



- 11,410 SF retail/office building for sale on North Knoxville.
- Building is two levels with 5,705 SF per floor.
- Main floor is currently setup with some large open showroom areas.
- Upper level has a mixture of open area and some private offices.
- Expansive window-line facing Knoxville offers abundant natural light.
- Located 1 block from the new OSF St. Francis Midtown location and 1/2 mile from downtown Peoria.
- Property was built in 1952 and was one of Ray Beckers first developments.
- Sale includes the main building and two additional parcels in the rear with a two bedroom and three bedroom home onsite.
- Total acreage of all 3 parcels is 0.73.



WILL HAYES

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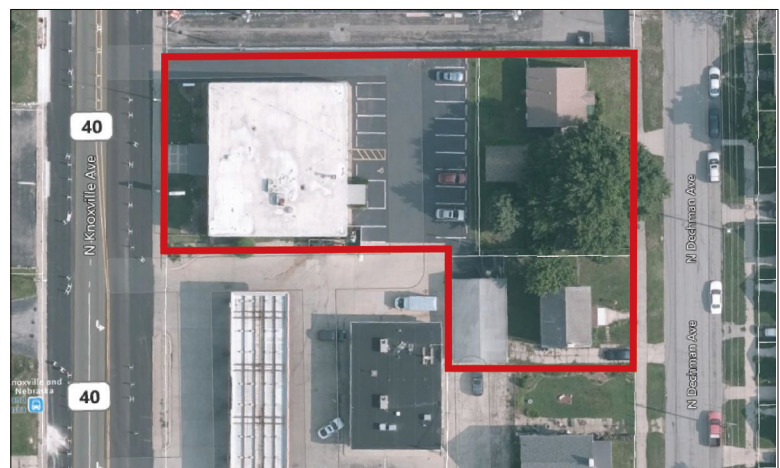


PROPERTY DETAILS

PROPERTY TYPE	Retail/Office
SPACE AVAILABLE	11,410 SF
ACRES	0.73
ZONING	CG & R4
YEAR BUILT	1952
PARKING	Paved lot in the rear
REAL ESTATE TAXES(2019)	\$19,323.60
LEASE RATE	\$549,900

DEMOGRAPHICS (2020 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	15,153	86,038	157,036
HOUSEHOLDS	6,191	35,340	65,517
INCOME	\$44,646	\$51,547	\$58,970



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