

1605 W Candletree Dr

PEORIA, IL 61614



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 1605 W CANDLETREE DR

ASKING PRICE: \$114,900



EXECUTIVE SUMMARY

This turnkey, 1,200 sq. ft. office condo in North Peoria features 2 private offices, a large conference room or workroom, storage room, kitchenette and restroom. This office is conveniently located just off of University Street and Pioneer Parkway. The 16 suite complex (Parkway Plaza) has annual association fees of \$2,142.86, paid semi-annually, that include water, garbage, snow removal and lawn care. This unit is also available for lease at \$1800 per month plus utilities and could have a lease with purchase option. Association docs available upon request.



1,200
TOTAL SF



OFFICE
PROP TYPE



1980
YR BUILT



C-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 1605 W CANDLETREE DR

ASKING RATE: \$1,800/MO + UTILITIES



EXECUTIVE SUMMARY

This turnkey, 1,200 sq. ft. office condo in North Peoria features 2 private offices, a large conference room or workroom, storage room, kitchenette and restroom. This office is conveniently located just off of University Street and Pioneer Parkway. The 16 suite complex, Parkway Plaza, has annual association fees that include water, garbage, snow removal and lawn care. This unit is for lease at \$1800/mo + utilities, and is also available for sale at \$114,900. Association docs available upon request.



1,200
TOTAL SF



**OFFICE
RETAIL**
PROP TYPE



1980
YR BUILT



C-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

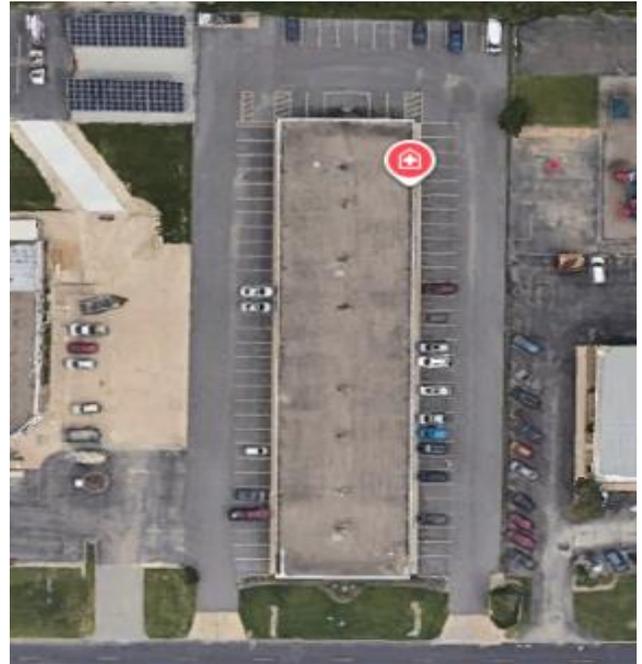
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE OR LEASE | 1605 W CANDLETREE DR

PROPERTY INFORMATION

ADDRESS	1605 W Candletree Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-08-102-001
PROPERTY TYPE	Office, Retail
ZONING	C-2
TOTAL SF	1,200
YEAR BUILT	1980



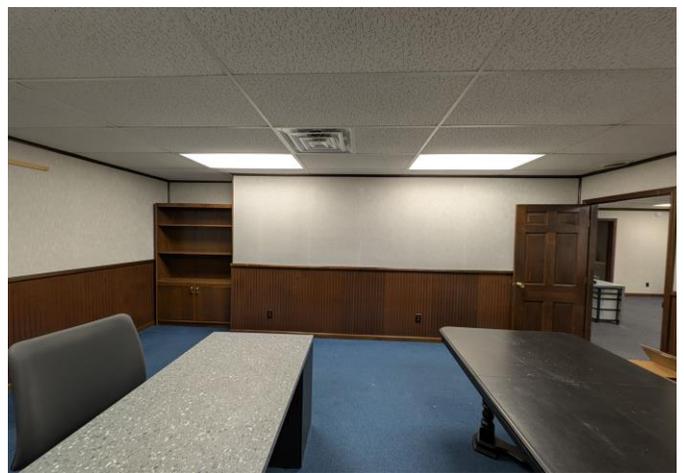
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE OR LEASE | 1605 W CANDLETREE DR

SUITE 107



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE OR LEASE | 1605 W CANDLETREE DR

VIRTUALLY STAGED



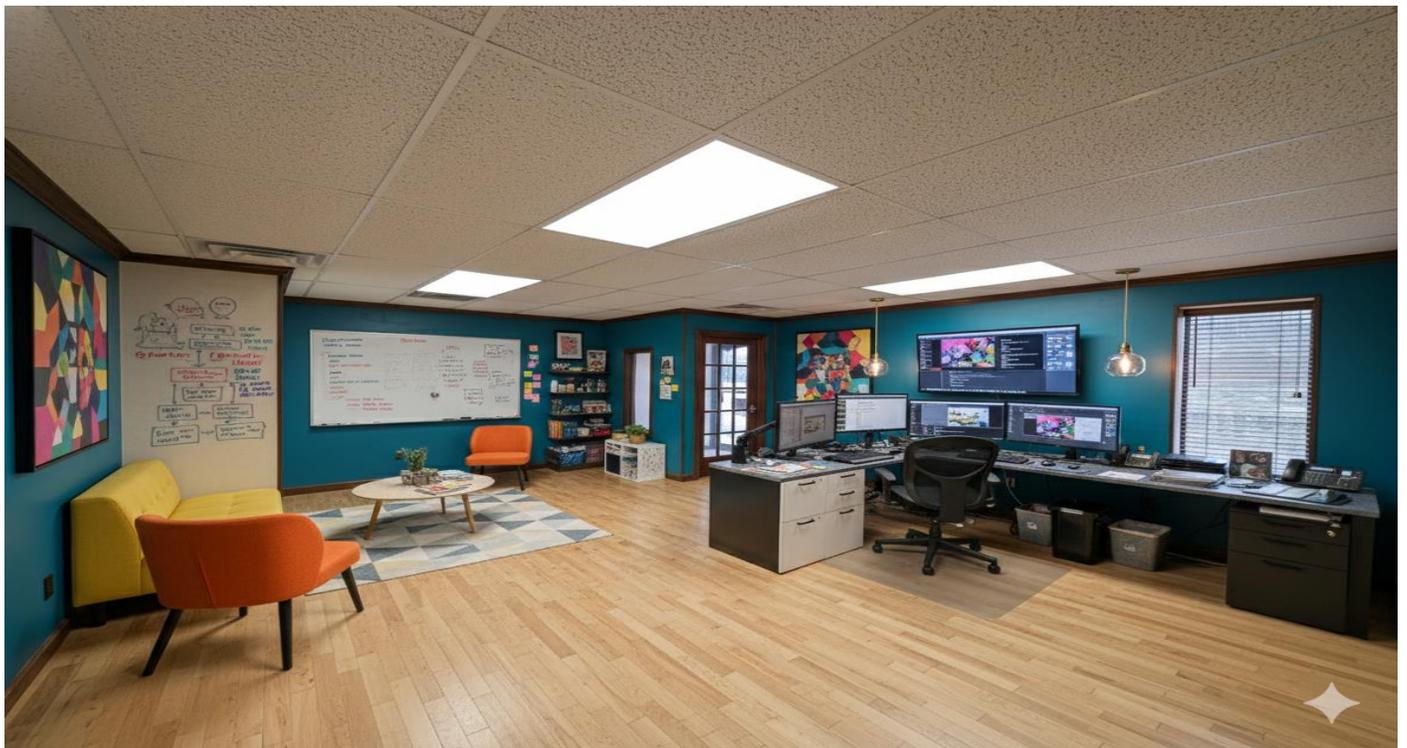
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE OR LEASE | 1605 W CANDLETREE DR

VIRTUALLY STAGED

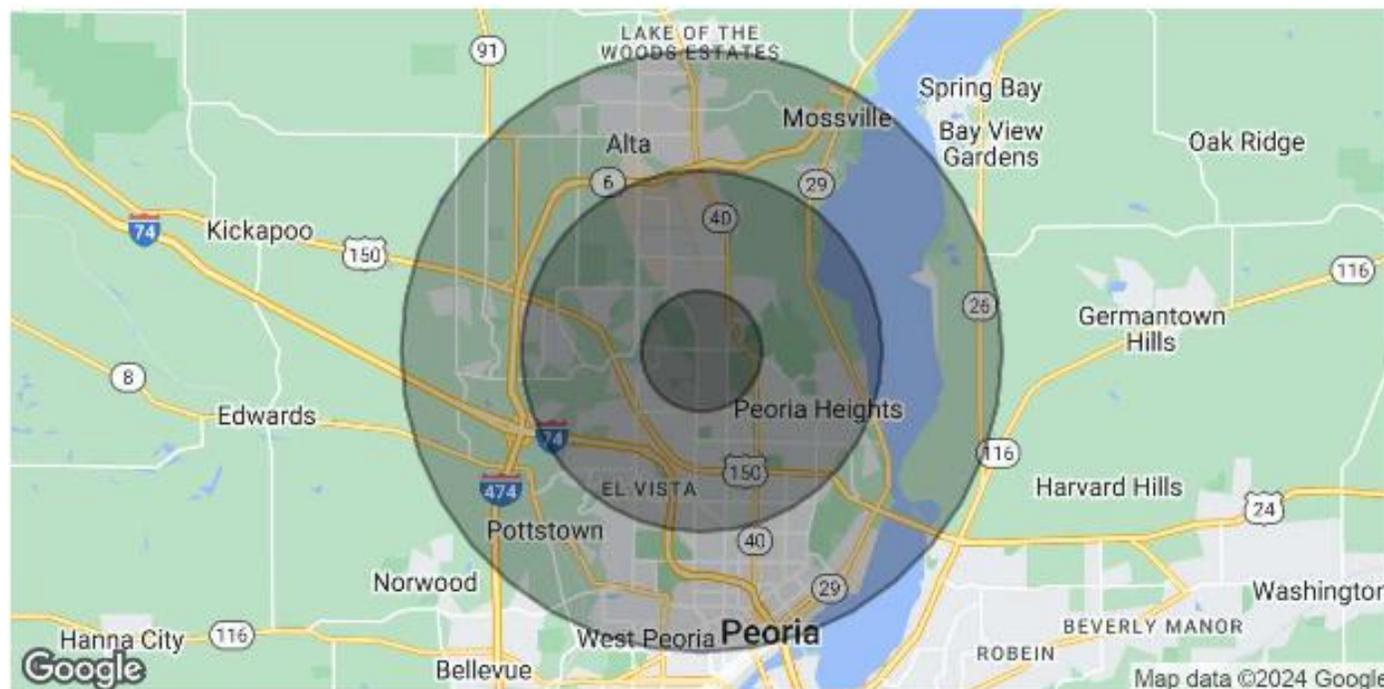


JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

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



1605 W CANDLETREE DR
PEORIA, IL 61614

RE/MAX
COMMERCIAL[®]

TRADERS UNLIMITED



JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281

All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603