407 4th Street

DUNLAP, IL 61525

RE/MAX COMMERCIAL®

TRADERS UNLIMITED

FOR LEASE | 407 4th Street

ASKING PRICE: **$1,650/Month + Utilities**

EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to lease 407 4th Street, a 4,500 SF retail/office/restaurant building in Dunlap, IL. Two 1,500 sq ft units are for lease at this high traffic location right across the street from Dunlap High School, and next to Casey's. Unit A was formerly a Subway restaurant and could be remodeled to accommodate a different use. Still has a counter area, two restrooms, drive thru window, 3 compartment sink, water heater and utility sink already built out. Unit C is currently vacant (cold shell) and ready to be built out for a new tenant's business! The dumpster is shared among tenants directly and not included in the NNN.

4,500
TOTAL SF

2
UNITS

INDUSTRIAL
OFFICE
WAREHOUSE
PROP TYPE

Commercial
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records

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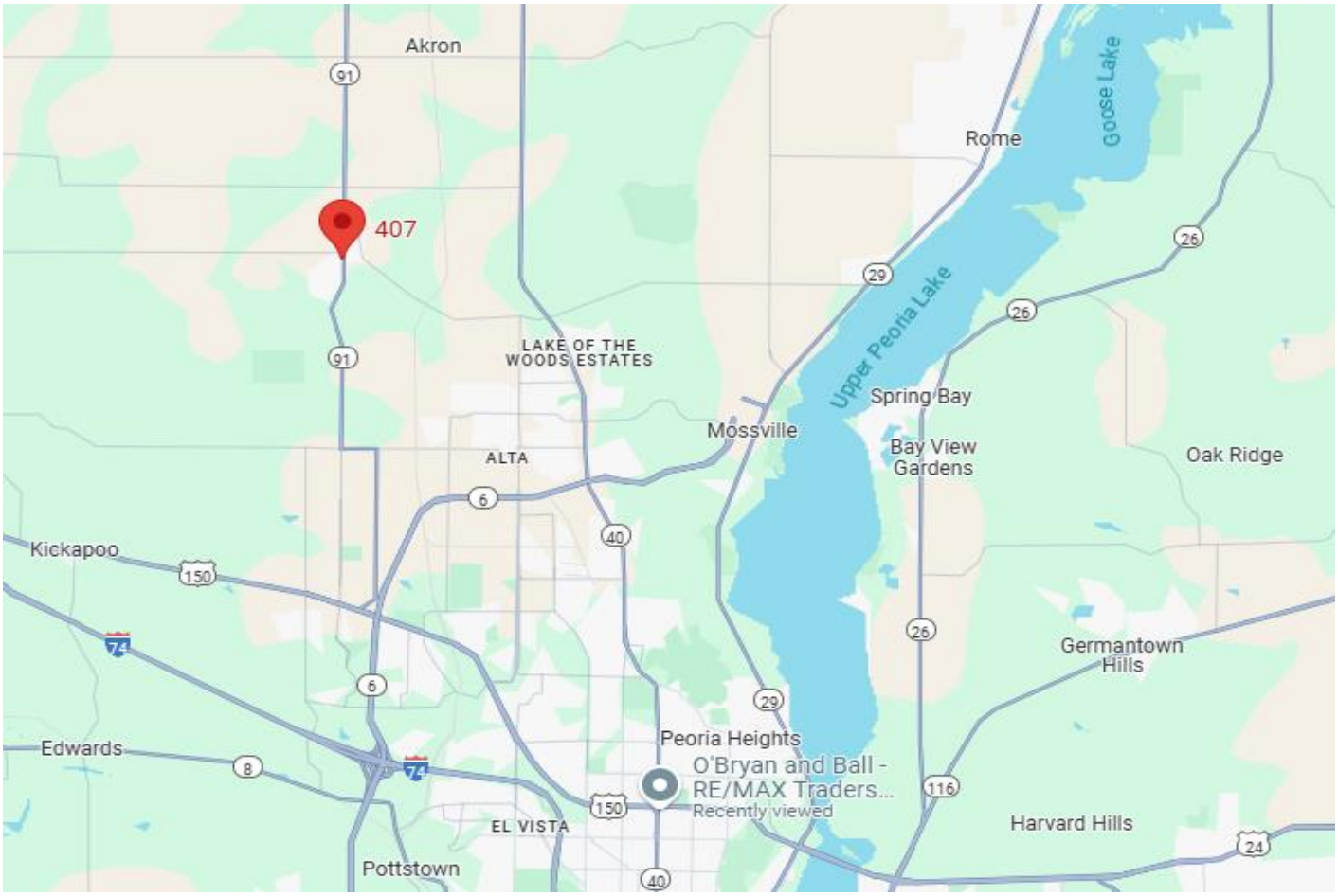
PROPERTY INFORMATION

ADDRESS	407 4th Street
CITY / STATE / ZIP	Dunlap, IL 61525
PARCEL ID(s)	08-15-288-039
PROPERTY TYPE	Office / Retail / Restaurant
ZONING	Commercial
TOTAL LOT ACRES	0.86



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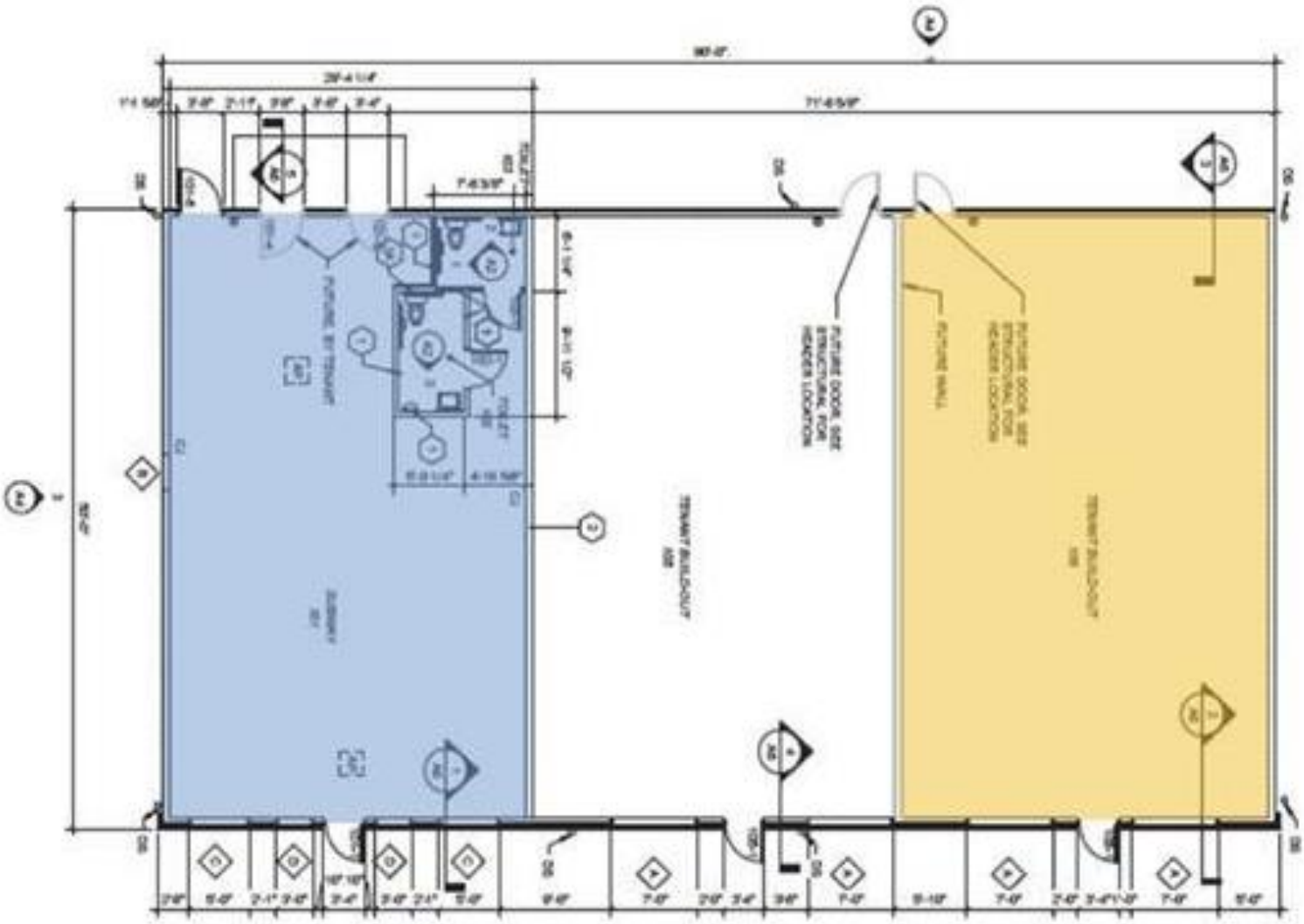
FLOORPLANS



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EXTERIOR PICTURES

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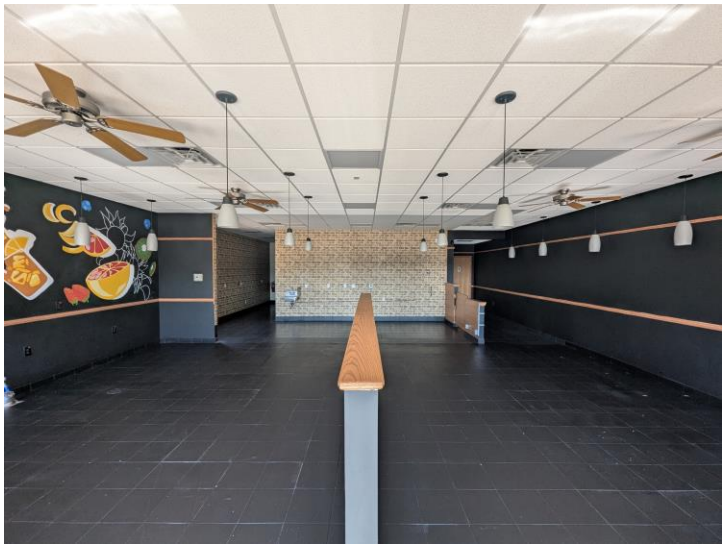
INTERIOR PICTURES



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RE/MAX COMMERCIAL
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FOR LEASE | UNIT C

EXTERIOR PICTURES

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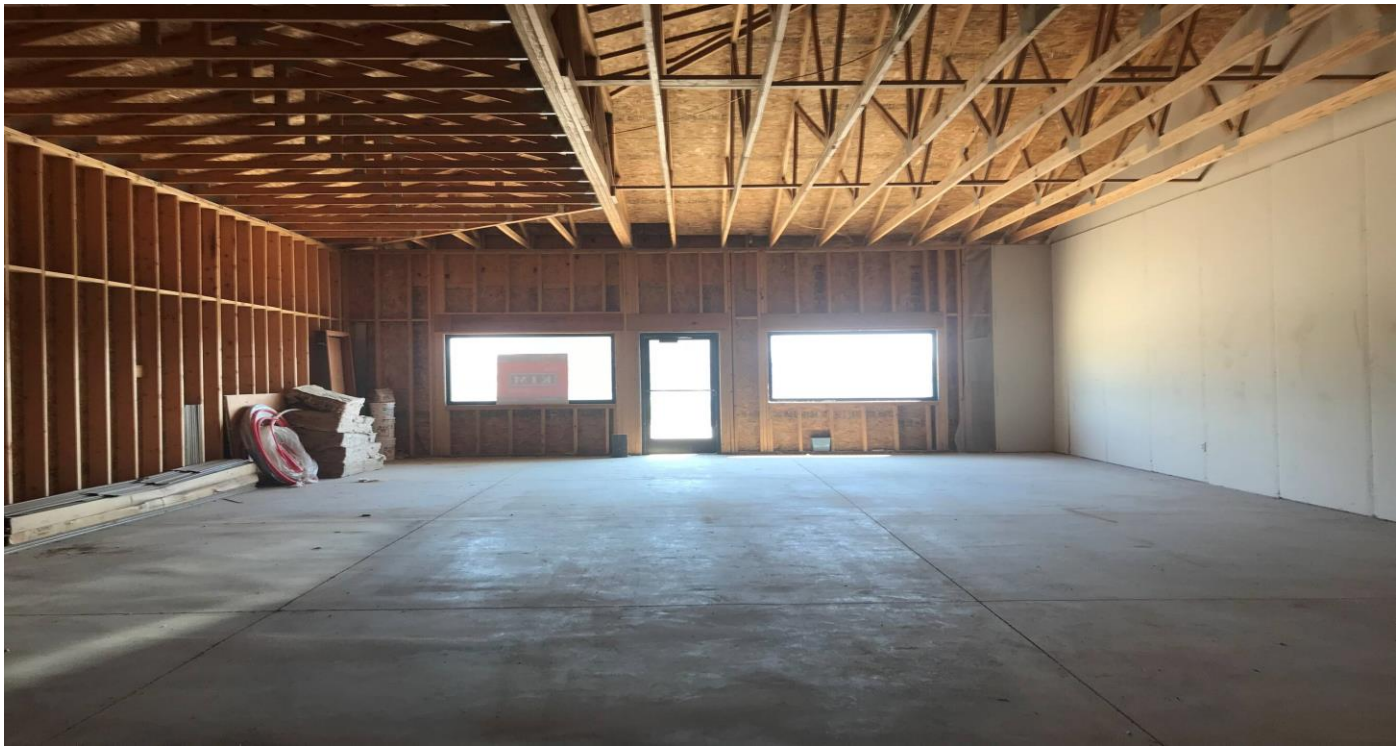
INTERIOR PICTURES



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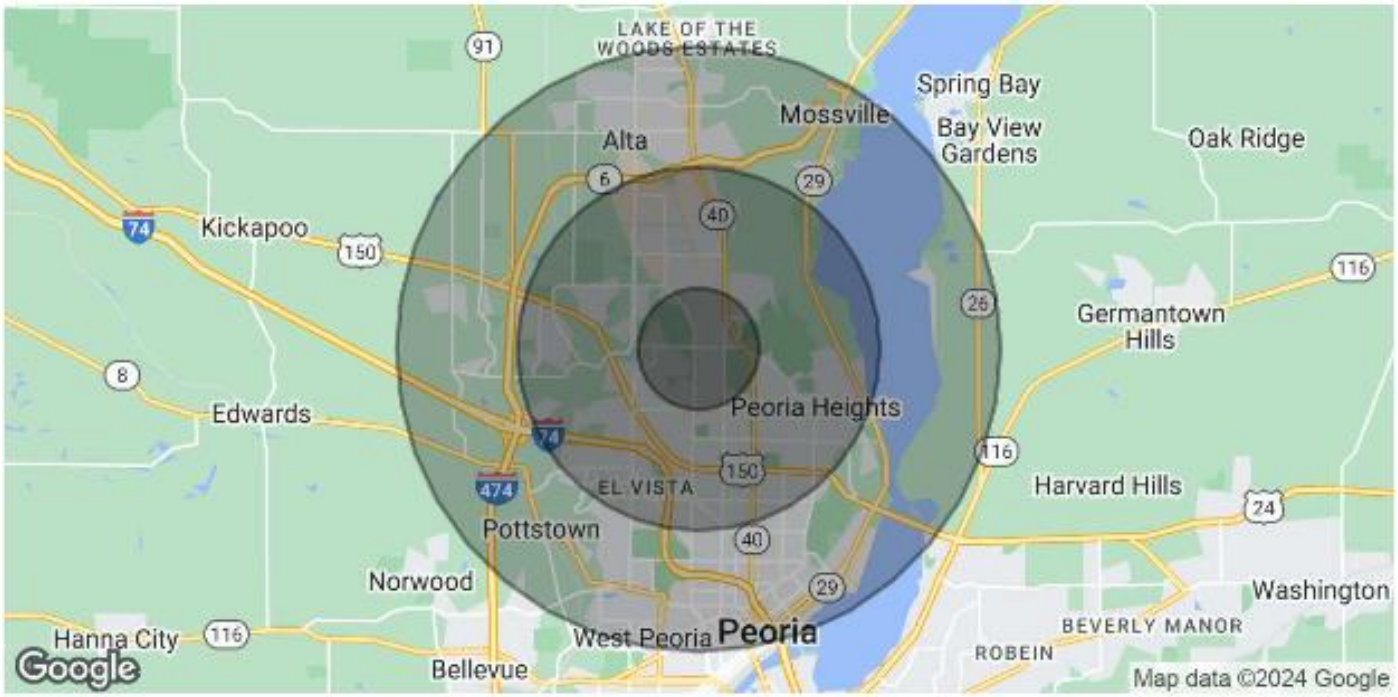
PEORIA AREA DEMOGRAPHICS



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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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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