

FONDULAC PLAZA

2410-2530 E WASHINGTON ST - EAST PEORIA



FOR LEASE:

795 - 1,870 SF RETAIL/OFFICE
\$9-12 PSF, NNN

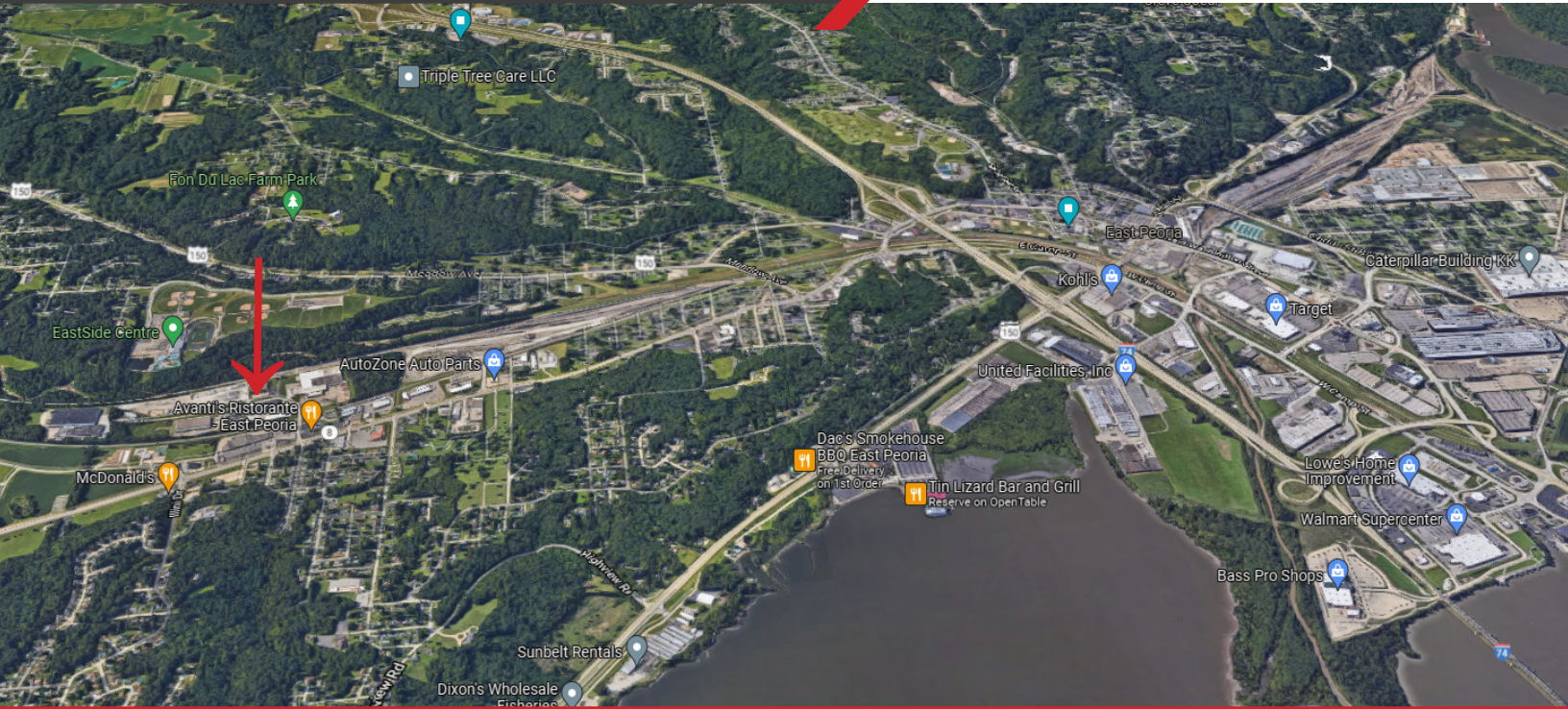
PROPERTY FEATURES

- Spaces available for lease at Fondulac Plaza.
- Build-to-suit pad site available on .74 acres.
- Shopping center has five separate entrances and excellent roadside visibility.
- Located on Washington Street in East Peoria which averages 20,000 CPD.
- Anchor Tenants include Big Lots, Dollar General & Fondulac Community Bank.



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PROPERTY DETAILS

PROPERTY TYPE	OFFICE/RETAIL
SPACE AVAILABLE	SUITE 2/3: 3,500 SF SUITE 9: 795 SF SUITE 11: 1,234 SF OUTLOT: 0.74 AC
PARKING	ON-SITE LOT
ZONING	B-3
YEAR BUILT	1979
LEASE RATE	SUITE 2/3: \$12 PSF, NNN SUITE 9: \$9 PSF, NNN SUITE 11: \$9 PSF, NNN OUTLOT: \$310,000 or LAND LEASE @ \$2,583 P/M, NNN
LEASE TYPE	NNN



PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	4,092	26,717	97,223
HOUSEHOLDS	1,747	11,284	38,981
INCOME	\$70,694	\$65,993	\$57,429

STEVE REEVES

E-MAIL: Stevereeves@josephcamper.com

CELL: 309-550-0139

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

WWW.JOSEPHCAMPER.COM