

LEASE: \$9.50 PSF NNN
SALE PRICE: \$975,000

7801 N. KNOXVILLE AVENUE

PEORIA, IL 61615

FOR SALE OR LEASE

DAN MALOOF

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MALOOF
COMMERCIAL
Real Estate Company

2411 W. Cornerstone Court, Peoria, IL 61614 | 309.693.3000 | malooofcommercial.com

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MALOOP
COMMERCIAL
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OFFICE BUILDING FOR SALE

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PEORIA, IL 61615

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PROPERTY HIGHLIGHTS

- 14,020 sq. ft. (including basement)
- 13,300 sq. ft. main floor / 720 sq. ft. lower level
- Concrete block building w/ partial basement
- 2.18 acre lot with parking for ±60 vehicles
- Multiple exam rooms, nurses stations, private office
- Break room, multiple waiting room, mechanical room
- Access from both directions on Knoxville w/ additional Trailcreek road access from

OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	\$9.50 psf NNN
Building Size:	14,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,287	17,358	46,285
Total Population	5,352	40,127	105,877
Average HH Income	\$93,809	\$91,592	\$77,417

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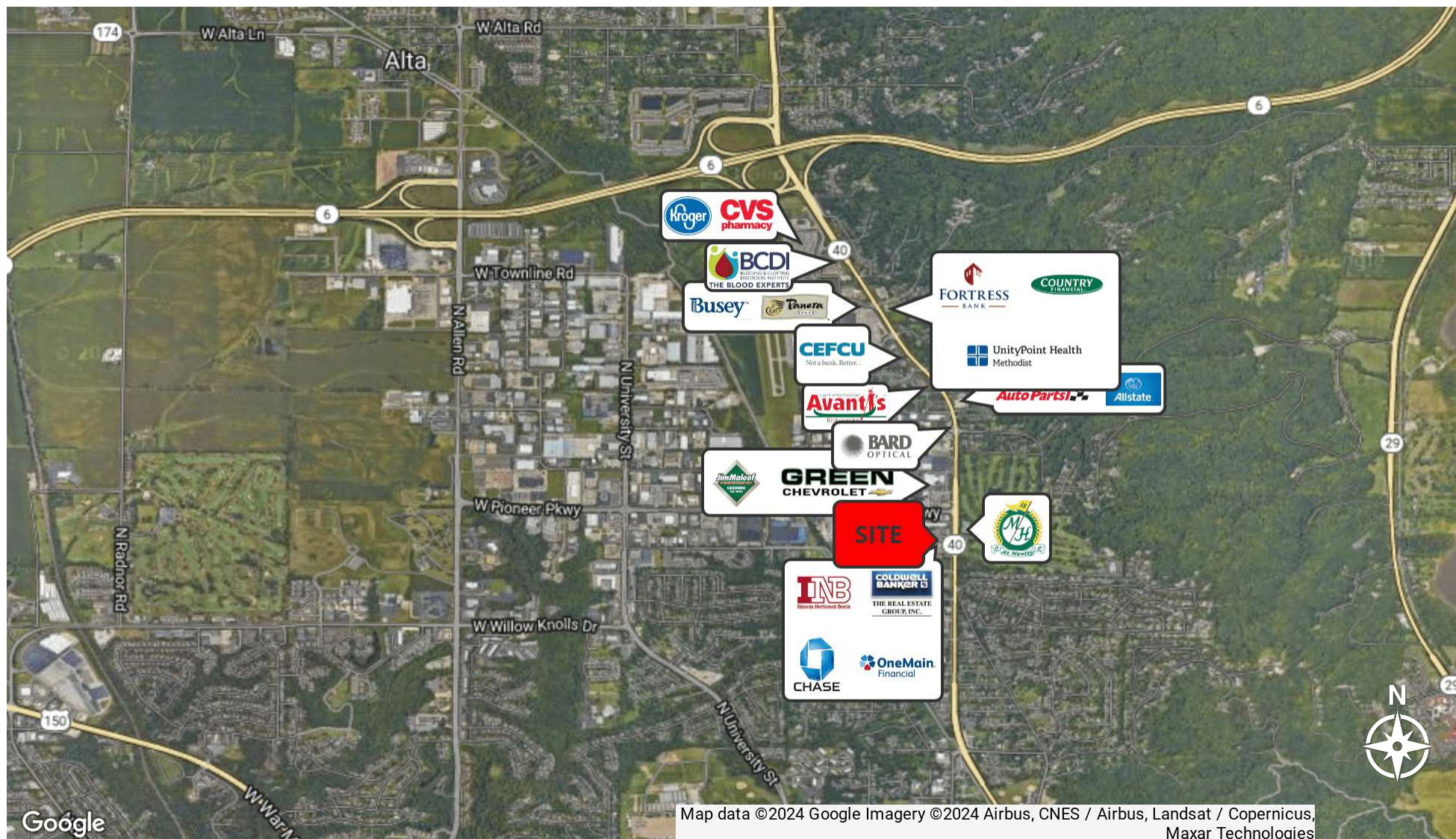
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