



921 E War Memorial Drive - Units S & E

\$15.00 / SF

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to lease Units S & E at 921 East War Memorial Drive in Peoria Heights, IL. The property represents a prime retail location at the lighted intersection of War Memorial/Route 150 and N Monroe Ave., across the highway from the new Beck's gas station complex.

This high visibility, storefront space features daily traffic counts over 26,000. This 2,700 SF space features entrances and storefront on the War Memorial/Rte. 150 side of the building. The space could be combined with an additional 1,300 SF (currently built out for retail, facing Monroe Ave.. Both units feature mezzanine space, private restrooms, and shared utilities pro-rated psf.

LISTING METRICS FOR LEASE

Two (2)
Retail Units

4,000
TOTAL AVAILABLE SF

B-2
ZONING

\$4.00/SF
EST. PASS-THROUGH COST

NNN
LEASE TYPE

5 Years
LEASE TERM

Mike O'Bryan
Tel: (309) 635-8901

Justin Ball
Tel: (309) 323-0399
justinashbyball@gmail.com

Jessica Ball
Tel: (309) 363-2929
jessicaball@remax.net

Michael Kolbus
Tel: (309) 258-7746
michaelkolbus@tradersunlimited.net

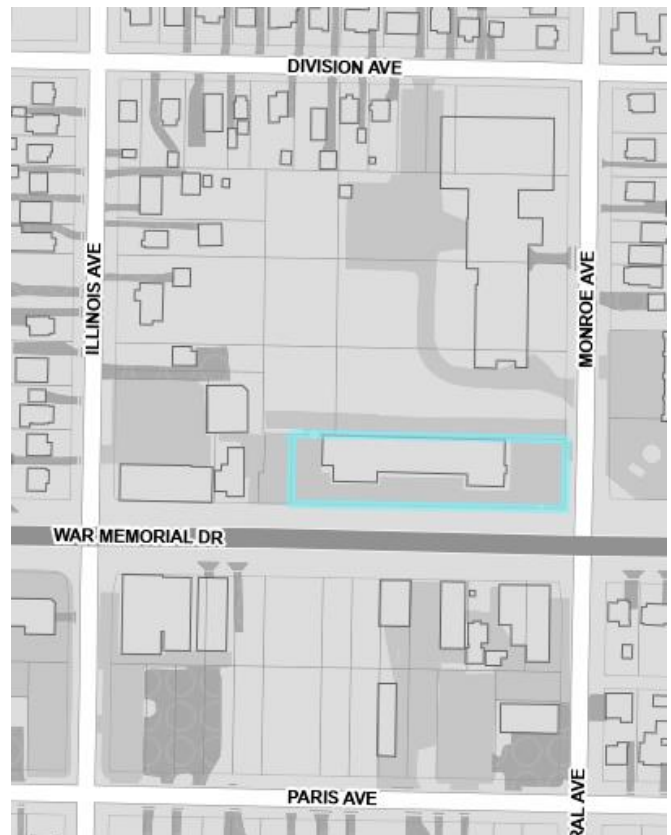


921 E WAR MEMORIAL

Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024

PROPERTY DESCRIPTION

ADDRESS:	921 East War Memorial Drive
CITY:	Peoria Heights
STATE/ZIPCODE:	Illinois, 61616
PARCEL ID:	14-27-155-030
CROSS STREETS:	SE Corner: War Memorial & Monroe
AVAILABLE UNITS:	2 (S & E)
AVAILABLE SF:	4,000 SF
GROSS BUILDING UNITS:	4
GROSS BUILDING SF:	12,048 SF
FLOORS:	2
LOT AREA:	35,720 SF (0.82 Acres)
ZONING:	B - 2
ANNUAL TAX BILL (2023):	\$22,390
TAX CLASS:	217



Mike O'Bryan	Justin Ball	Jessica Ball	Michael Kolbus
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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

EXTERIOR PHOTOS



Mike O'Bryan
Tel: (309) 635-8901

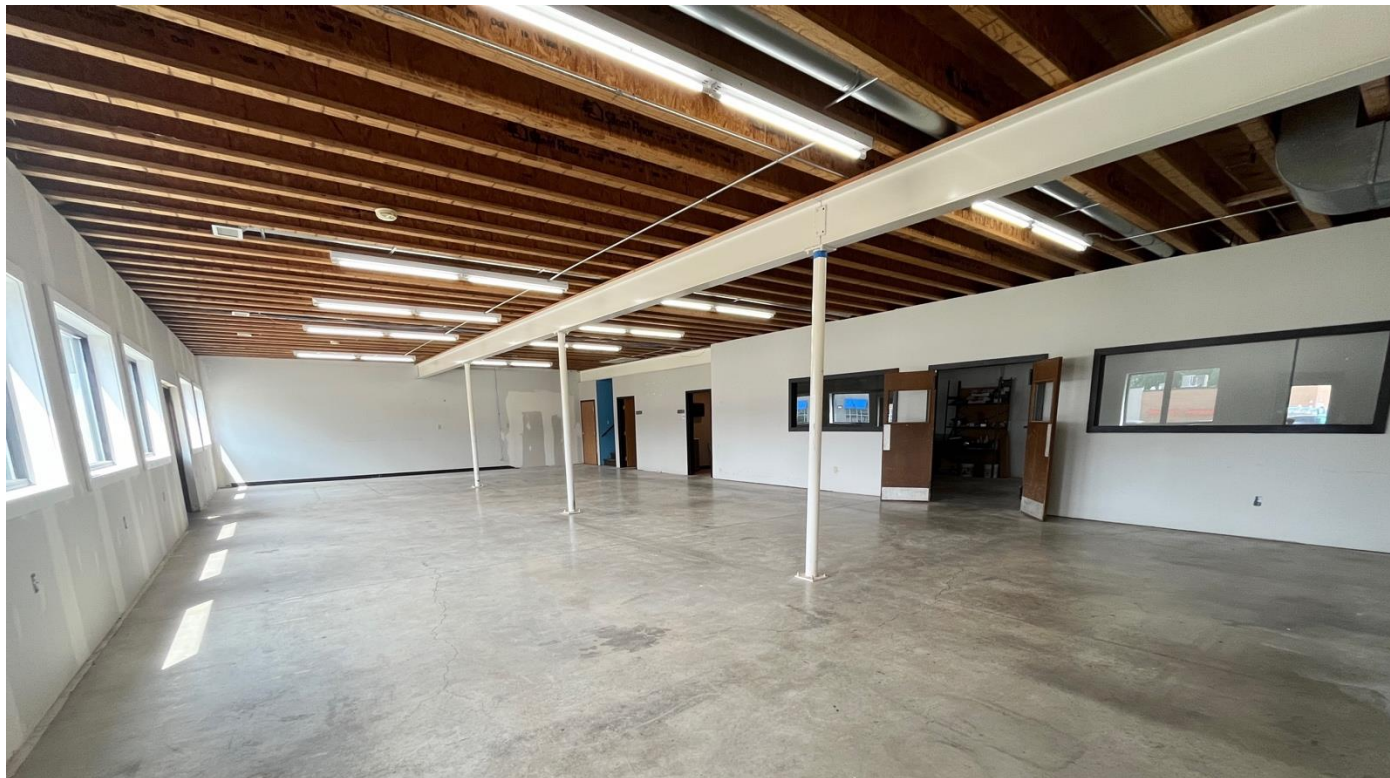
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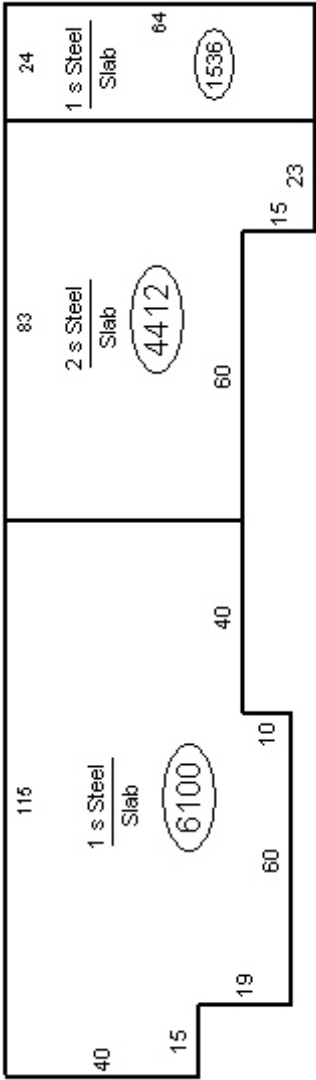
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FLOORPLANS

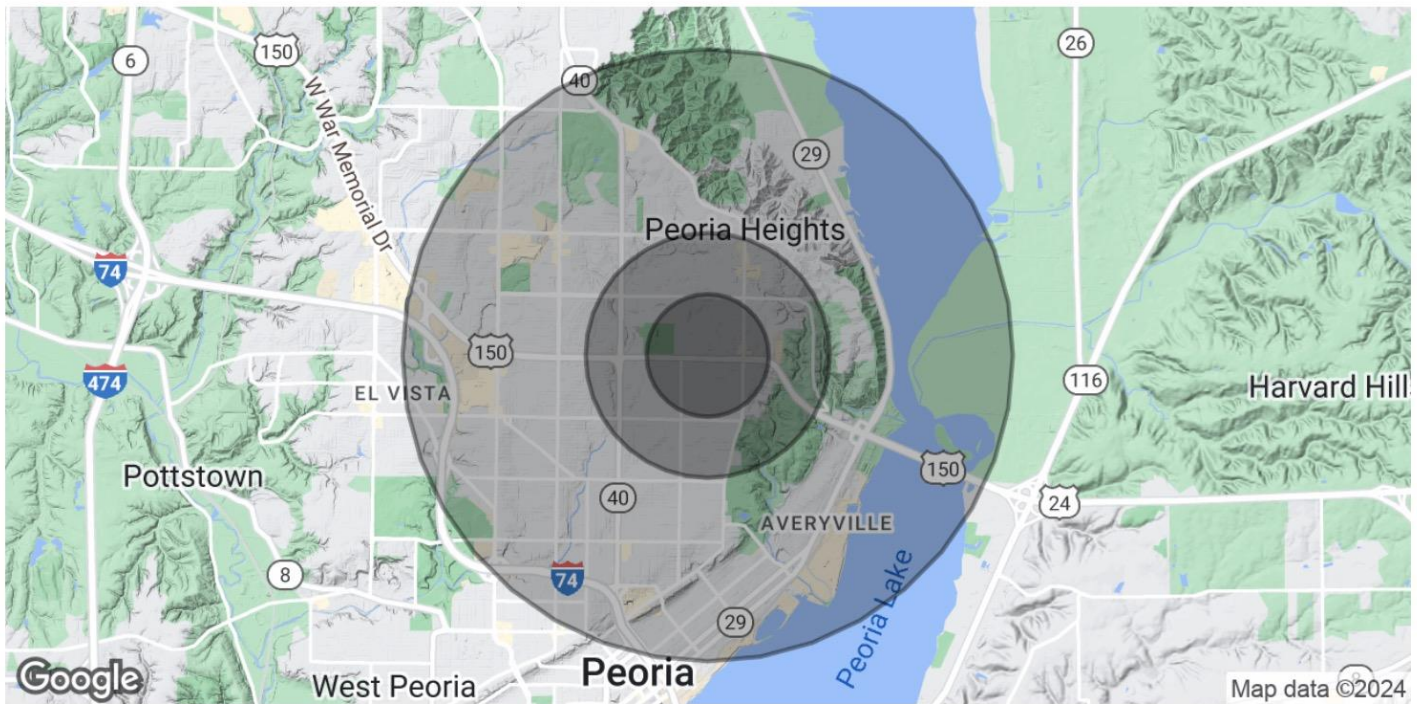
MONROE AVENUE



WAR MEMORIAL DRIVE

Mike O'Bryan Justin Ball Jessica Ball Michael Kolbus
Tel: (309) 635-8901 Tel: (309) 323-0399 Tel: (309) 363-2929 Tel: (309) 258-7746

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
Total Population	2,970	10,564	43,823
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
Total Households	1,424	4,891	19,272
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,930	\$64,598	\$61,457
Average House Value	\$124,455	\$127,682	\$122,711

Demographics data derived from AlphaMap

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RE/MAX
COMMERCIAL
TRADERS UNLIMITED

Mike O'Bryan

President; RE/MAX Commercial
Lic #471.006473

Jessica Ball

Broker, REALTOR
Tel: (309) 363-2929
jessicaball@remax.net
Lic #475.175281

Justin Ball

Broker, REALTOR
Tel: (309) 323-0399
justin.ball@remax.net
Lic #475.175281

Michael Kolbus

Senior Investment Analyst
Tel: (309) 258-7746
michaelkolbus@tradersunlimited.net

www.CommercialPeoria.com

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