



128 SW Monroe Street

is being offered at

\$13.00 / SF

EXECUTIVE SUMMARY

Retail, office or restaurant spaces available to be built out in the block of SW Monroe between Main Street and Fulton Street. These units present excellent opportunities with their proximity directly across the street from the Peoria Civic Center, the Peoria Civic Center parking lots, and attached to the Peoria Marriott Pere Marquette and it's parking deck. There is investment into the Peoria downtown and Central Business District and a need for family focused dining options and several types of retail. The space could also be an excellent option for professional offices such as a financial advisors, attorneys, or even a medical clinic. Available Unit Sizes - 13,750 Total SF that can be subdivided into spaces as small as 2,500 SF, including options at 4,500 SF, 5,100SF and 9,600 SF. Ceiling heights are 15' and infrastructure is ready for sprinkler systems if needed. Property is in a Federal Opportunity Zone (Census Tract 12) and the Rivers Edge Redevelopment Zone

LISTING METRICS

FIVE (5)	13,750
POTENTIAL UNITS	TOTAL SQUARE FEET

B-1	\$6.00
ZONING	EST. PASSTHROUGH COST

15'	274'
CELIING HEIGHT	FRONTAGE

Mike O'Bryan

Justin Ball
(309) 323-0399
justin.ball@remax.net

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

Michael Kolbus
(309) 258-7746
mkolbus@remax.net



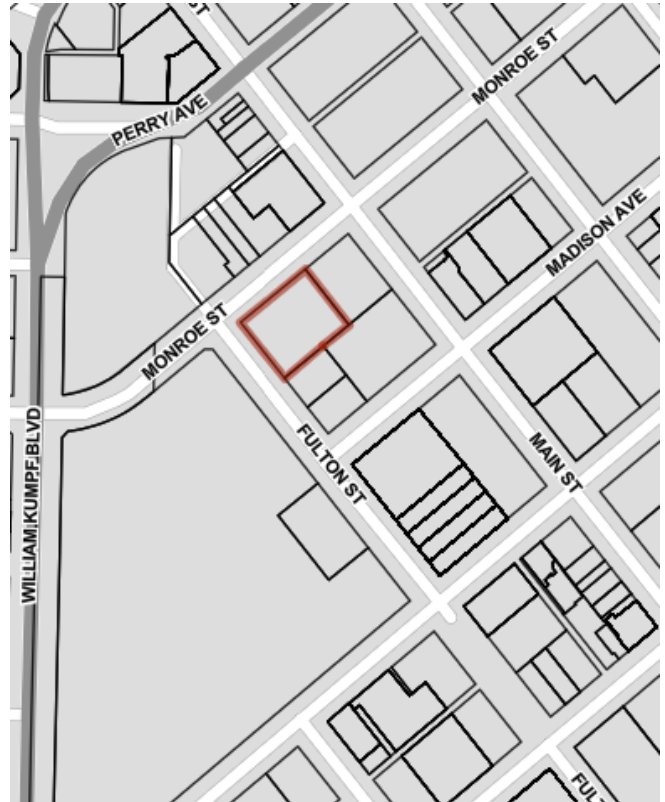
PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	128 SW Monroe Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID	18-09-206-016
LOT ACRES	0.90

BUILDING INFORMATION

PROPERTY TYPE	Retail / Restaurant / Office
PROPERTY DIMENSIONS	209' X 65'
STORIES	1
CEILING HEIGHT	15'
TOTAL GROSS SF	13,750
MINIMUM UNIT SIZE	2,500
TOTAL UNITS	1
POTENTIAL UNITS	5



Mike O'Bryan

Justin Ball
(309) 323-0399

Jessica Ball
(309) 363-2929

Michael Kolbus
(309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

EXTERIOR PHOTOS



Mike O'Bryan

Justin Ball
(309) 323-0399

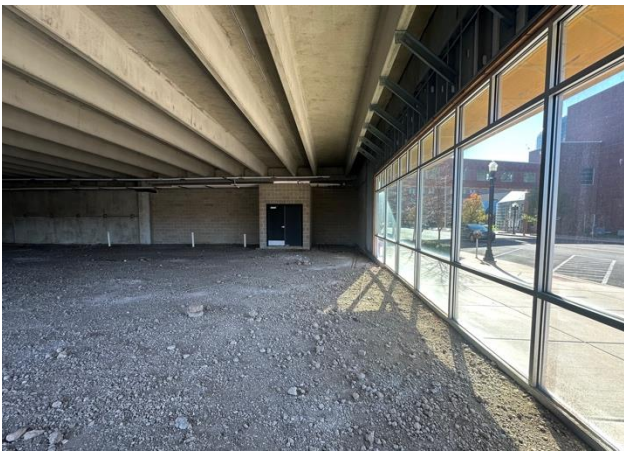
Jessica Ball
(309) 363-2929

Michael Kolbus
(309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

INTERIOR PHOTOS



Mike O'Bryan

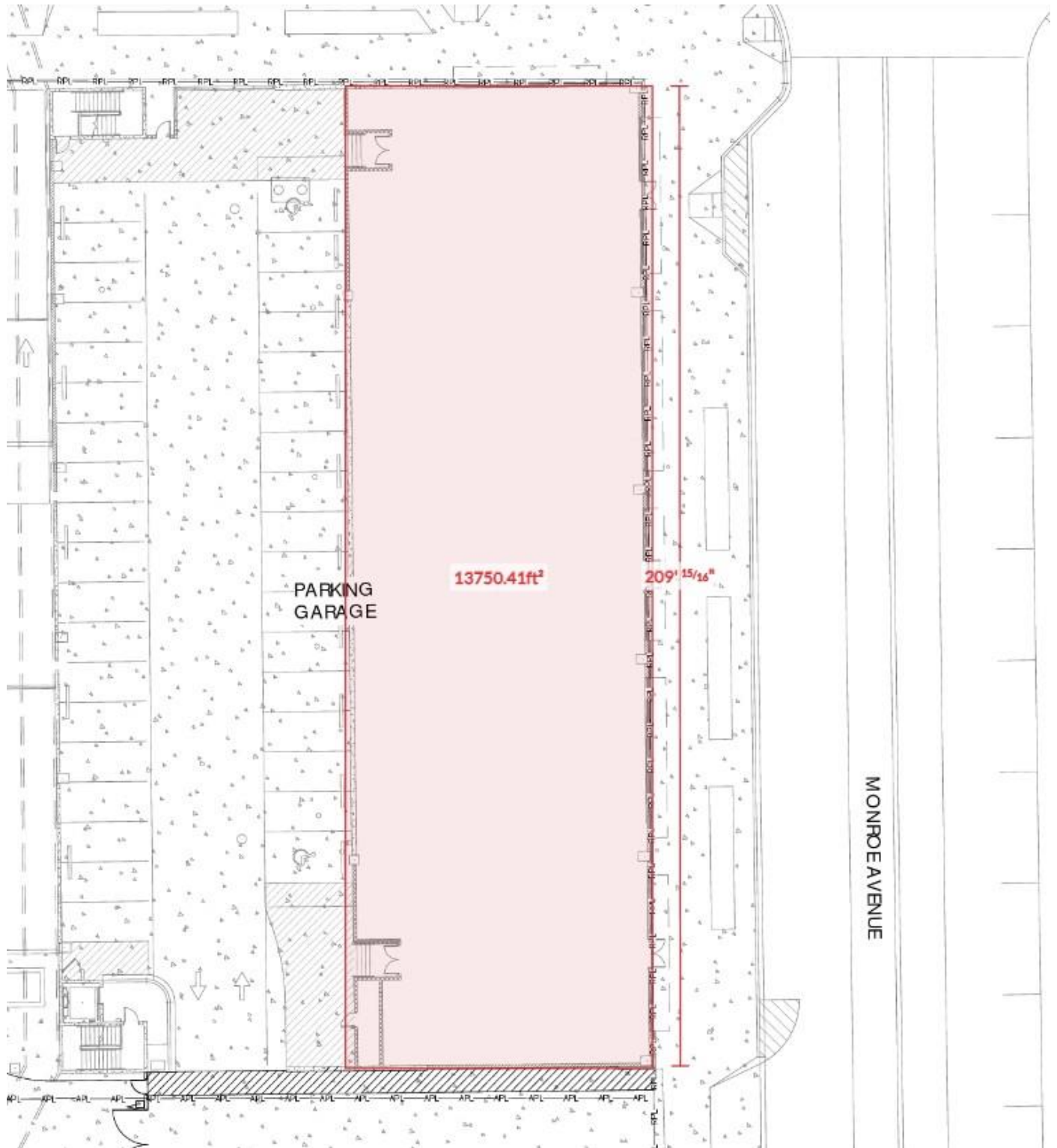
Justin Ball
(309) 323-0399

Jessica Ball
(309) 363-2929

Michael Kolbus
(309) 258-7746

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

FLOORPLANS



Mike O'Bryan

Justin Ball
(309) 323-0399

Jessica Ball
(309) 363-2929

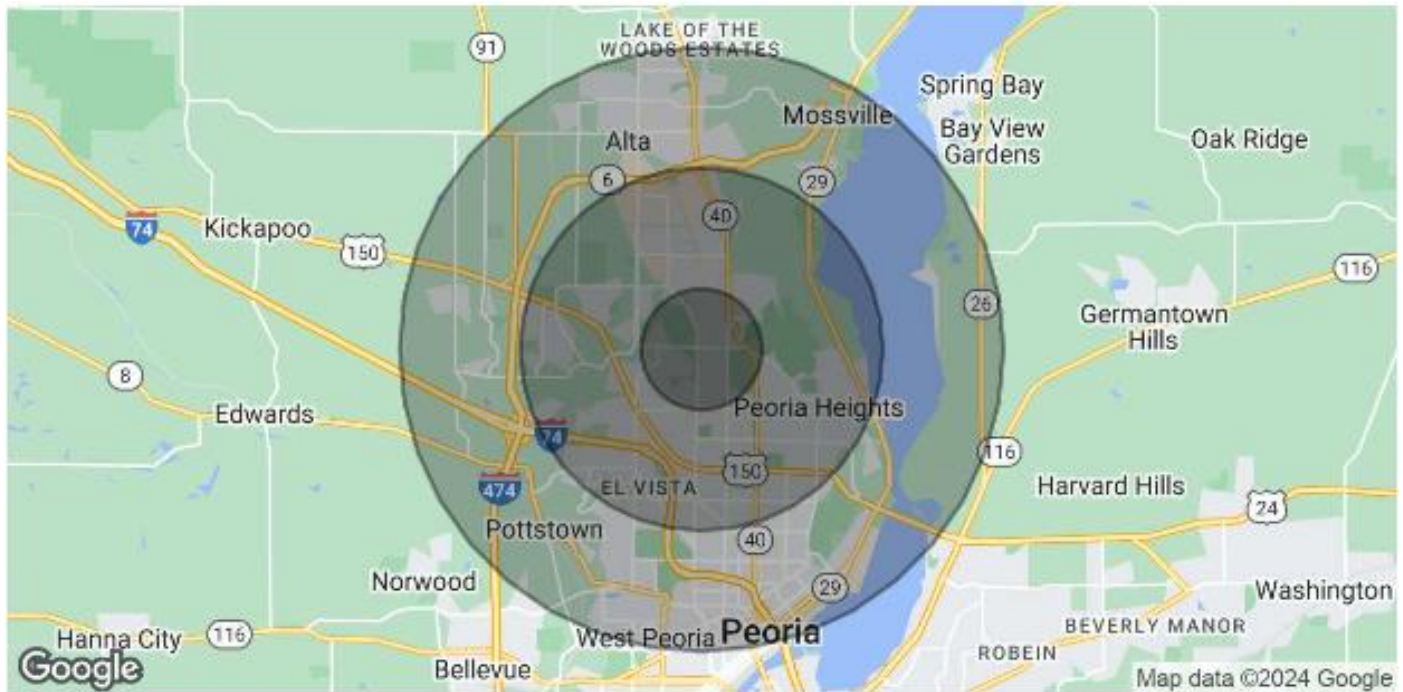
Michael Kolbus
(309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

Mike O'Bryan

Justin Ball
(309) 323-0399

Jessica Ball
(309) 363-2929

Michael Kolbus
(309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473



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



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



Michael Kolbus
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@remax.net
Lic #475.213462

www.CommercialPeoria.com

3622 N Knoxville Avenue, Peoria, IL 61603