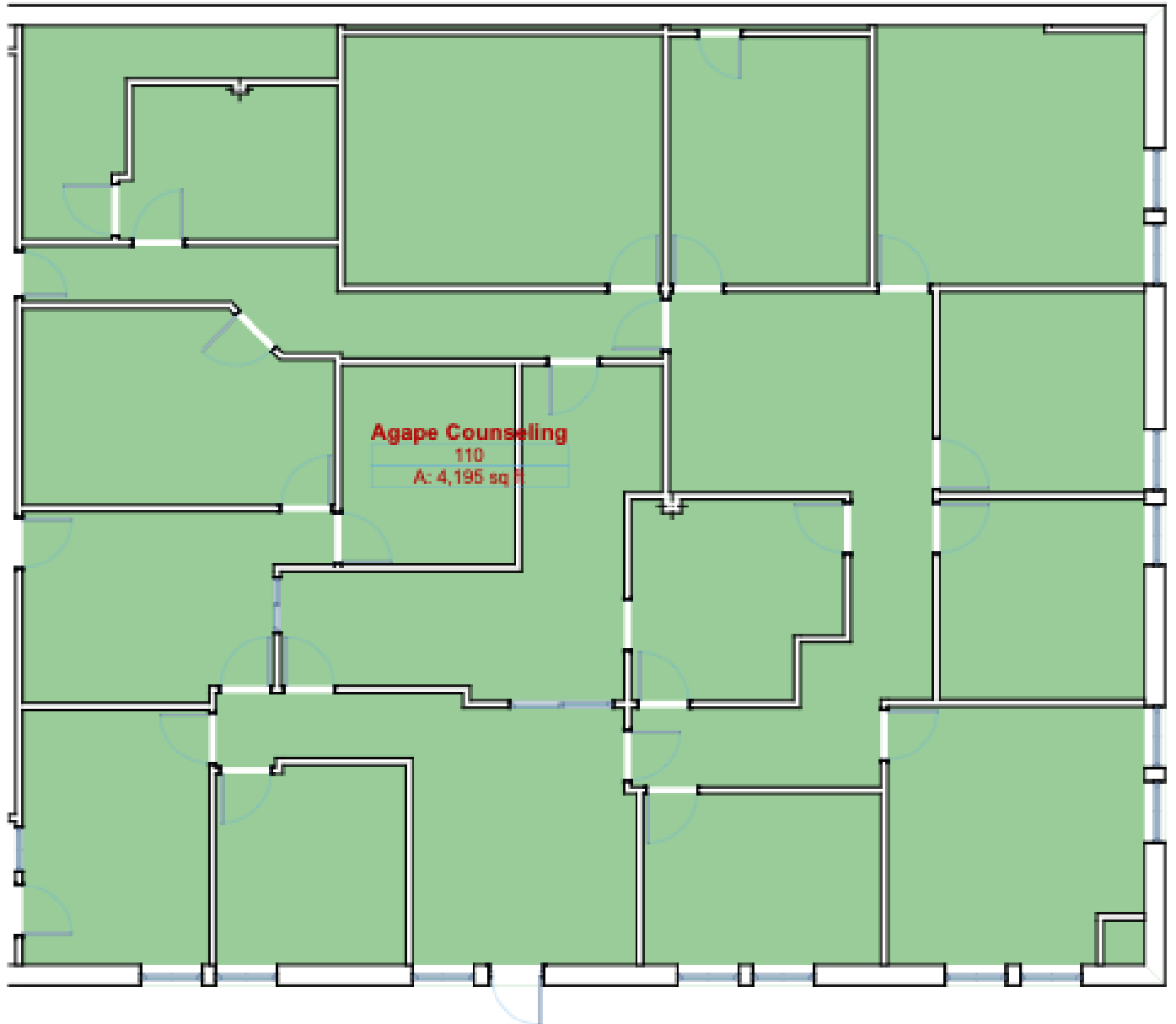
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FLOORPLAN - SUITE 110



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INTERIOR PICTURES - SUITE 203



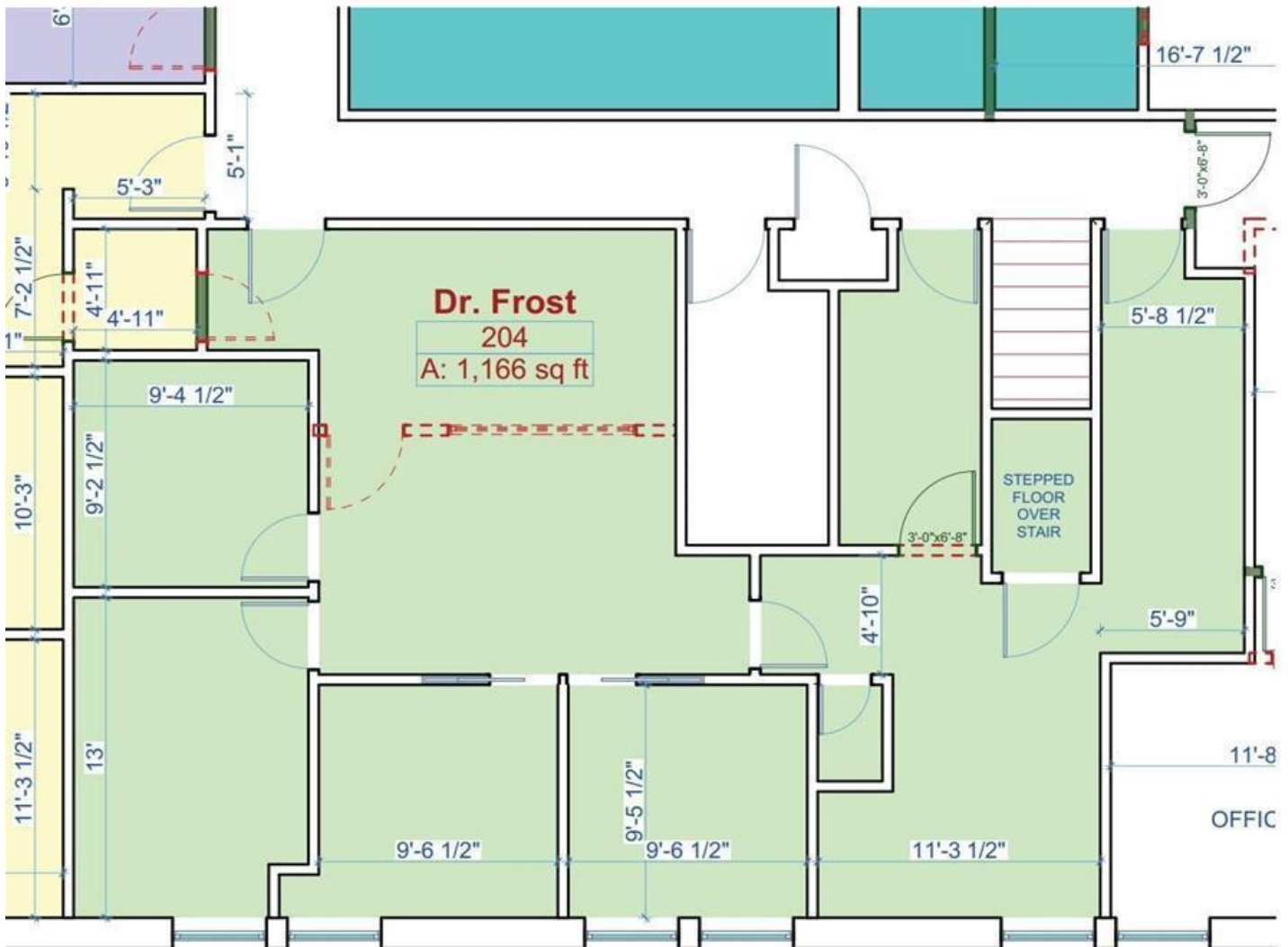
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FLOORPLAN - SUITE 203



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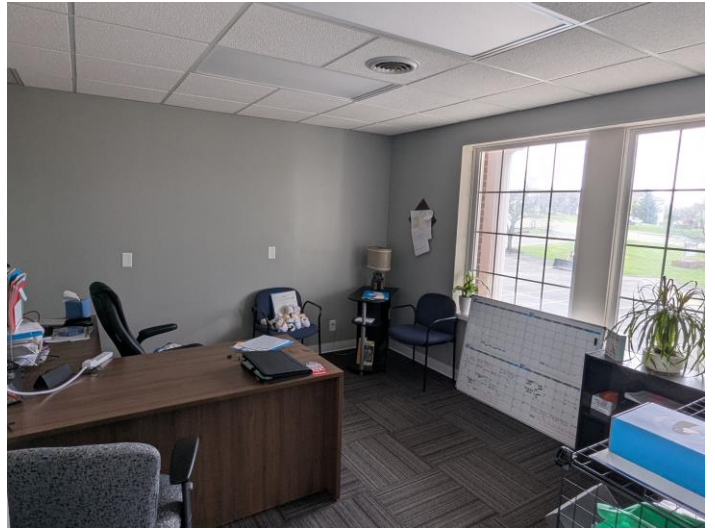
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INTERIOR PICTURES – SUITE 205



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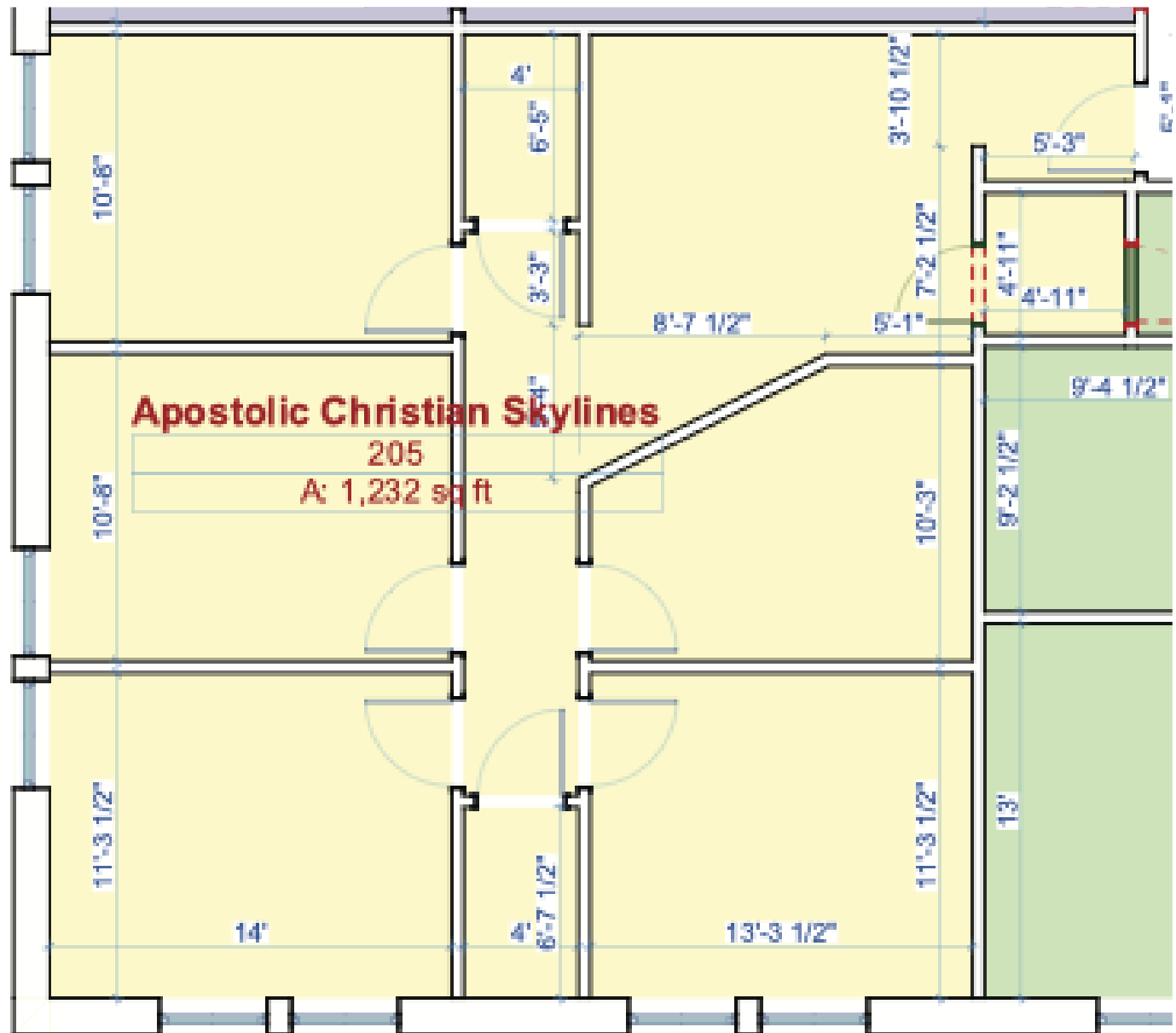
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FLOORPLAN – SUITE 205



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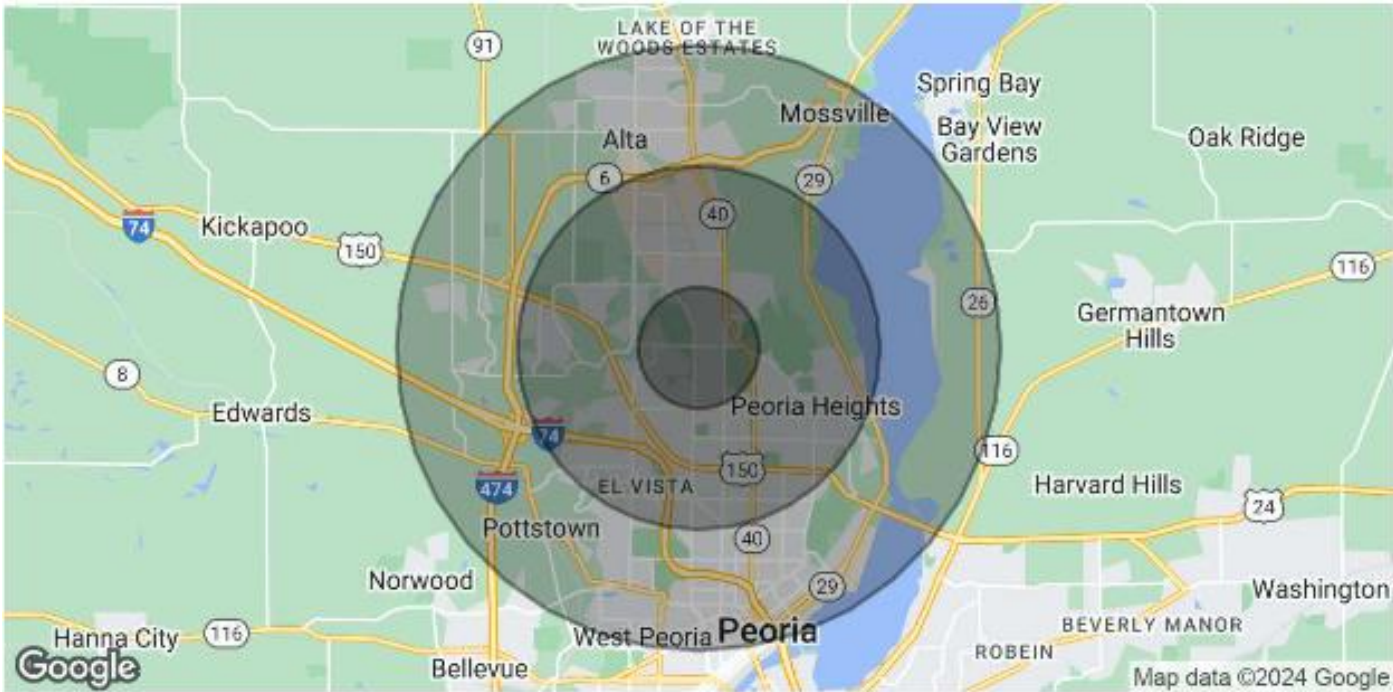
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AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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