

FOR SALE | 2200 W Townline Rd

ASKING PRICE: \$2,575,000



EXECUTIVE SUMMARY

Prime commercial real estate located in the North Peoria Industrial Park in Peoria, IL. This 22,820 SF flex building is currently divided into 5 units with 3 long term tenants and 2 new vacancies. The vacant units total 9,280 SF and were built out for offices/GSA. This location offers close, easy access to major highways and interstate, and a growing business community in North Peoria/Dunlap. With its strategic position in the industrial park, the property presents an excellent opportunity for owners to house their business, or for investors.



22,820
TOTAL SF



\$113
PRICE /SF



5
UNITS



I-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	2200 W Townline Rd
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	14-06-201-012
PROPERTY TYPE	Multi-Tenant Industrial
ZONING	I-1
TOTAL LOT ACRES	2.04
TOTAL BUILDING SIZE (SF)	22,820 SF
TOTAL UNITS	5
DRIVE-IN DOORS	6
DOCK DOORS	2



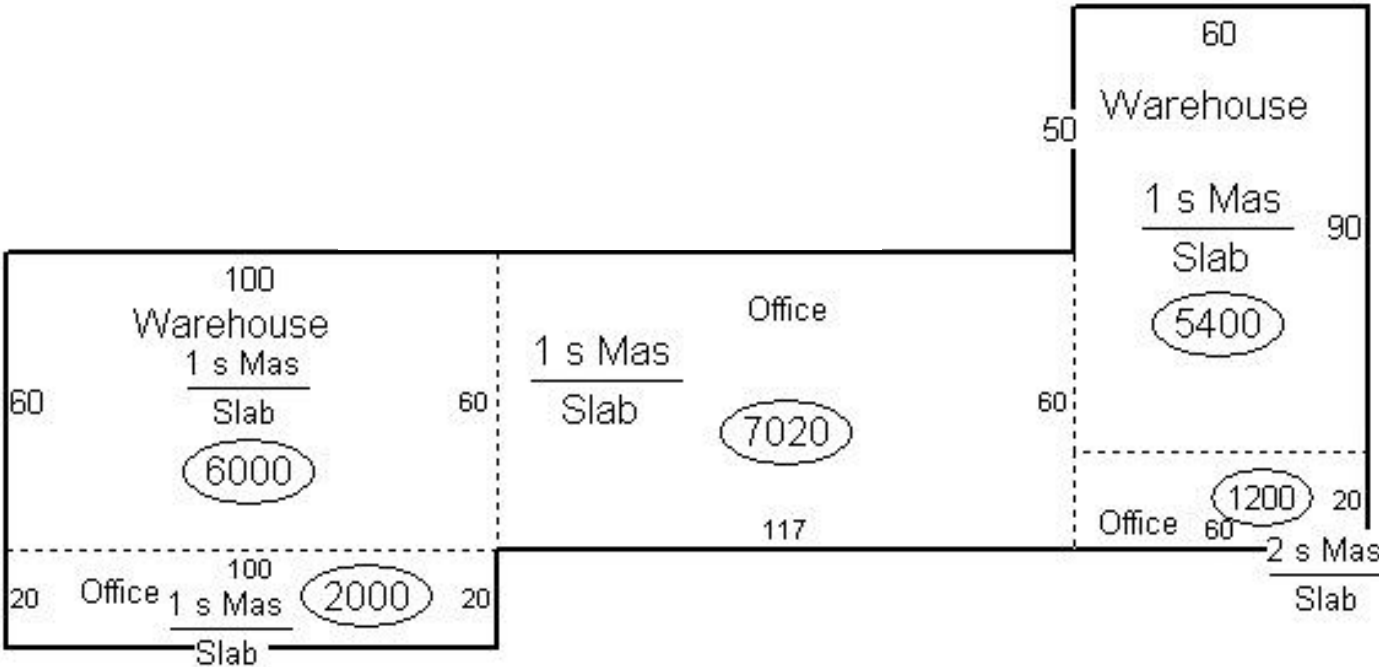
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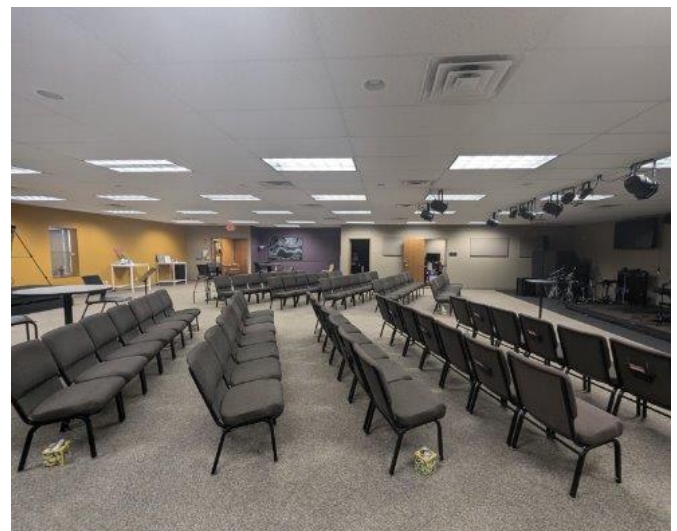
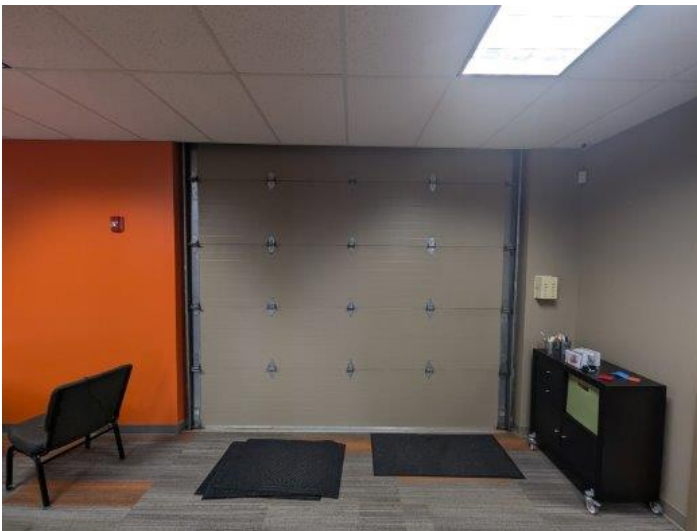
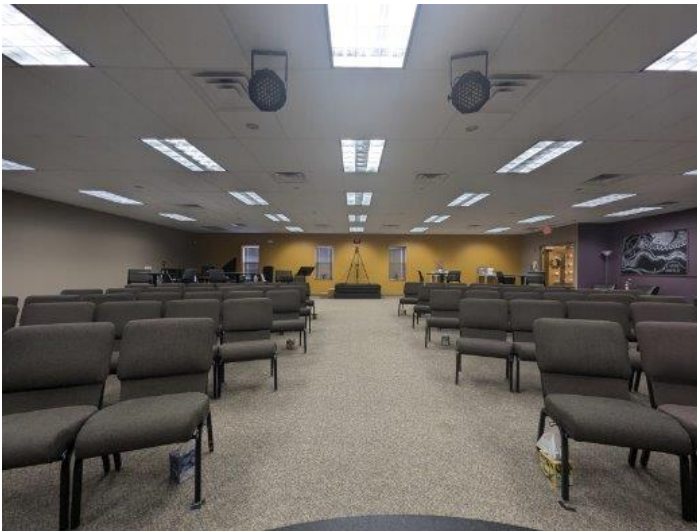
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GIS FLOORPLAN SKETCH



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INTERIOR PICTURES – UNIT 2220



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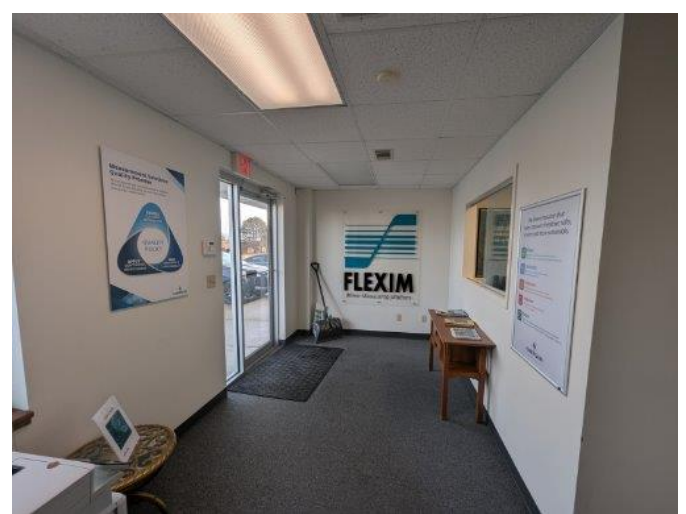
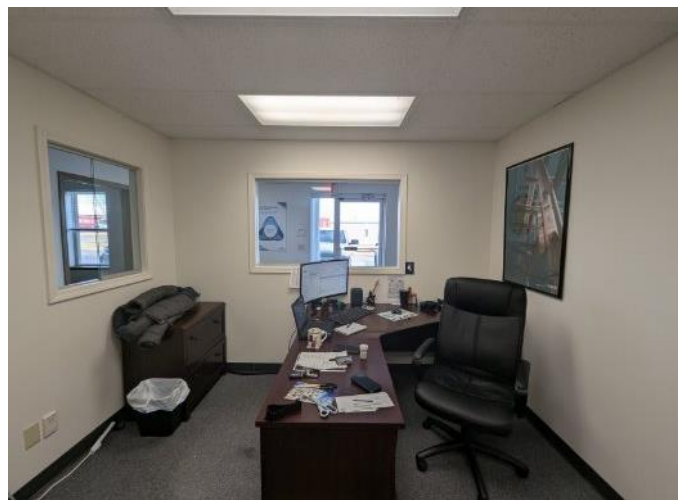
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INTERIOR PICTURES - UNIT 2210



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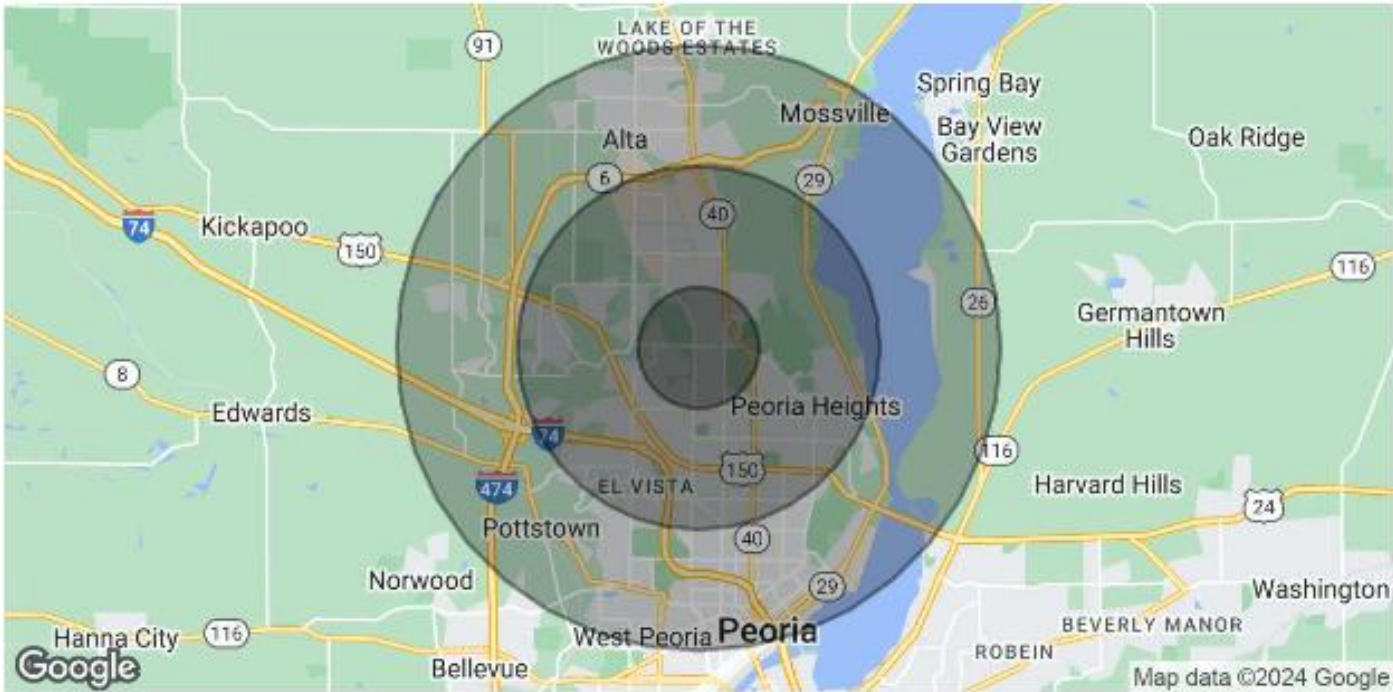
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PEORIA AREA DEMOGRAPHICS



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

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