

309 Main Street

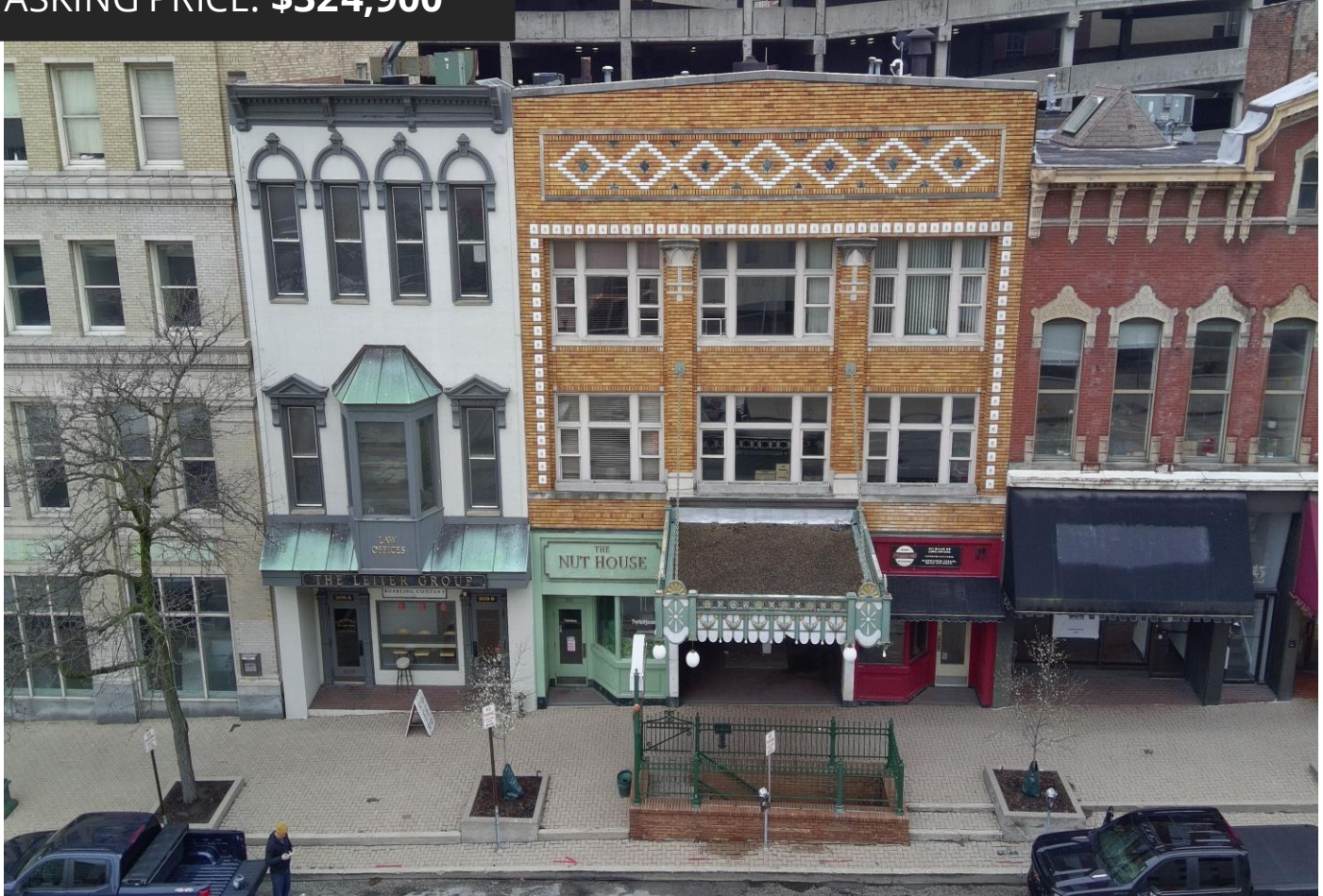
PEORIA, IL 61602



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 309 MAIN STREET

ASKING PRICE: \$324,900



EXECUTIVE SUMMARY

The 4,953 SF, three-story investment property at 309 Main Street in downtown Peoria, Illinois, features both retail and office spaces with active leases. The main level retail space is leased by CxT Coffee and the second and third floors are currently occupied by the Leiter Group (law firm). The law firm's second-floor office space includes two private offices, a reception area, and a work room; the third floor includes an open atrium, a large work room, three private offices, a kitchen, and a file room. The law firm floors can be vacated for owner occupancy or can continue to be leased. The building is fully sprinklered and is sold as-is, where is with no guarantees. This property is also for sale with the adjacent property, 311 Main Street, which offers a renovation opportunity for the vacant historic theater, retail spaces and a lower-level (below street level) restaurant with a bar (formerly Richards Underground).



4,953
TOTAL SF



OFFICE,
RETAIL &
OTHERS
PROPERTY TYPE



14,966
AVAILABLE SF



B-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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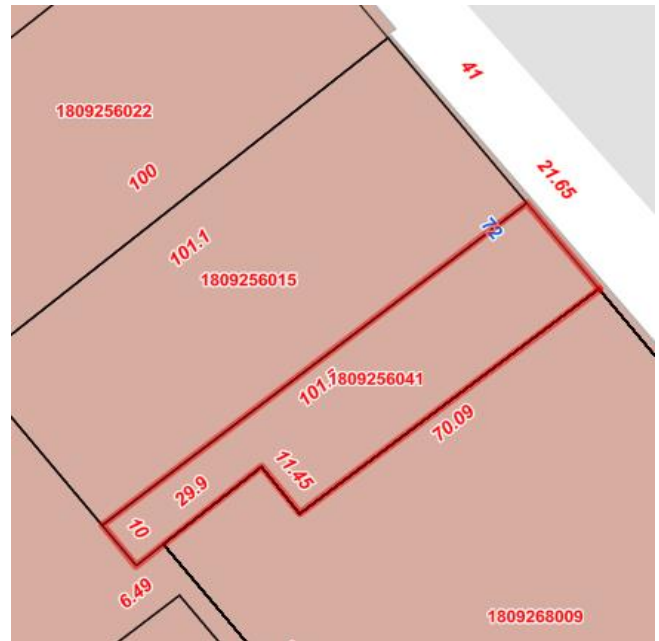
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PROPERTY INFORMATION

ADDRESS	309 Main Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID(s)	18-09-256-041
PROPERTY TYPE	Office, Retail, Investment, Restaurant, Other, Bar, Tavern
ZONING	B-1
TOTAL LOT ACRES	0.04
TOTAL BUILDING SF	4,953
AVAILABLE SF	14,966
YEAR BUILT	1910



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EXTERIOR PICTURES



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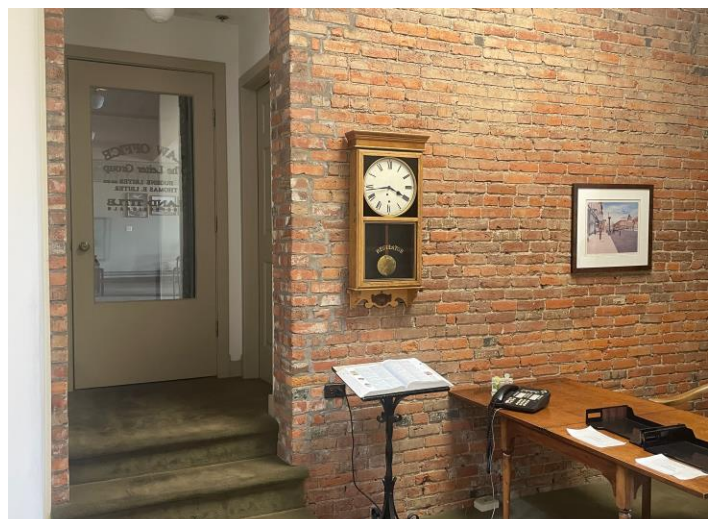
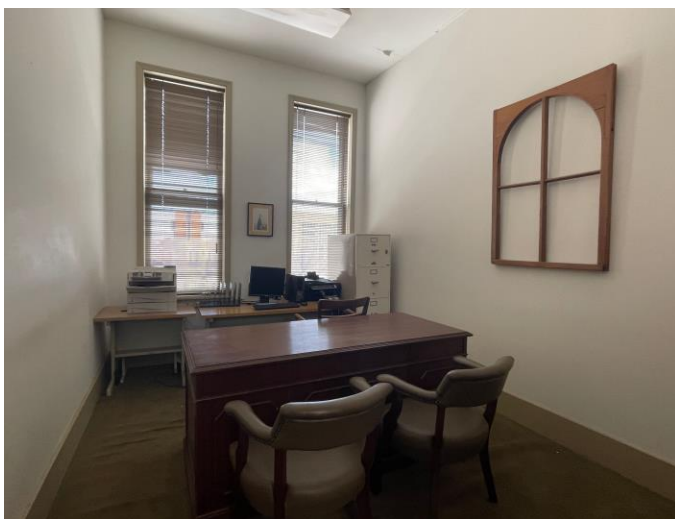
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309 - INTERIOR PICTURES



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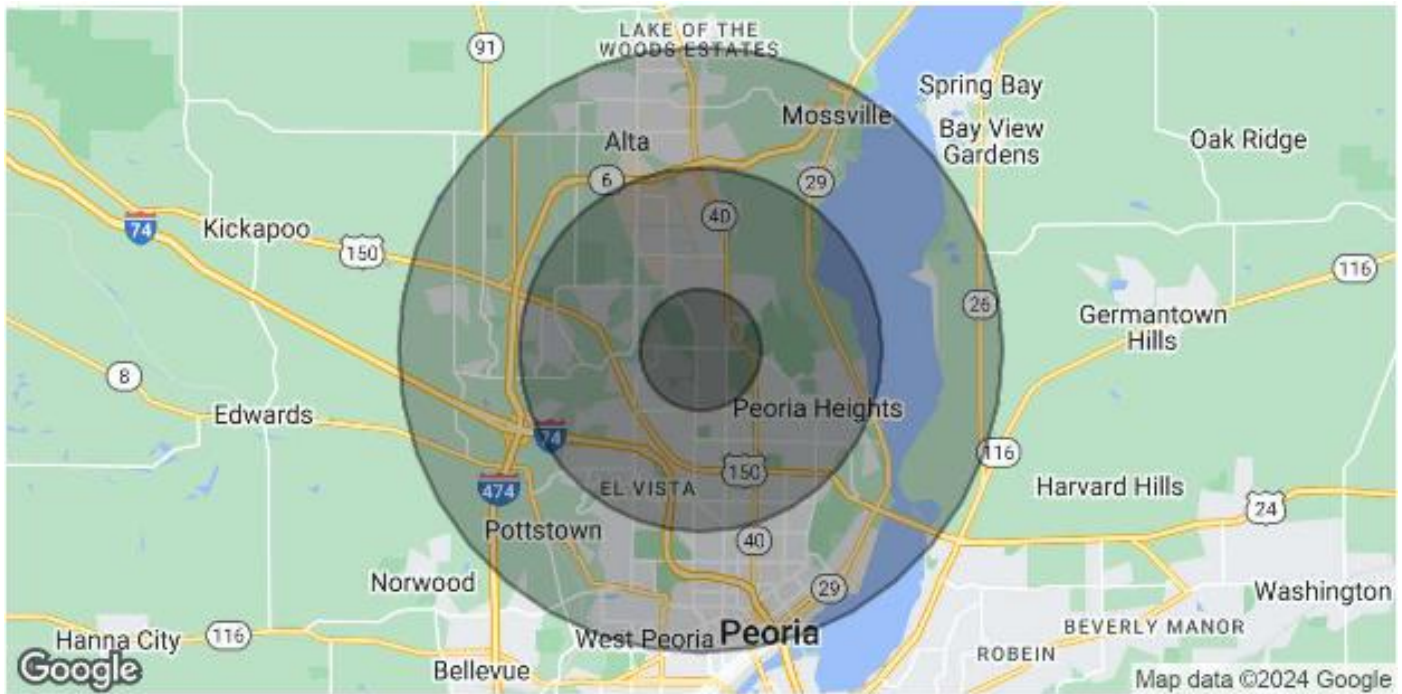
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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