

FOR LEASE: PRIME RETAIL OR OFFICE OPPORTUNITY

4218 N Sheridan Rd | Peoria, IL

EXECUTIVE SUMMARY

AVAILABLE
1,486 - 2,290 SF
ENDCAP SPACES

Undisclosed
Contact Broker For Pricing
LEASE RATE

C-1
(General Commercial District)
ZONING

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

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1,486 SF & 2,290 SF ENDCAP SPACES AVAILABLE

TRAFFIC VOLUME DATA:

- 26,000 VPD (I-274)
- 29,700 VPD (I-150)
- 40,700 VPD (I-150)
- 5,300 VPD (E War Mem Dr)
- 51,000 VPD (I-150)

LANDMARKS AND LOCATIONS:

- Carle Health Proctor Hospital
- OSF HealthCare Saint Francis Medical Center
- Bradley University
- University of Illinois College of Medicine
- Peoria Sports Complex
- Illinois Central College Peoria Campus
- Illinois Central College East Peoria Campus
- EastSide Centre
- Caterpillar Peoria Proving Ground
- Country Club of Peoria
- Newman Golf Course
- Northwoods Mall
- West Peoria
- Downtown Peoria
- East Peoria
- Peoria Heights
- Peoria Lake
- General Wayne A. Downing Peoria International Airport

MAJOR HIGHWAYS:

- I-74
- I-150
- I-274
- US-24
- US-116
- US-8

LOCAL ROADS:

- Boyd Pkwy
- Washington Rd
- Everett McKinley Dirksen Hwy
- N Main St



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MID MARKET AERIAL



BELLAGIO
REAL ESTATE PARTNERS

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CLOSEUP AERIAL



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