

90 EASTGATE DRIVE

WASHINGTON, IL 61571



PROPERTY DESCRIPTION

Immaculate 8916 Sq. Ft. office building located just off of U.S. Route 24/Boyd Parkway in Washington/East Peoria. This building was constructed in 2015 and sits on 1.84 acres near Illinois Central College. It has all of the modern amenities and upgrades that you can find - 3 phase electric, auto-failover full building Generac generator, fiber and ethernet cabling throughout, fire and theft alarm systems, fire security doors between sections, multiple HVAC units and a tornado rated shelter in the restrooms. The sale includes all of the Lincoln Office brand furniture, projector, conference room equipment, and some of the art (total valued at \$150,000). The property was designed to be able to build an add-on building of 5200 Sq.Ft. on the NE corner.

The property includes a total of 36 offices:

- 21 feature a basic furniture set
- 6 feature a manager furniture set
- 4 include a desk & chair only
- 5 are empty

OFFERING SUMMARY

Sale Price:	\$999,000
Building Size:	8,916 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	40	199
Total Population	24	101	521
Average HH Income	\$106,149	\$106,149	\$106,797

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED

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Peoria, IL 61603

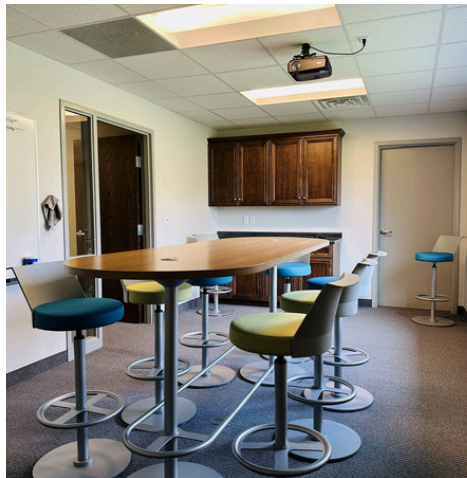
FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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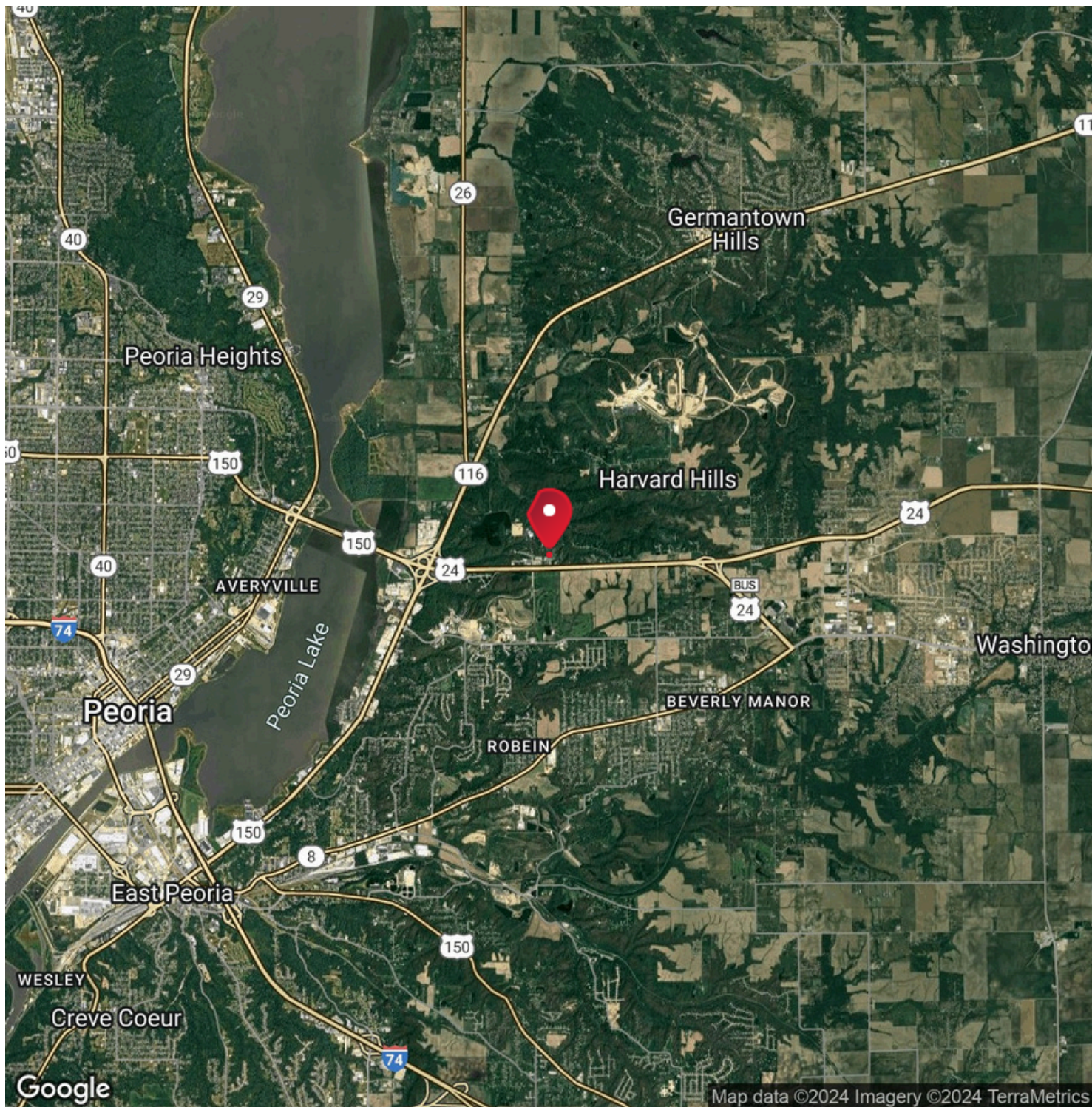
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LOCATION MAP

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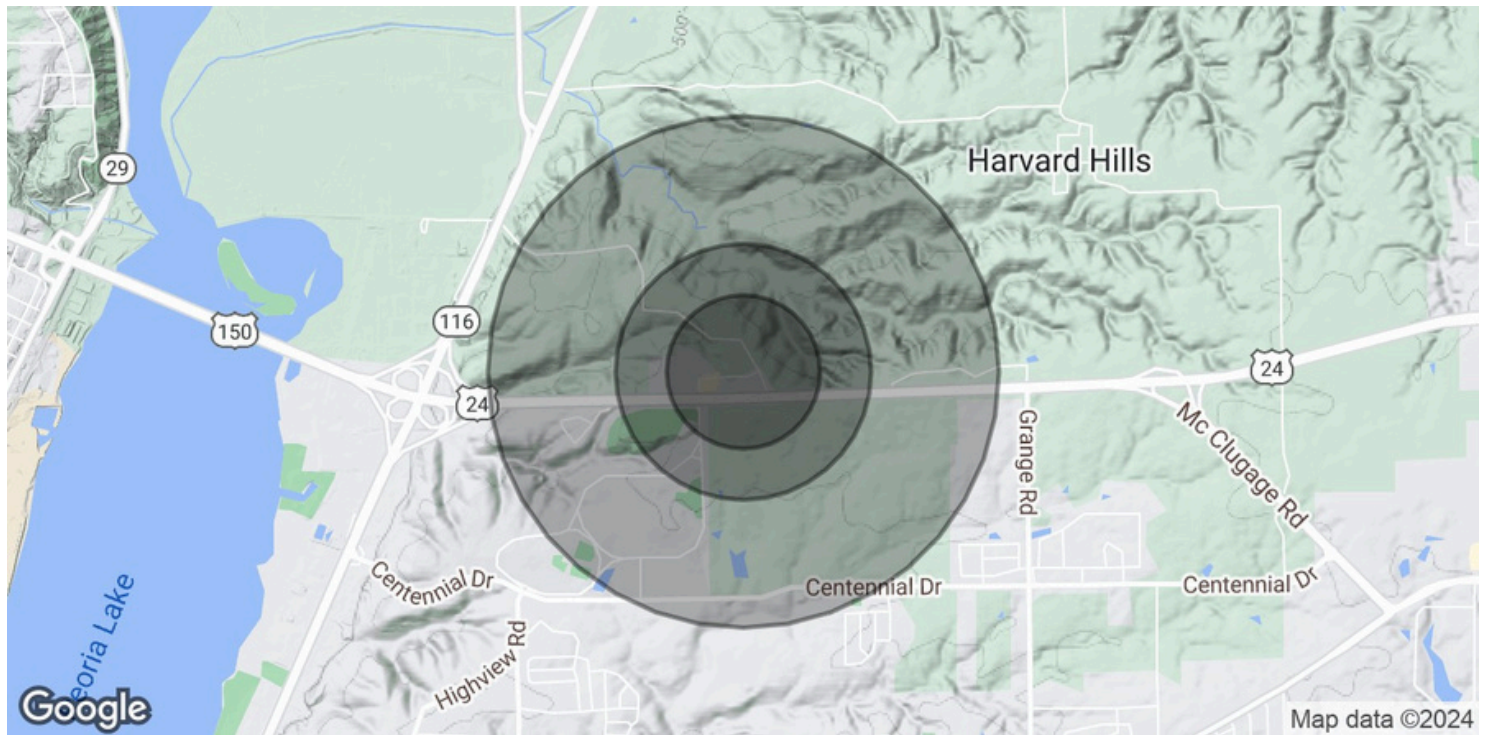
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	101	521
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	40	199
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$106,149	\$106,149	\$106,797
Average House Value	\$269,996	\$269,996	\$275,999

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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