

SALE / LEASE

7013 N. Stalworth Drive

7013 N STALWORTH DR

Peoria, IL 61615

PRESENTED BY:

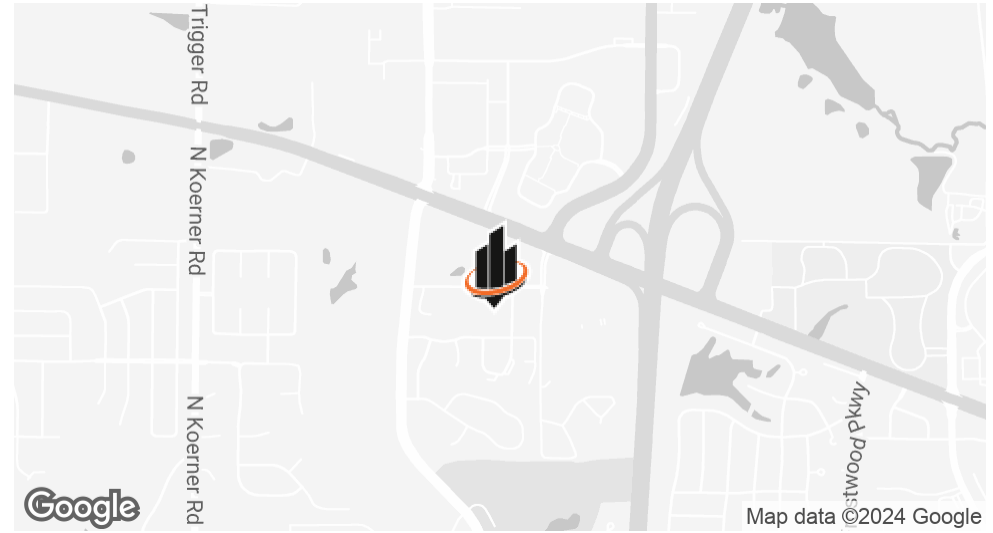
CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
LEASE RATE:	\$13.00 per month (NNN)
AVAILABLE SF:	5,620 SF
LOT SIZE:	2.09 Acres
BUILDING SIZE:	5,620 SF

PROPERTY DESCRIPTION

This freestanding all-brick office building, located just south of War Memorial Drive in Peoria is available for lease or sale. The 5,620 SF building currently is laid out for one user to occupy the entire property and features up to 9 private offices, a large conference room, open space for cubicles or collaborative work, a generous sized break room, and multiple restrooms. The building has its own private parking lot, sits on just over 2 acres, and has plenty of flat land for additional parking or even future development. There is potential to subdivide the space into two units, so a new owner could occupy part of the building and lease out the other half. Take advantage of the hustle and bustle of nearby shopping and dining at the Shoppes of Grand Prairie.

PROPERTY HIGHLIGHTS

- Near shopping and dining hub
- Potential to be subdivided
- Additional land for future development

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

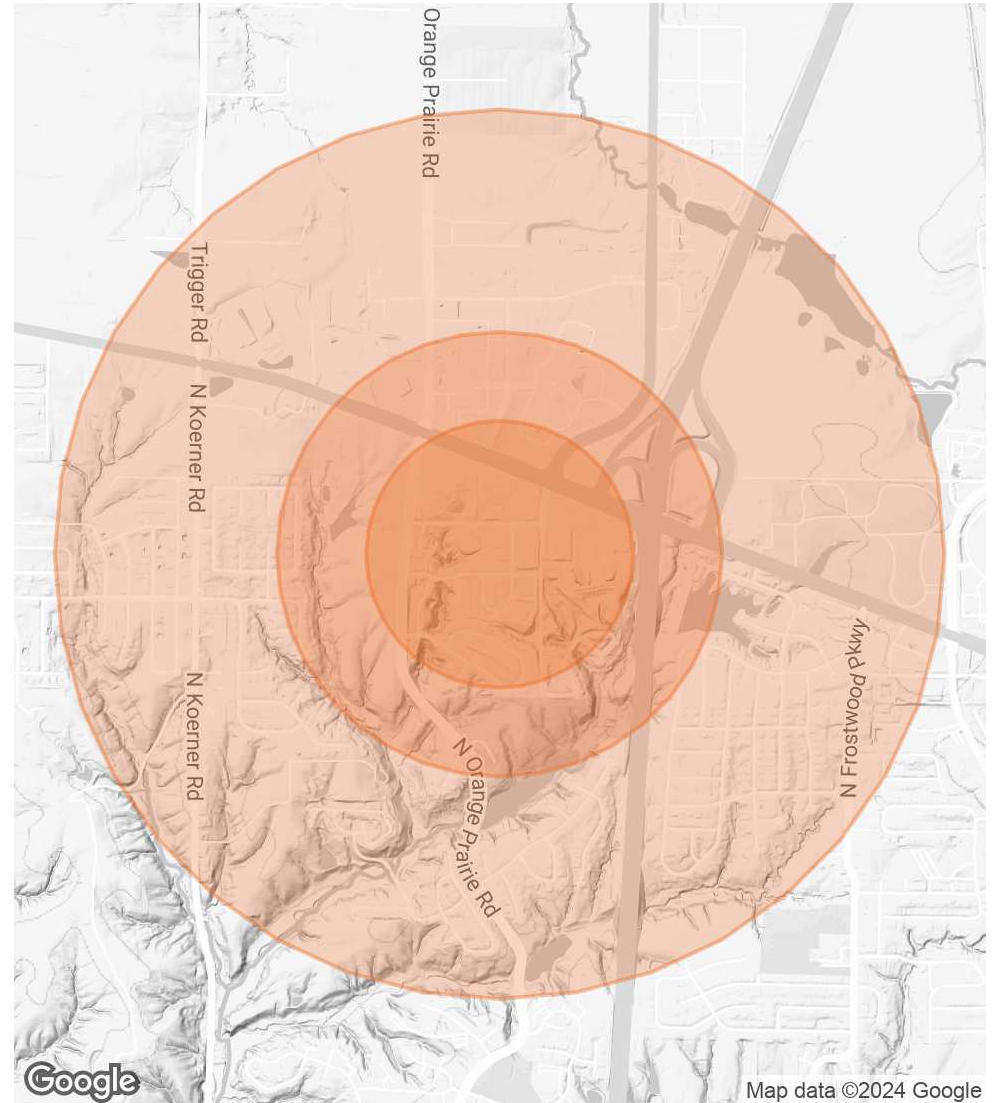
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	627	1,192	4,365
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	231	463	1,728
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$168,049	\$153,763	\$136,284
AVERAGE HOUSE VALUE	\$349,879	\$336,220	\$297,437

Demographics data derived from AlphaMap



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ADVISOR BIO 1



CARRIE TINUCCI-TROLL

Advisor

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Direct: **309.590.7900 x383** | Cell: **331.452.6860**

PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office, multifamily, retail, and land sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's Secretary. Carrie is also involved with Child Protection Network, where she will serve as a Board Member. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

SVN | Core 3

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