

RETAIL SPACE FOR LEASE

4530 N BRANDYWINE DR, PEORIA
5,627-6,085 SF FOR LEASE



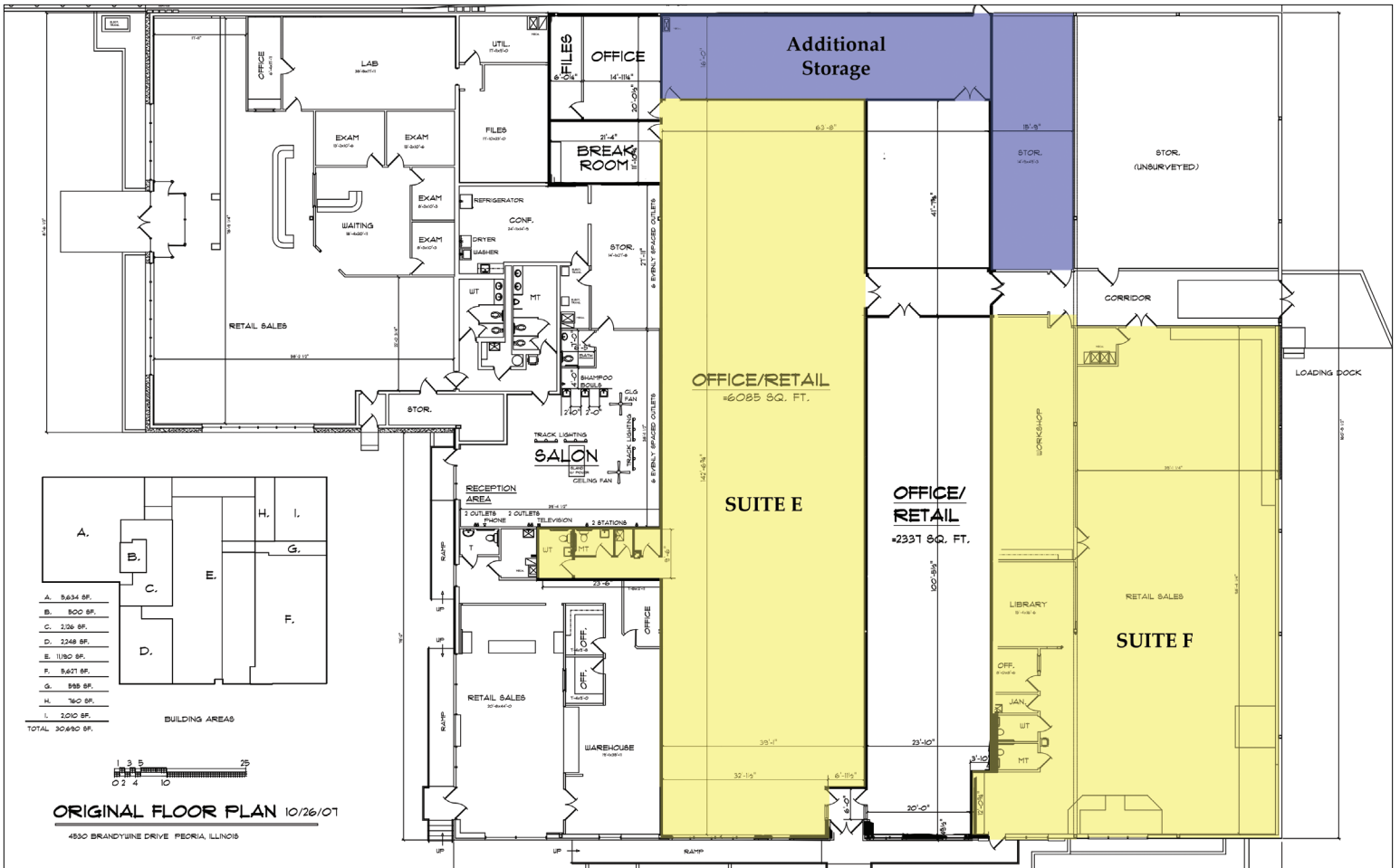
- 5,627 - 6,085 sq ft located on Brandywine Drive with visibility from War Memorial.
- Suite E is a large open space with tall ceilings (13 ft bottom beam and 16 ft to deck).
- Existing tenants include Eye Glass World, Interstate Batteries, Allstate Insurance and Alter Ego Salon.
- There is an outdoor dock in the rear for semi deliveries.
- Potential for additional square footage in the rear of the building.
- Property is zoned C1 and has approximately 60 parking spaces.
- Property could be available for sale.
- New roof and HVAC in 2019.
- 6 months of free rent for any new 5 year lease signed before Dec. 31st 2020.

Call agent for more details.



WILL HAYES

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PROPERTY DETAILS

PROPERTY TYPE	RETAIL
SPACE AVAILABLE	5,627 - 6,085 SF
LOT SIZE	1.43 ACRES
ZONING	C-1
YEAR BUILT	1965
LEASE PRICE	\$6.00 PSF
LEASE TYPE	NNN
INCENTIVES	6 MO. FREE RENT - 5 YR LEASE *LEASE SIGNED BEFORE 12/31/20

DEMOGRAPHICS (2020 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	7,859	79,329	153,762
HOUSEHOLDS	3,704	33,923	63,751
INCOME	\$63,924	\$68,793	\$65,153

TENANT ROSTER

SUITE A/B	EYEGASS WORLD	
SUITE D	INTERSTATE BATTERY	
SUITE C	ALTER EGO SALON	
SUITE E1	ALLSTATE	
SUITE E	VACANT	6,085 SF
SUITE F	VACANT	5,627 SF

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