



3523 N University Street
 is being offered at

\$10 / SF NNN

EXECUTIVE SUMMARY

The O'Bryan & Ball Team have been exclusively retained to **sublease** Unit 3455 at 3523 N. University Street in Peoria, IL. The 1-story, retail space totals 6,000 SF, measuring 60ft x 100ft with 10ft ceilings throughout. The space also features three bathrooms, a small office area, and two rear exit/loading doors.

The suite can be split into two 3,000 SF units, each with private entrances, bathrooms, and rear loading doors. See proposed floorplans (pg 7).

Unit 3455 is one of multiple spaces in the University Plaza. Other tenants include Hobby Lobby, US Cellular, Kelly Beauty Supply & Midwest Uniform Supply. The center is located right off the intersection of University St & War Memorial Drive and (US 150) and is surrounded by successful retailers including Walmart, McDonald's Dunkin Donuts, Hardee's, & Aldi.

LISTING METRICS

6,000
 TOTAL SF

60x100
 DIMENSIONS

THREE
 BATHROOMS

10ft
 CEILING HEIGHT

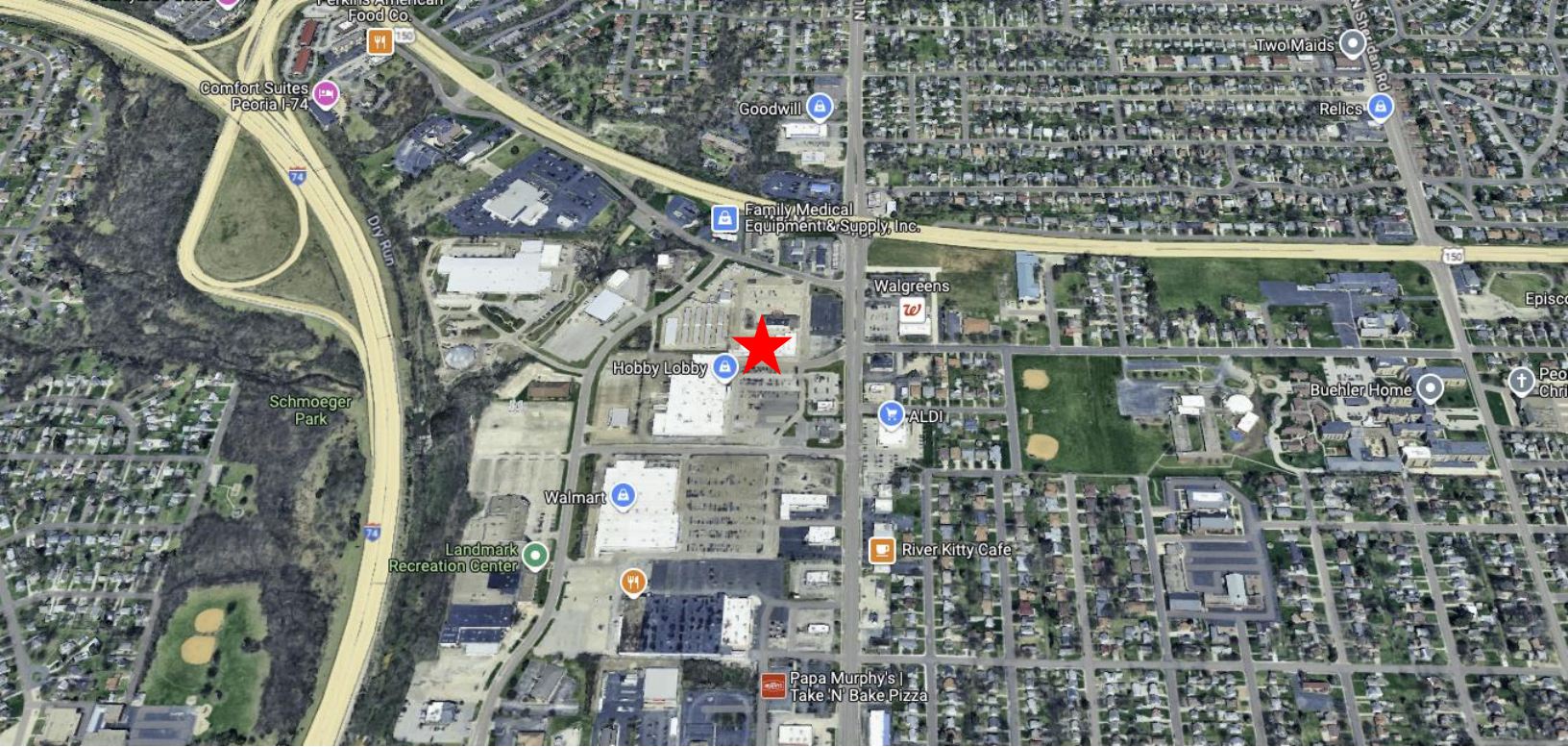
**AVAILABLE FOR
 IMMEDIATE
 POSSESSION**

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PROPERTY DESCRIPTION

ADDRESS	3523 N University Street #3455
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID	14-29-327-025
ZONING / LAND USE	C-2

BUILDING INFORMATION

PROPERTY TYPE	Retail Unit
SPACE DIMENSIONS	60' X 100'
TOTAL GROSS SF	6,000
CEILING HEIGHT	10ft
STORIES	1
BATHROOMS	2

SPLIT UNIT DETAILS

SPACE 1 DIMENSIONS	30' X 100'
TOTAL GROSS SF	3,000
BATHROOMS	2
SPACE 2 DIMENSIONS	30' X 100'
TOTAL GROSS SF	3,000
BATHROOMS	1



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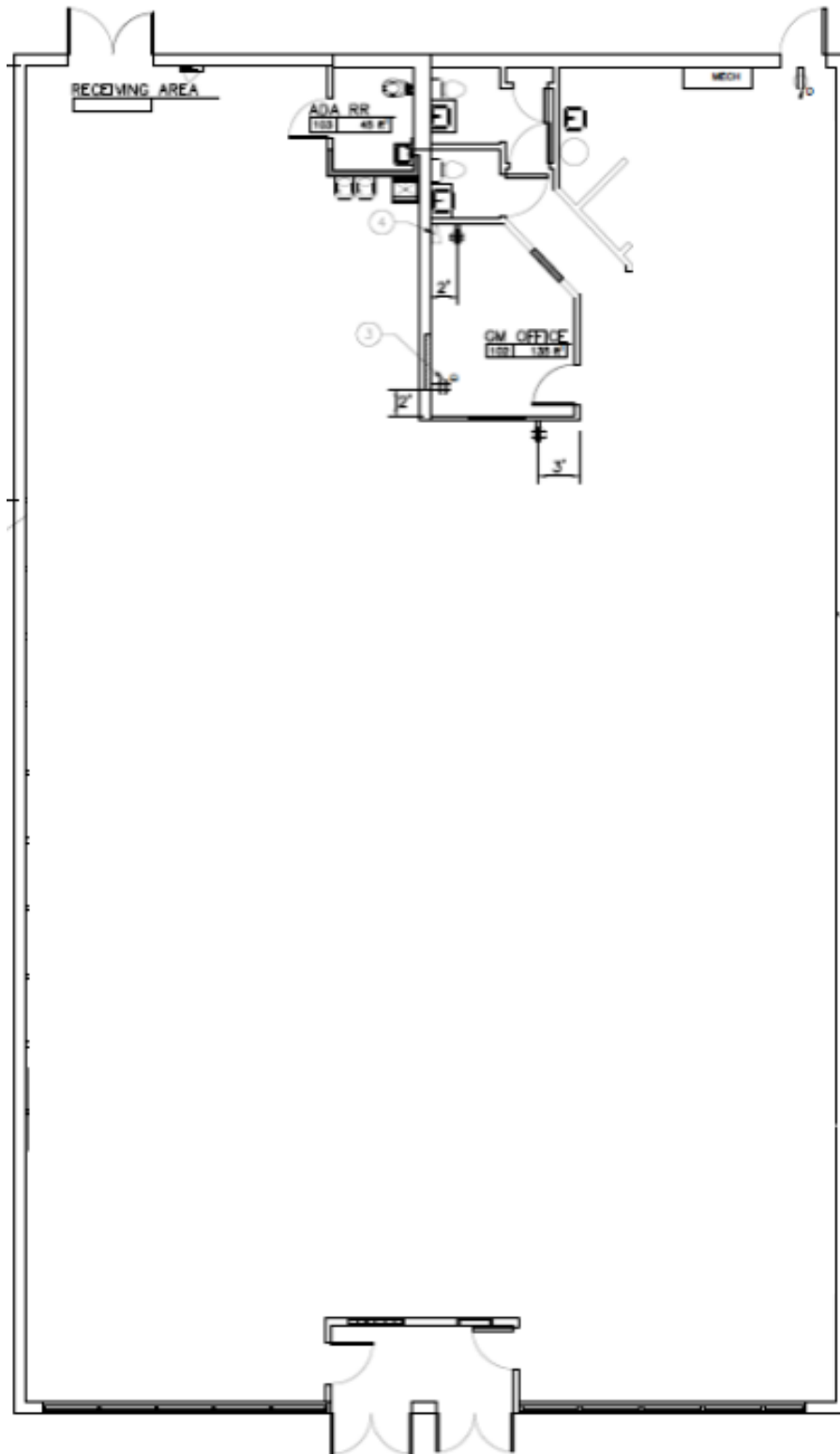
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CURRENT FLOORPLAN



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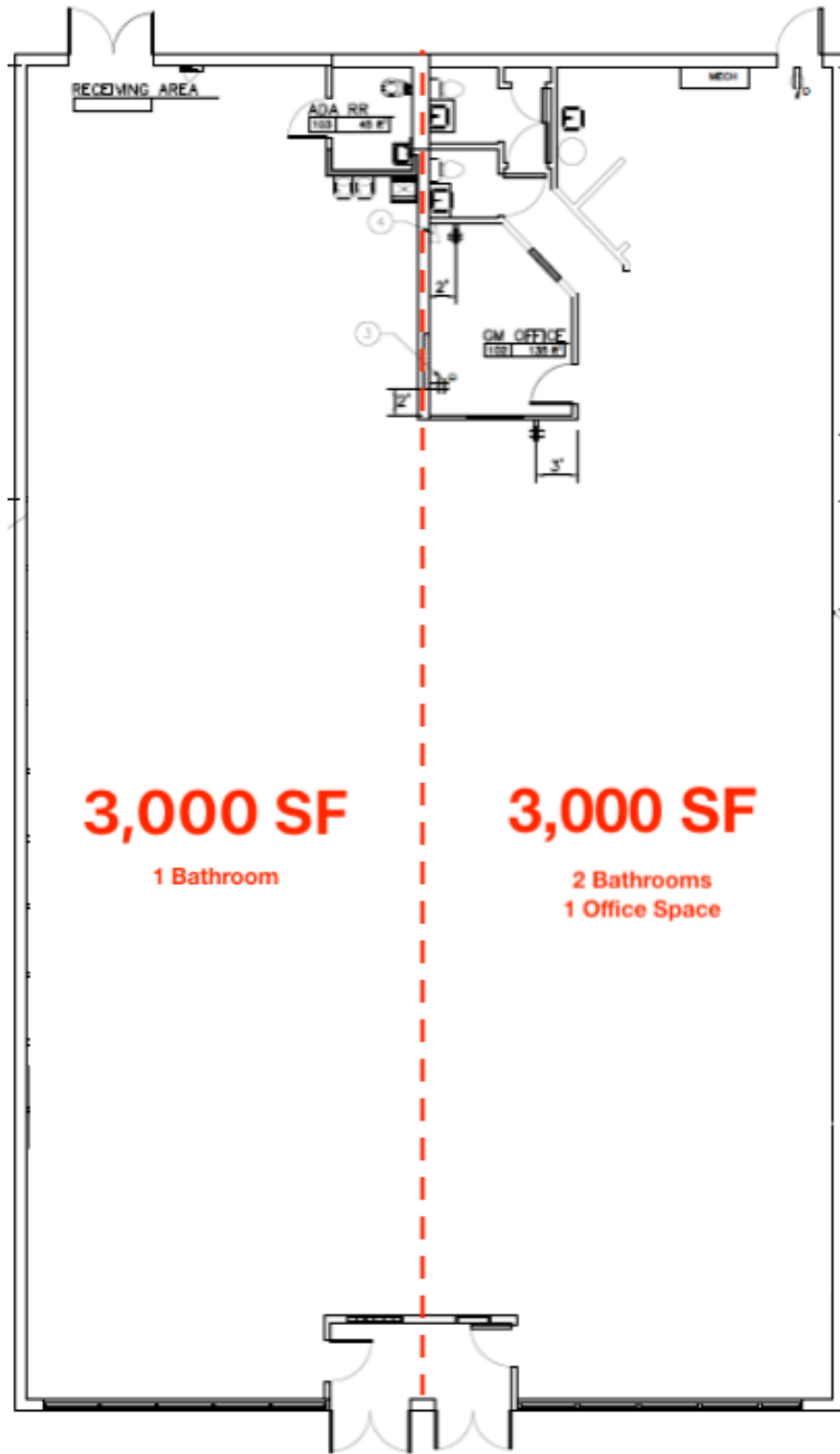
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PROPOSED FLOORPLANS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



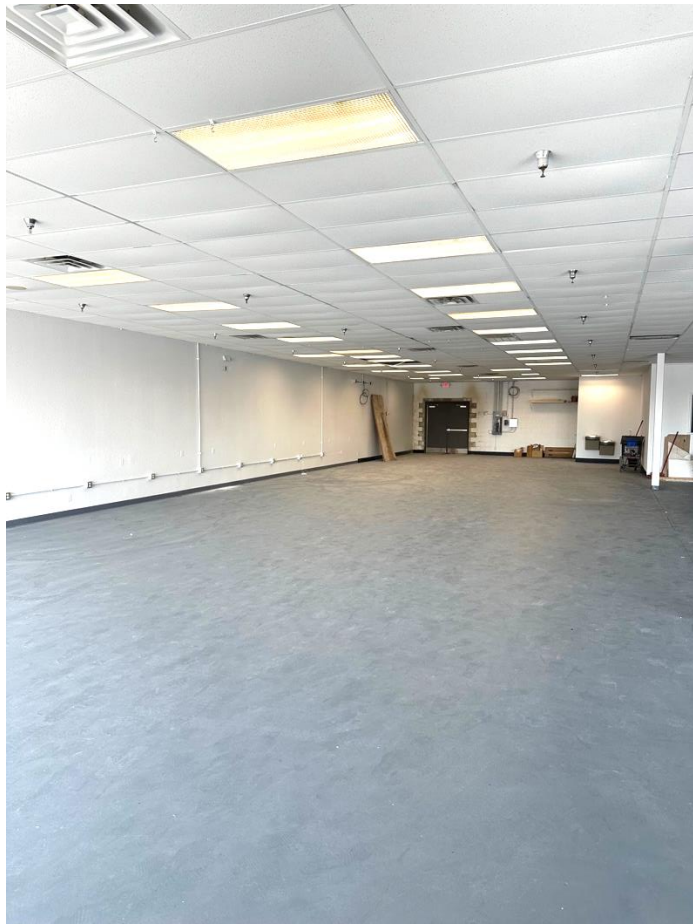
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INTERIOR PHOTOS



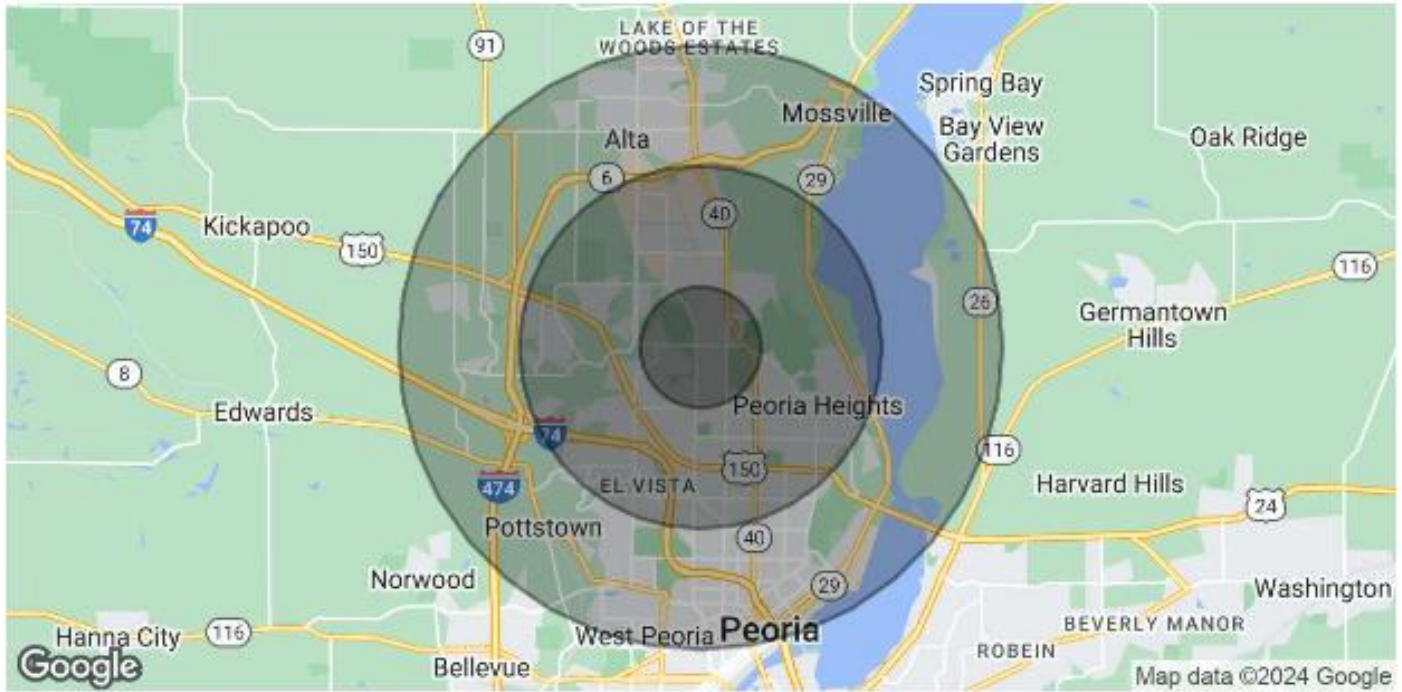
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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