

OAK CLIFF PARK

RETAIL CENTER



\$3,100,000

ASKING PRICE

\$66

PRICE / SF

92%

OCCUPIED

7.9%

IN-PLACE CAP RATE

RARE FIRST-TIME SALE

First sale of the Oak Cliff Park Retail Center since its original development. Four (4) meticulously maintained buildings comprised of 21 units across 46,620 SF.

STRONG TENANT BASE

Eighteen (18) tenants including retail, medical, dining, and service uses – anchored by Monical's Pizza (Exp 2033). The Property is 92% SF Occupied with only three (3) vacancies, allowing for immediate upside.

HIGHLY VISIBLE LOCATION

Easily accessible with three (3) means of egress into the 172-space parking lot. Centrally located in Peoria at the corner of Knoxville (IL-40) & Lake Ave, a signalized intersection with over 25,000 vehicles per day.

MICHAEL KOLBUS

MKOLBUS@REMAX.NET

309.258.7746

REMAX
COMMERCIAL