

# 2400-2519 N MAIN ST

EAST PEORIA, IL 61611



## PROPERTY DESCRIPTION

EastPort Commercial Plaza, located in East Peoria, is a mixed-use development (office, retail, restaurant) with high visibility, high traffic counts, and easy access from Route 116/Main Street and near the Route 150 and I-74 exchanges. The Plaza is adjacent to Harbor Pointe residences, Stoney Creek Inn, Jonah's Seafood Restaurant, EastPort Marina and EastPort Banquet facilities.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	830 - 3,000 SF
Lot Size:	146,186 SF
Building Size:	32,094 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	216	1,192
Total Population	173	483	2,711
Average HH Income	\$81,966	\$97,881	\$103,331

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE  
**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED

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CommercialPeoria.com

Office: 3622 N Knoxville Ave  
Peoria, IL 61603

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	830 - 3,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2401	Available	2,054 SF	NNN	Negotiable	This unit features a large, open retail space with 3 private offices and a utility room. There are both interior and exterior entrances and shared restrooms in the common hallway.
2501	Available	3,000 SF	NNN	Negotiable	This unit is configured for a bar or restaurant and includes a walk-in cooler, two hoods with fire suppression systems, serving station and grease trap.
2503	Available	830 SF	NNN	Negotiable	This unit is open retail space with a private restroom. It was configured for a yoga studio most recently.
2517	Available	1,966 SF	NNN	Negotiable	This unit is a second generation restaurant that includes all furniture, fixtures and equipment (FF&E) - hood with fire suppression system, dishwasher, fryers, stoves, walk-in cooler, racks, upright cooler, prep stations, and tables and seating for 60+ currently.



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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

# 2401 N MAIN ST

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# 2501 N MAIN ST

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ADDITIONAL PHOTOS

# 2503 N MAIN ST

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ADDITIONAL PHOTOS

# 2571 N MAIN ST

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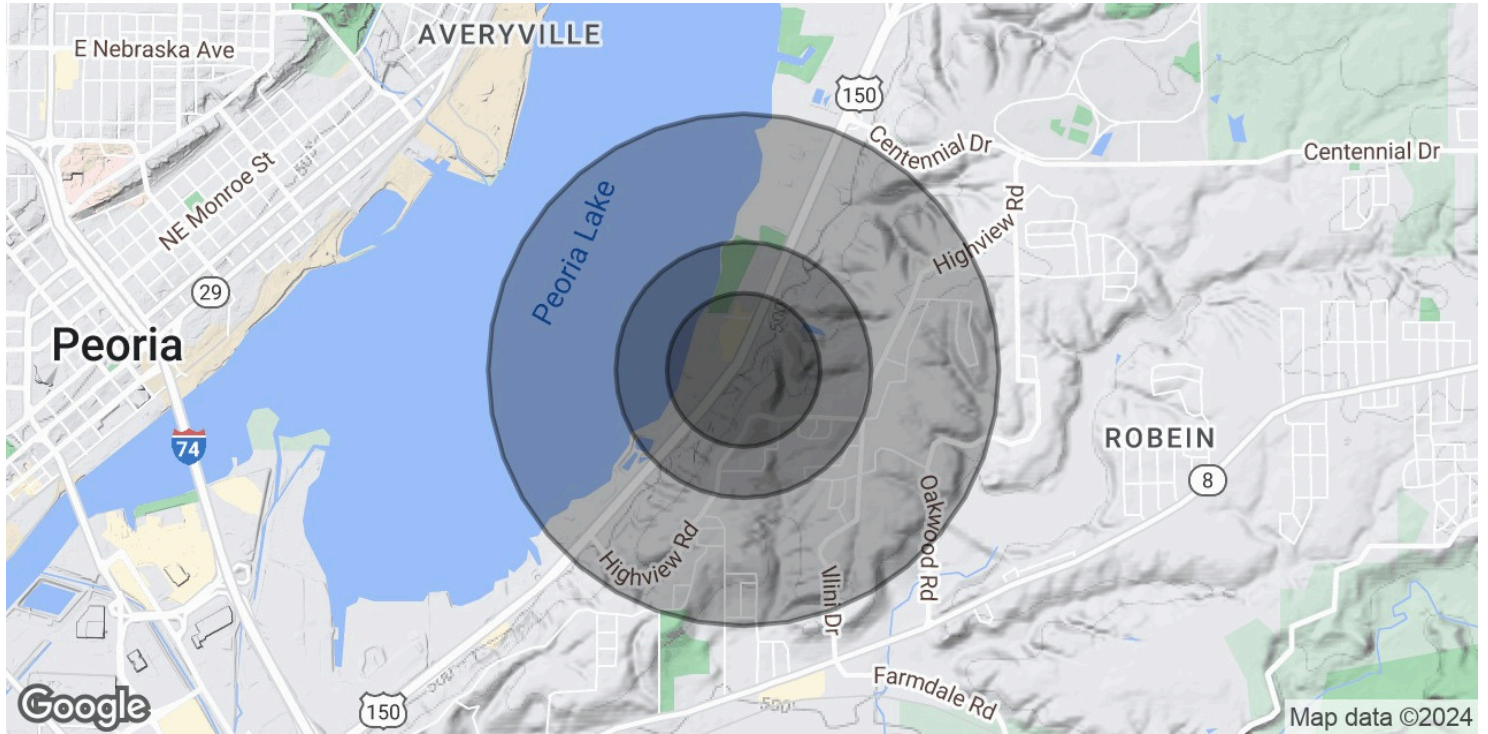


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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	173	483	2,711
Average Age	45	47	47
Average Age (Male)	43	45	45
Average Age (Female)	46	48	49

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	216	1,192
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,966	\$97,881	\$103,331
Average House Value	\$164,793	\$187,446	\$198,973

Demographics data derived from AlphaMap

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## About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by RE/MAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.

