

KNOXVILLE PLAZA

2014-2016 N. KNOXVILLE AVE, PEORIA, IL 61603

NNN INVESTMENT OPPORTUNITY

DAN MALOOF

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OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	6,119 SF
Available SF:	2,723 SF
Lot Size:	0.84 Acres
Number of Units:	3
Price / SF:	\$146.92
Cap Rate:	7.0%
NOI:	\$65,145
Year Built:	1995
Renovated:	2016
Zoning:	CG General Commercial District

LOCATION OVERVIEW

Located less than a mile from OSF St. Francis Medical Center, OSF Healthcare Children's Hospital of Illinois, Carle Health Methodist Hospital, and Ronald McDonald House Charities of Central Illinois. This location is surrounded by established residential neighborhoods, office/retail complexes, and restaurant establishments.

PROPERTY HIGHLIGHTS

- 6,119 SF NNN Retail/Office Center
- Built in 1995, renovated in 2016
- Zoned CG General Commercial District
- 55.5% occupancy
- Landlord responsible for structural & roof
- Abundant shared parking for tenants and patrons
- Excellent visibility and high traffic counts
- Owner willing to provide up to 1-year leaseback option

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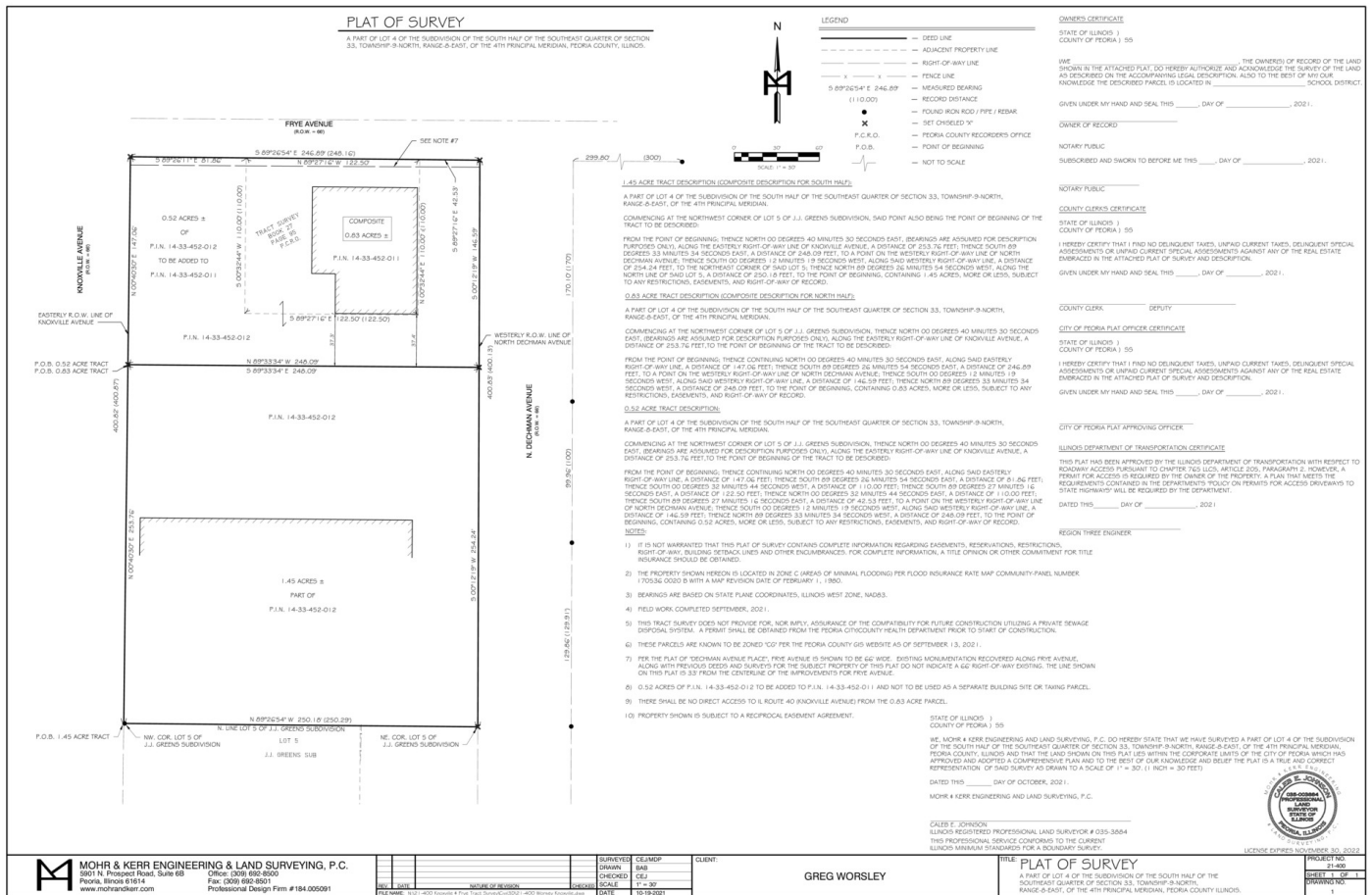
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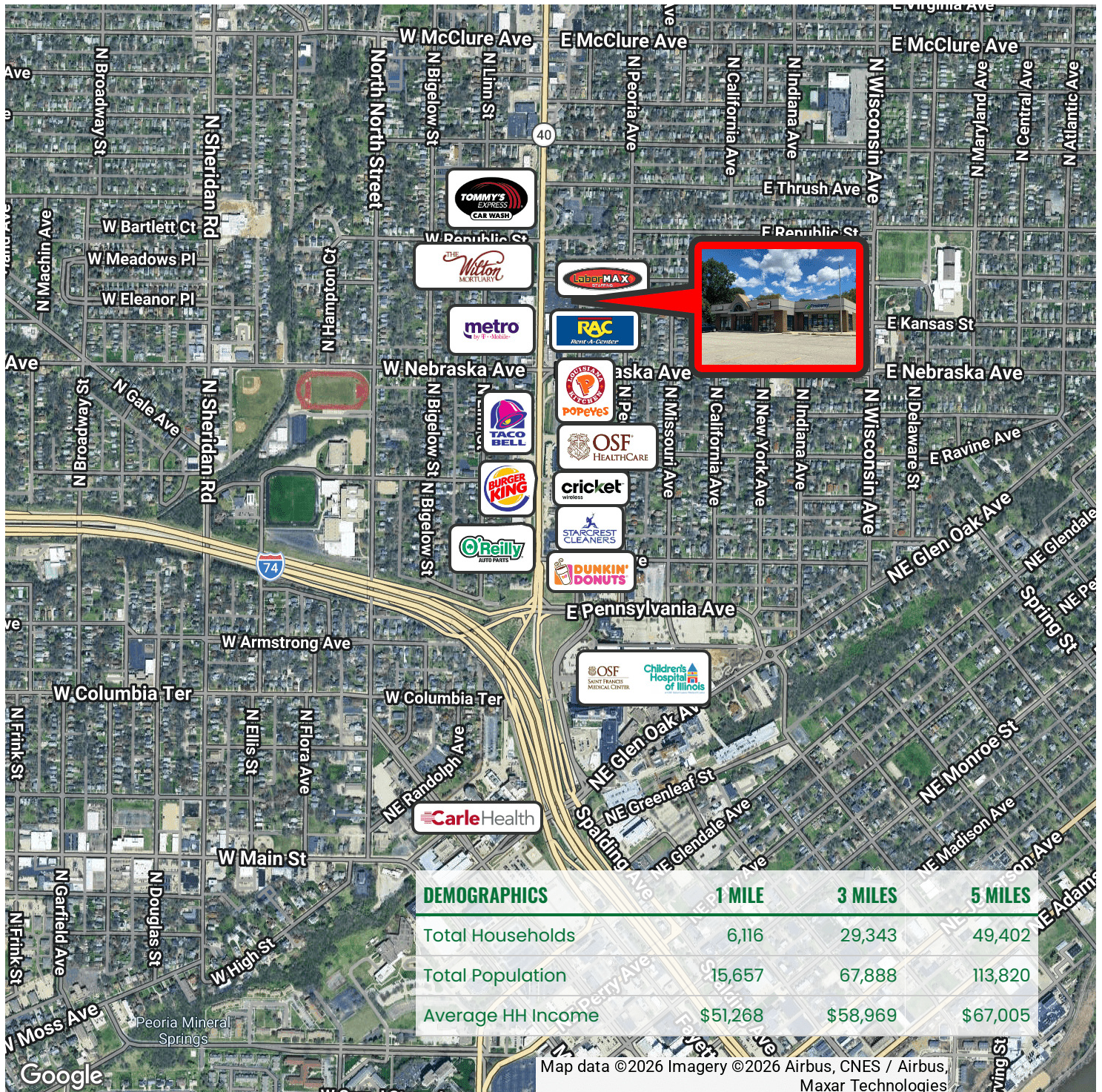
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