

FOR LEASE: PRIME RETAIL OR OFFICE OPPORTUNITY

4218 N Sheridan Rd | Peoria, IL

EXECUTIVE SUMMARY

AVAILABLE 1,486 - 2,290 SF ENDCAP SPACES	\$15.00 NNN LEASE RATE	C-1 (General Commercial District) ZONING
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PROPERTY HIGHLIGHTS

- Prime end-cap spaces offering outstanding visibility
- Located at the signalized hard corner of Sheridan Rd and Lake Ave
- Traffic count of over 23,000 VPD at intersection
- Positioned directly across from Hy-Vee, which attracts 1.1 million annual visits, as well as Planet Fitness, CSL Plasma, GNC, Verizon, and others
- Surrounded by other prominent retailers such as Dairy Queen, Papa Johns, Chick-Fil- A, Sport Clips, Aldi, Walmart, Walgreens, and more
- Convenient access from Sheridan Road
- Pylon signage available
- 10-minute drive to downtown Peoria
- Dense population of over 77,000 within a 3-mile radius
- Nearby major employers include OSF Healthcare, Caterpillar, Carle Health, Bradley University and more.



BRAD TEITELBAUM

Cell: 480-205-7637

Email: brad@bellagiorep.com

CAMERON WEITZEL

Cell: 317-362-3952

Email: cameron@bellagiorep.com

BROKER OWNED

MARKET AERIAL



BELLAGIO
REAL ESTATE PARTNERS

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MID MARKET AERIAL



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CLOSEUP AERIAL



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