

INCOME PRODUCING COMMERCIAL PROPERTY
8001 N UNIVERSITY ST - PEORIA



**FOR SALE OR
FOR LEASE:**

37,750 SF FOR SALE - \$1,900,000 or
4,207 & 4,501 SF FOR LEASE - \$9.50 PSF, NNN

PROPERTY FEATURES

- Income producing 37,750 sf office/retail/warehouse space for sale in North Peoria.
- 29,902 sf on the main level that is currently set up with four units.
- Unit 1A & a portion of Unit 1B is occupied by ARI thru November 30, 2024. Primarily office space with some warehouse in the rear with one 10 x 12 overhead door.
- Unit 1D is occupied by Batteries & Bulbs thru September 30, 2030.
- Property sits on 4.59 acres and offers abundant surface parking.
- Additional 4,207 SF of built out office space on 2nd level which is elevator served
- Sprinkler system



INCOME PRODUCING COMMERCIAL PROPERTY
8001 N UNIVERSITY ST - PEORIA



37,750 SF FOR SALE - \$1,900,000
or 4,207 & 4,501 SF FOR LEASE - \$9.50 PSF, NNN



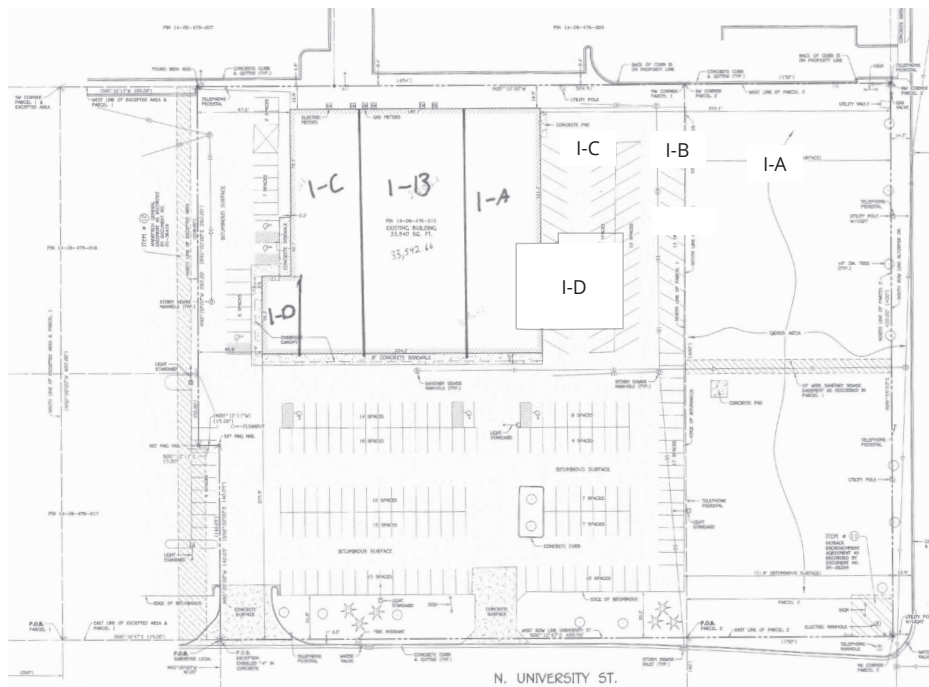
Joseph & Camper
COMMERCIAL

1-C
4,501 SF
VACANT

ARI

BATTERIES & BULBS

2-C
4,207 SF
VACANT



INCOME PRODUCING COMMERCIAL PROPERTY

8001 N UNIVERSITY ST - PEORIA

Joseph & Camper
COMMERCIAL



PROPERTY DEMOGRAPHICS



1 MILE 5 MILES 10 MILES

POPULATION

10,365 150,003 291,995



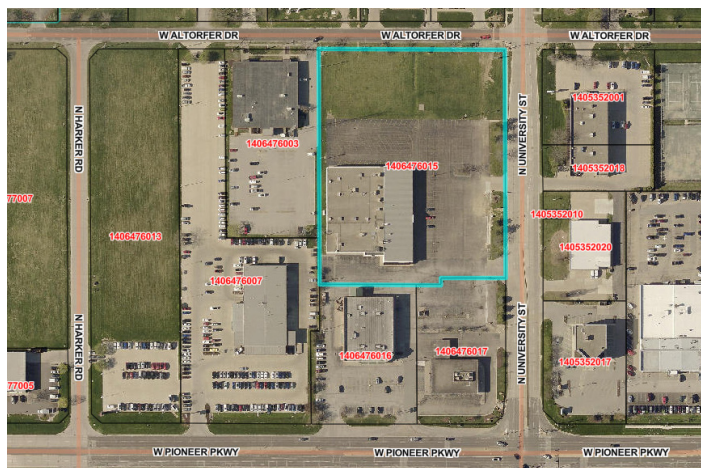
HOUSEHOLDS

4,405 62,265 119,660



AVG. INCOME

\$39,719 \$55,645 \$65,281



PROPERTY DETAILS

PROPERTY TYPE COMMERCIAL

TOTAL BUILDING
SQUARE FOOTAGE 37,750

AVAILABLE SPACES 1-C: 4,501 SF
2-C: 4,207 SF

ACRES 4.59

ZONING C2

YEAR BUILT 1964

PARKING APPROX.
203 SPACES

LEASE RATE \$9.50 PSF

NNN EST@\$2.08 PSF

REAL ESTATE TAXES \$34,587.82 (2021)

SALE PRICE \$1,900,000

Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

WWW.JOSEPHCAMPER.COM