

**1703** Candletree Dr

PEORIA, IL 61614



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR LEASE | 1703 CANDLETREE DR - UNIT C

ASKING RATE: \$8.50 SF + NNN



## EXECUTIVE SUMMARY

This 3,955 SF space includes 1,955 SF of warehouse space as well as 2,000 SF of retail/showroom/office space. The warehouse side has a 10'x 8' overhead garage door and warehouse heater. The 2,000 SF showroom side includes heat and AC, a large finished open space, ADA restroom and utility room. This unit offers a flexible floor plan to accommodate many business needs with C-2 Large Scale Commercial zoning. There is ample available parking and the building is conveniently located near Pioneer Parkway and University. Lease rate is \$8.50/SF with NNN/CAM fees est. at \$2.75/SF and include water, sewer and trash. Some storage racks can be included in the lease that are currently in the warehouse space.



**7,750**  
TOTAL SF



**\$2.75**  
NNN



**.64**  
ACRES



**C-2**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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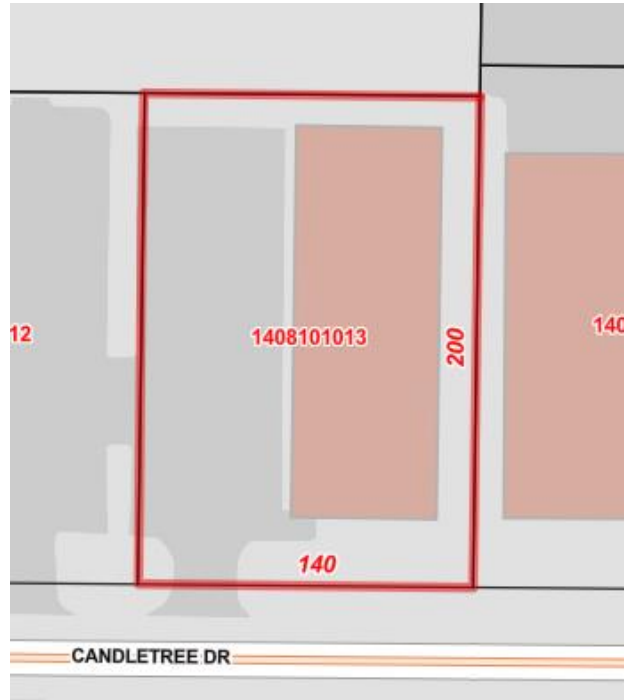
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## PROPERTY INFORMATION

ADDRESS	1703 Candletree Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-08-101-013
PROPERTY TYPE	Industrial, Retail, Warehouse
ZONING	C-2
TOTAL LOT ACRES	0.64

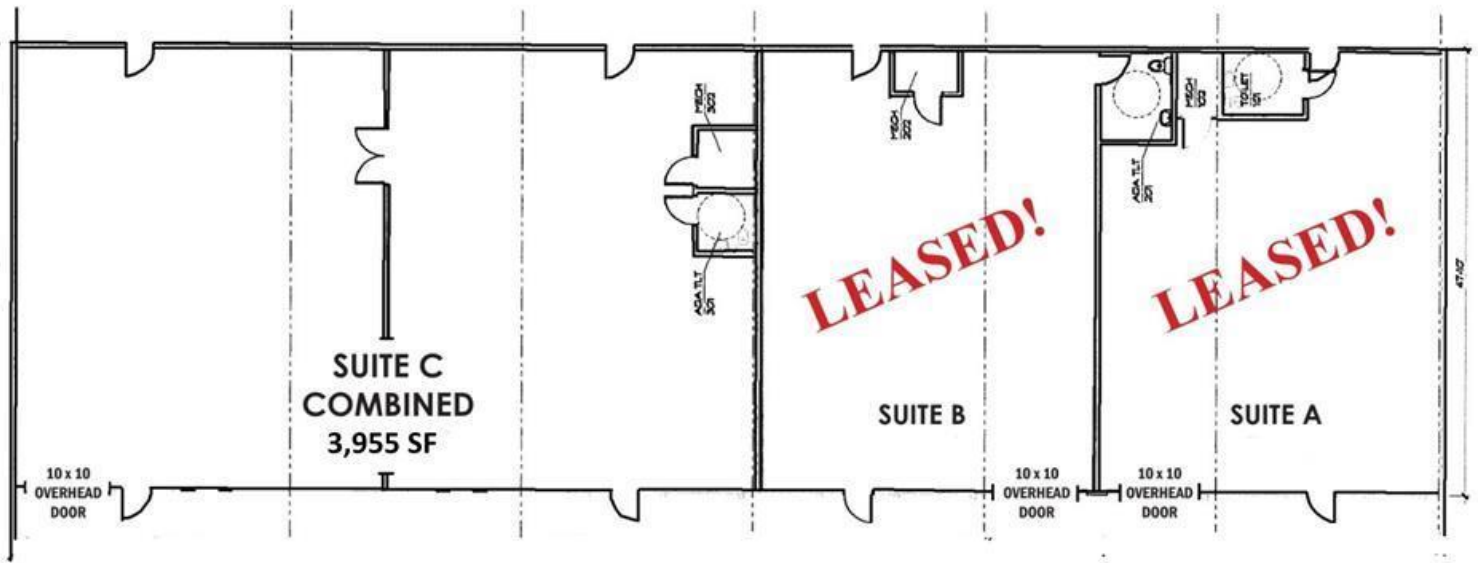


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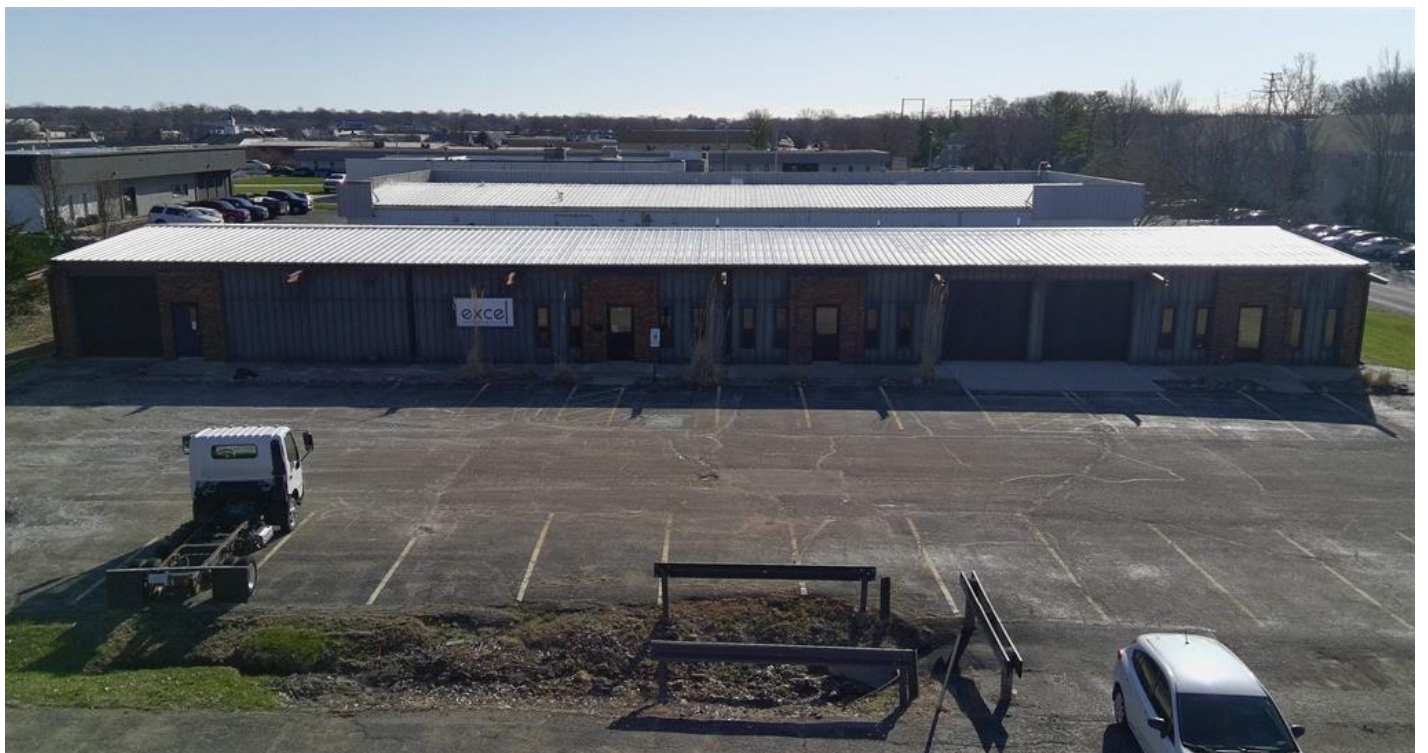
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FLOORPLANS



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## EXTERIOR PICTURES



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## INTERIOR PICTURES



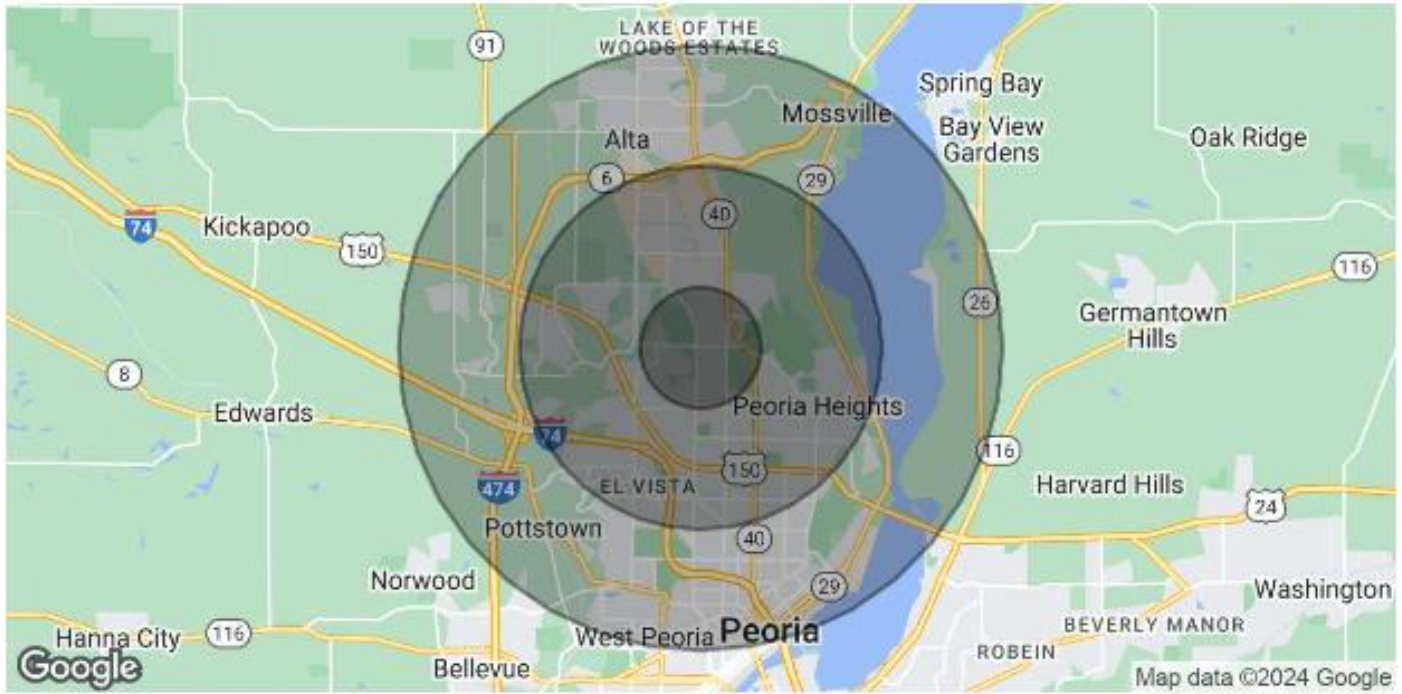
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## PEORIA AREA DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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