

PRIME RETAIL/OFFICE BUILDING

4600 BRANDYWINE DR - PEORIA



FOR LEASE:

6,004 & 9,469 SF RETAIL/OFFICE
\$12.00 PSF - NNN

PROPERTY FEATURES

- Commercial space available for lease on Brandywine Drive.
- Prominent signage opportunity on War Memorial Dr., the main East West throughfare in town with over 35,000 CPD.
- Main floor is approximately 9,469 SF and was formerly occupied by a bank.
- Additional 6,004 SF of finished useable space on the garden level.
- The second level is 5,141 SF and is currently occupied by a law firm.
- Located in the heart of the city with excellent visibility and accessibility from a lighted intersection.
- Businesses nearby include Chipotle, MacDonaldds, Panda Express, Chick-Fil-A, Walgreens and Northwoods Mall among many others.

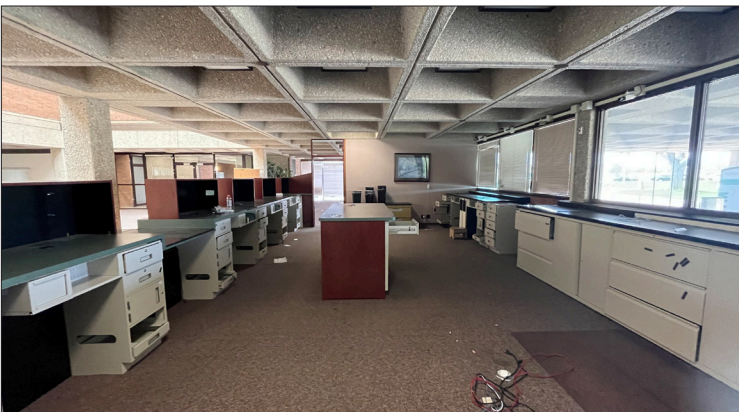
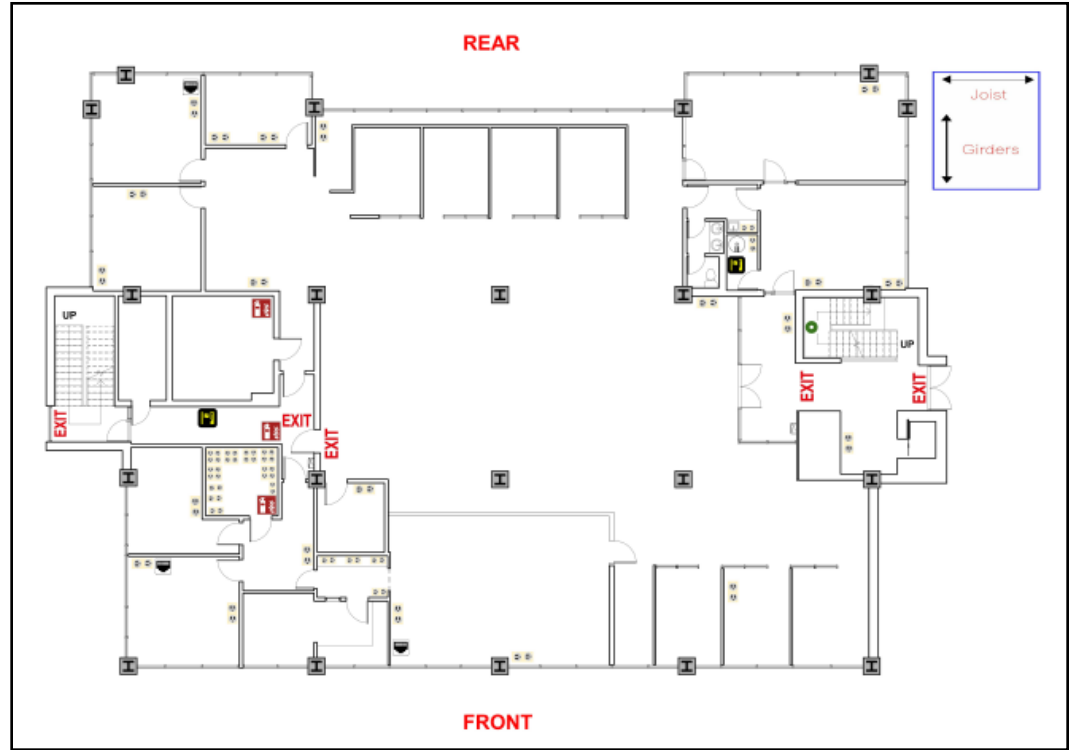


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FIRST FLOOR: 9,469 SF

- Setup with a large open area, teller stations, numerous private offices, conference room and more.
- Drive thru with canopy available

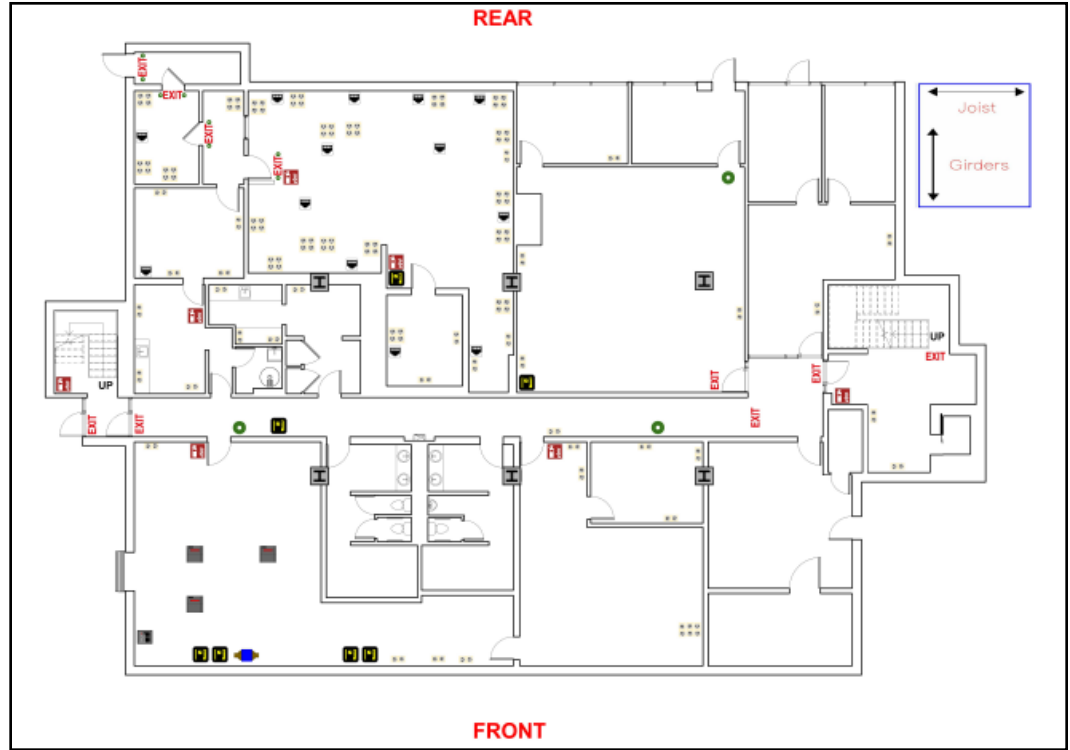


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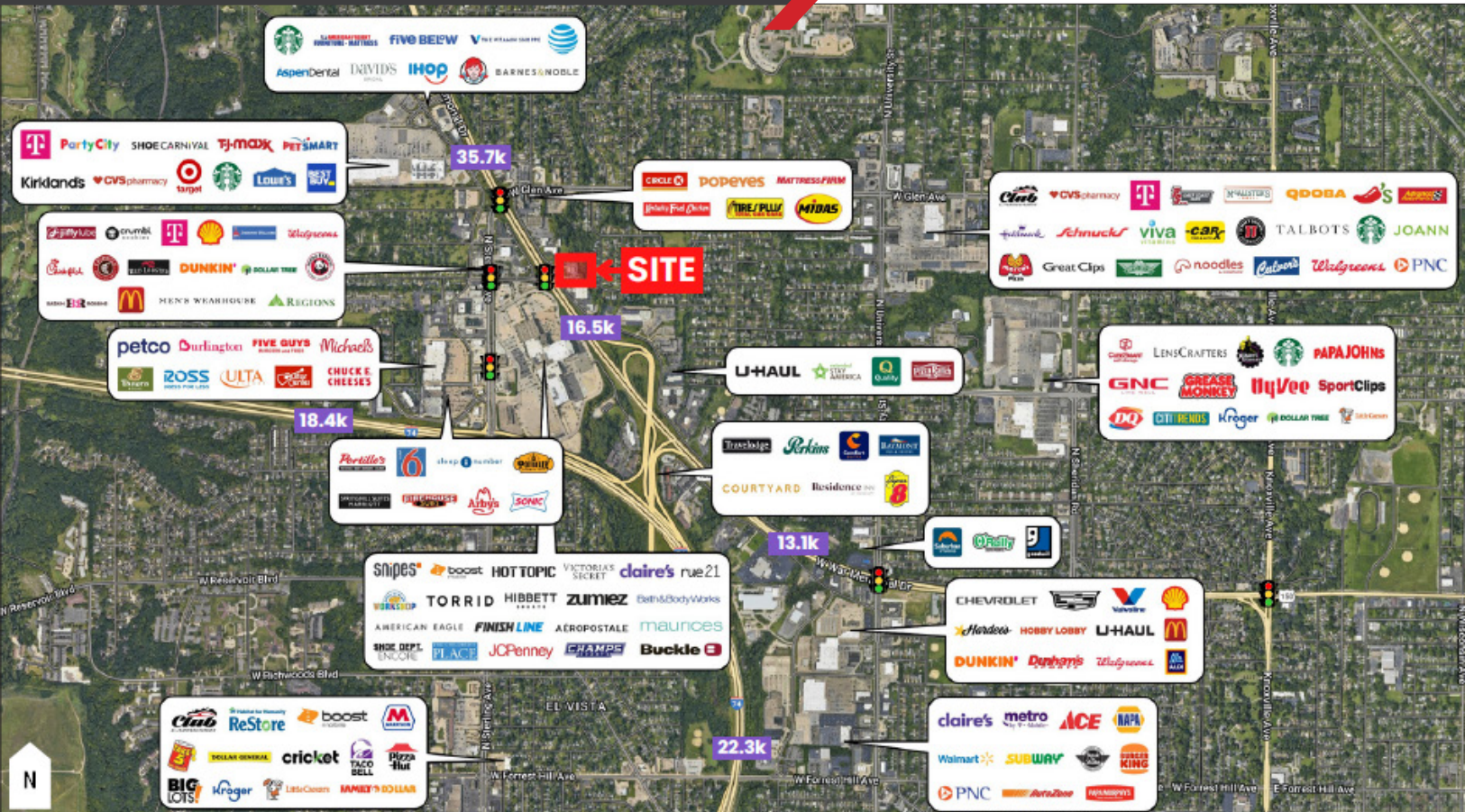
GARDEN LEVEL: 6,004 SF

- Additional 6,004 SF of finished useable space on the garden level which offers natural light and direct access to the exterior at grade.



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PROPERTY DETAILS

BUILDING SIZE	21,967 SF
SPACE AVAILABLE	GARDEN LEVEL: 6,004 SF FIRST FLOOR: 9,469 SF
ZONING	C-1
LAND SIZE	2.47 ACRES
PARKING	66 CAR SPACES
YEAR BUILT	1972
LEASE RATE	\$12.00 PSF
LEASE TYPE	NNN

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,857	67,068	119,207
BUSINESSES	435	2,428	4,852
AVG. INCOME	\$93,267	\$93,085	\$91,024
TRAFFIC	Over 35,000 VPD on War Memorial Dr		

Will Hayes

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