

314 W WASHINGTON ST

EAST PEORIA, IL 61611



PROPERTY DESCRIPTION

The Levee District at East Peoria Downtown is a vibrant mixed-use development with over 650,000 sq. ft. of retail, restaurants and services along with office, hotel and civic components. Levee District tenants Bass Pro Shops, Holiday Inn & Suites, Johnny’s Italian Steakhouse, Lane Bryant, Carter’s, Xfinity, GNC, Pizza Hut, McDonald’s, Red Robin, Chipotle, Jersey Mike’s, Noodles & Company, Potbelly Sandwich Shop, Carpet Weavers Furniture Gallery, Panera Bread, Fondulac District Library and East Peoria City Hall.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	966 - 6,320 SF
Lot Size:	514,008 SF
Building Size:	244,110 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	207	1,041
Total Population	24	441	2,253
Average HH Income	\$57,038	\$64,328	\$64,410



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CommercialPeoria.com

Office: 3622 N Knoxville Ave
 Peoria, IL 61603

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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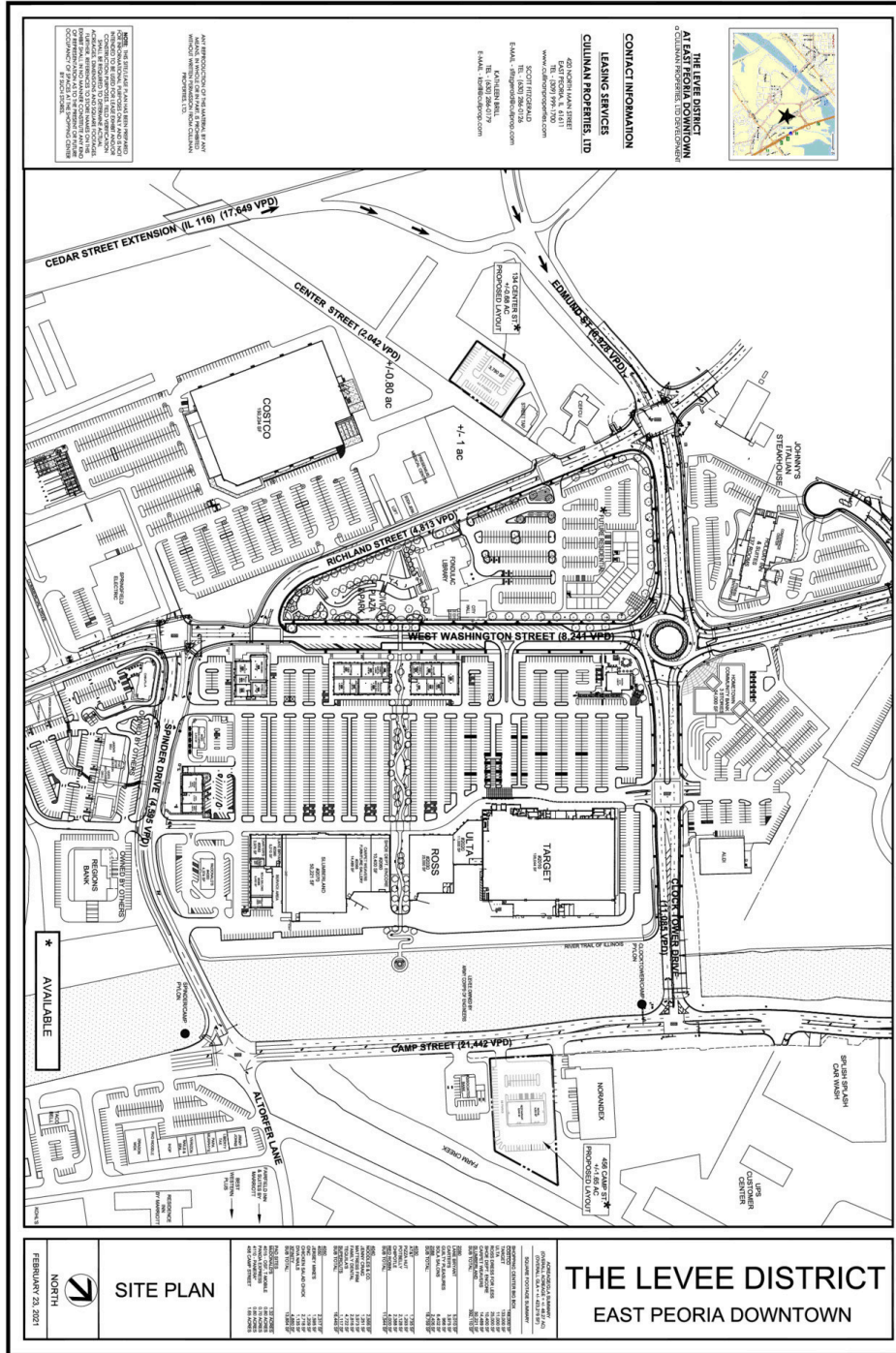
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	966 - 6,320 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITETENANTSIZE (SF)LEASE TYPELEASE RATEDESCRIPTION

Suite	Tenants	Size (SF)	Lease Type	Lease Rate	Description
2084	Available	966 SF	NNN	Negotiable	Unit #2084 is 966 sq. ft. that was originally built out for a cupcake bakery and features a retail storefront, two restrooms, and large work area behind the retail section.
2086	Available	6,320 SF	NNN	Negotiable	Unit #2086 was previously a studio salon concept space that featured 32 individual, private styling studios. Each of the 32 units included sinks and wash basins, luxury vinyl and carpet, soft-close cabinets, and LED/high-end lighting throughout. Common areas include mens and women's restrooms, water fountains and bottle filling station.
4012	Available	2,175 SF	NNN	Negotiable	Unit #4012 is the middle unit of a 3 unit building housing OSF Hospitals On Call Urgent Care. This unit is ready to build to suit and features 2,175 sq. ft. of prime retail space.



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SUITE 2084

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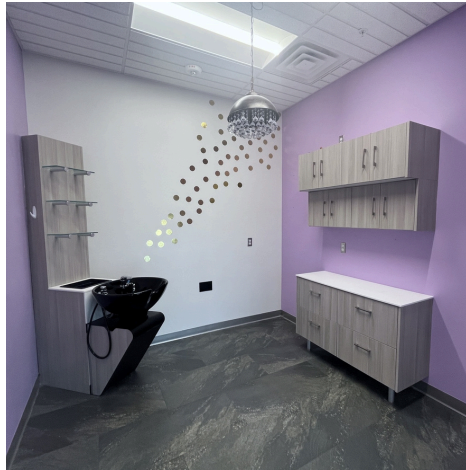
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RETAIL PROPERTY

SUITE 2086

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SUITE 4012

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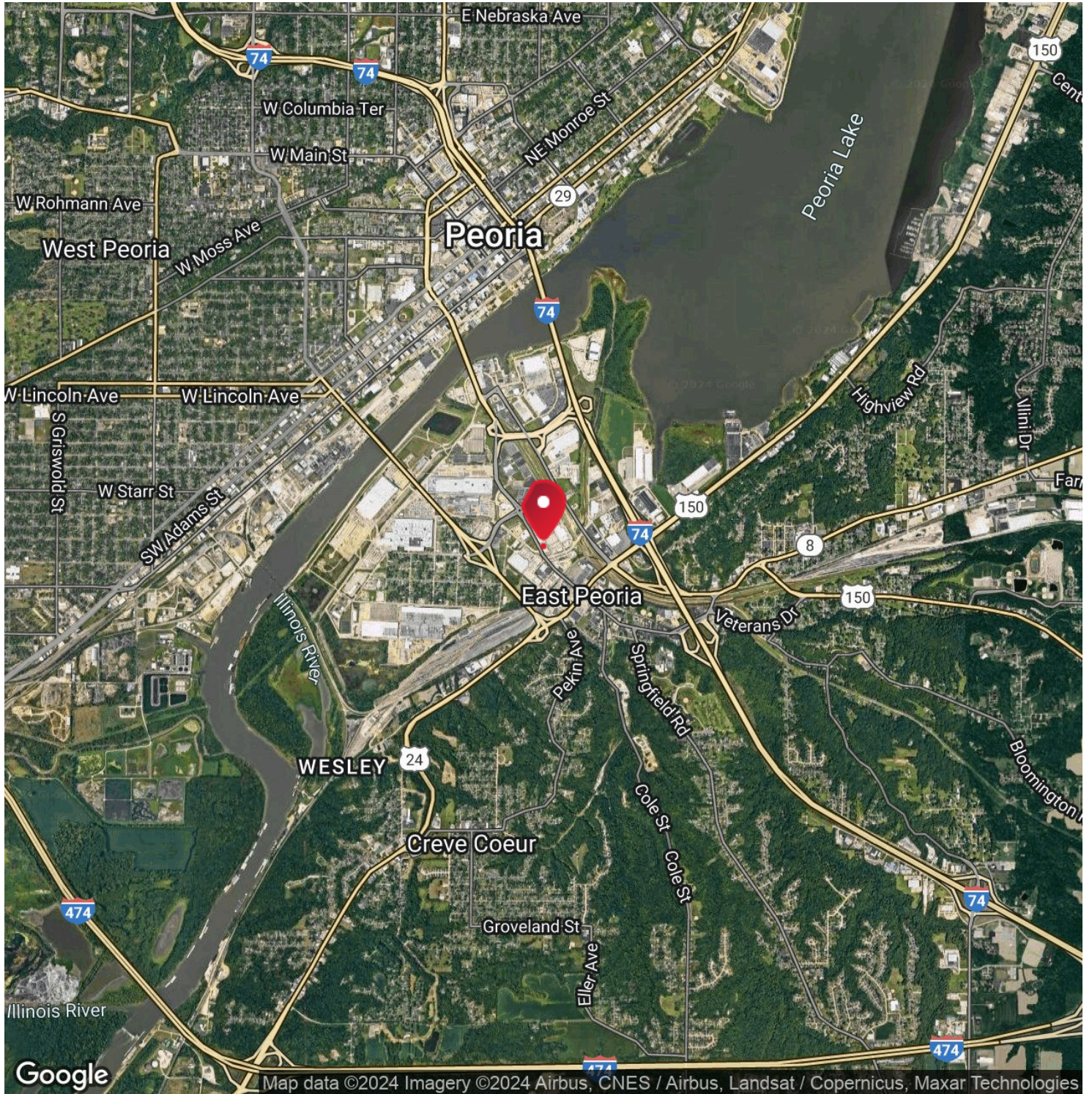
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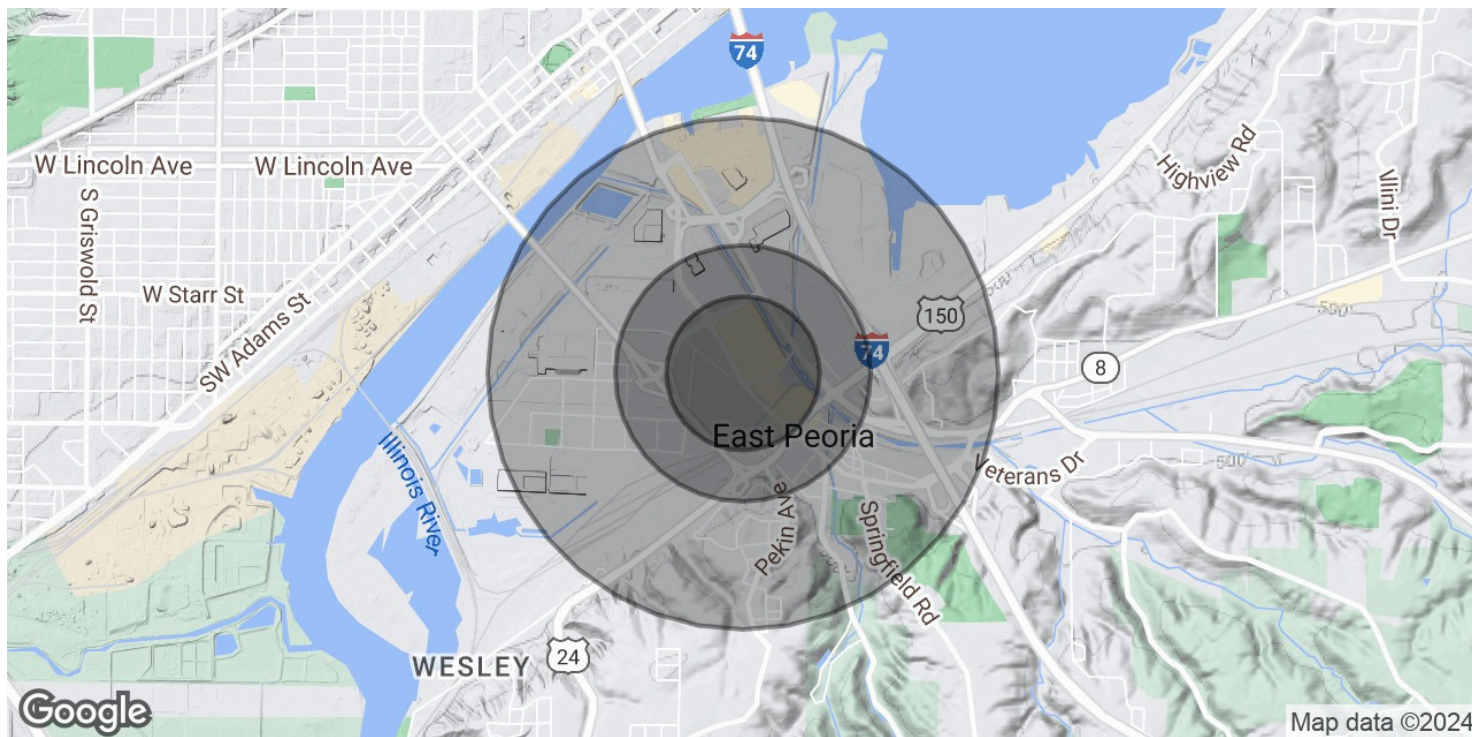
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	441	2,253
Average Age	41	42	42
Average Age (Male)	39	41	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	207	1,041
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$57,038	\$64,328	\$64,410
Average House Value	\$125,833	\$159,542	\$149,698

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.

