

3245 COURT STREET

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

ASKING RATE: \$6 - \$10/SF



EXECUTIVE SUMMARY

Courtside Shopping Center in Pekin features several available retail, office and warehouse units available for lease with high visibility and traffic counts on Court Street. The Center is anchored by Planet Fitness, Goodwell, Dollar General and NuEra. High visibility, ample parking and competitive leasing opportunities make this a great place for your business. See brochure for more information on individual spaces ranging from 800SF to 4800SF, available immediately. Available spaces include open retail layouts, office layout, salon layout and warehouse with dock and overhead doors.



800-
4,800
TOTAL SF



7.15
ACRES



6
UNITS



B-3
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

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

PROPERTY INFORMATION

ADDRESS	3245 Court Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	11-11-07-108-014
PROPERTY TYPE	Retail/Office/Warehouse
ZONING	B-3
TOTAL LOT ACRES	7.15
TOTAL UNITS	6



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE (PER MONTH)	NOTES
3257	1,300	Gross	\$1,000 + Utilities	
3265	1,950	Gross	\$1,500 + Utilities	
3251	3,300	Gross	\$2,200 + Utilities	
3263	1,500	Gross	\$1,200 + Utilities	3251 and 3263 can be combined to offer 4,800 SF
3267	800	Gross	\$650 + Utilities	
3245	3,515 (Rear Warehouse)	Gross	\$2,200 + Utilities	



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

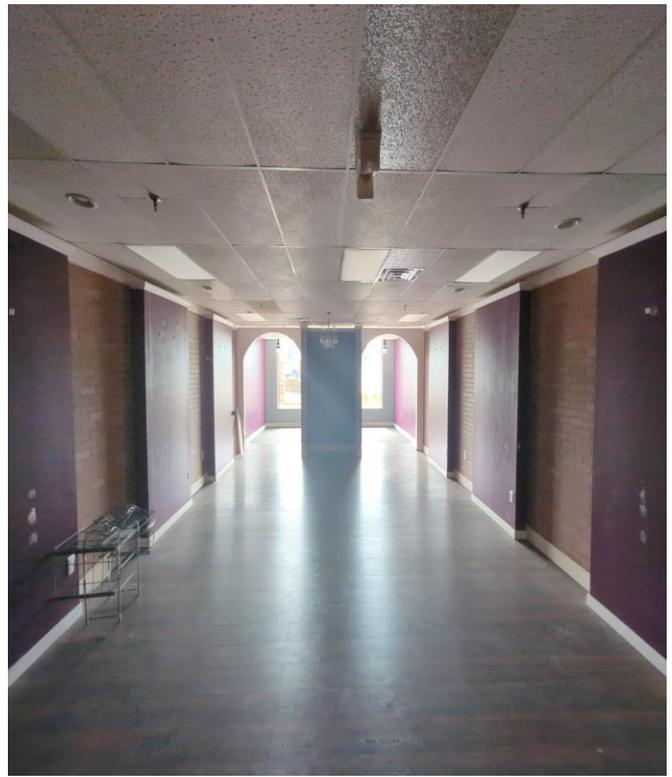
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3257 COURT



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

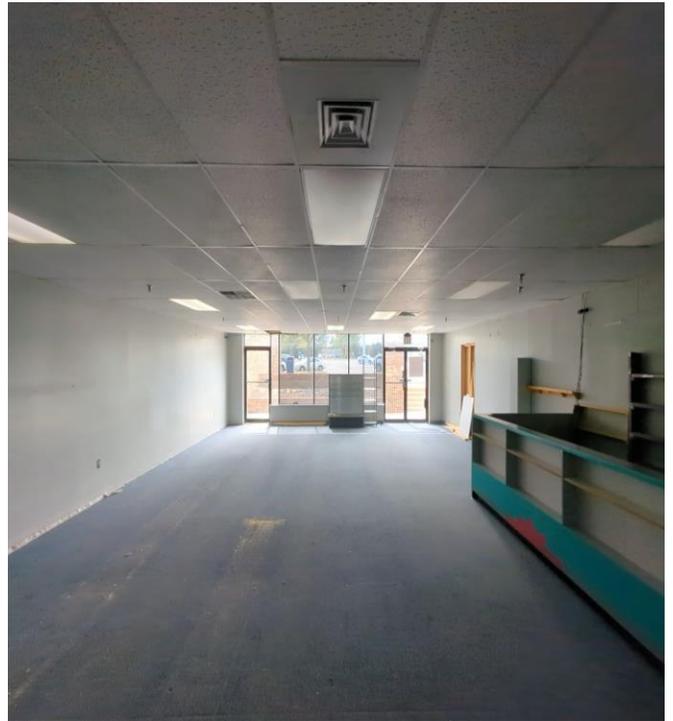
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3265 COURT



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3251 BARNEY



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3263 BARNEY



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

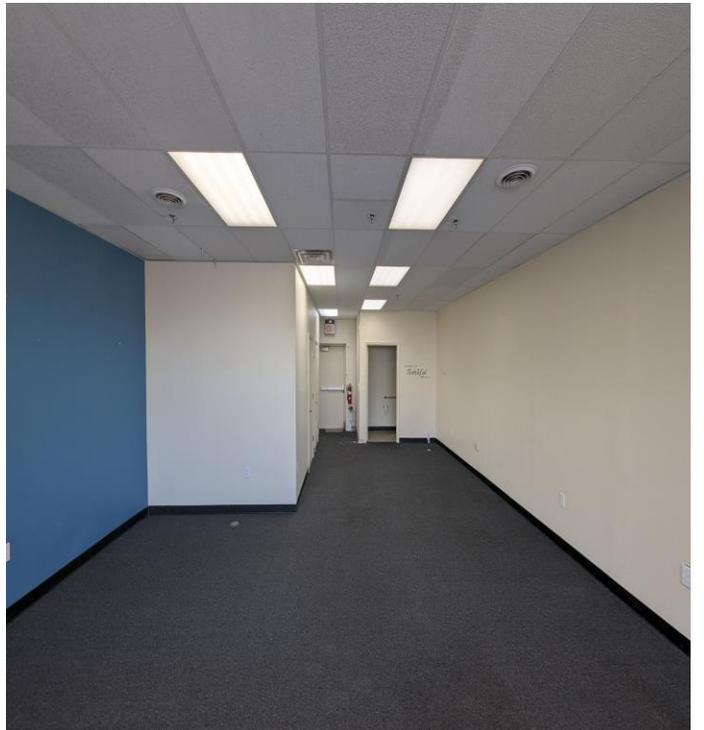
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3267 BARNEY



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

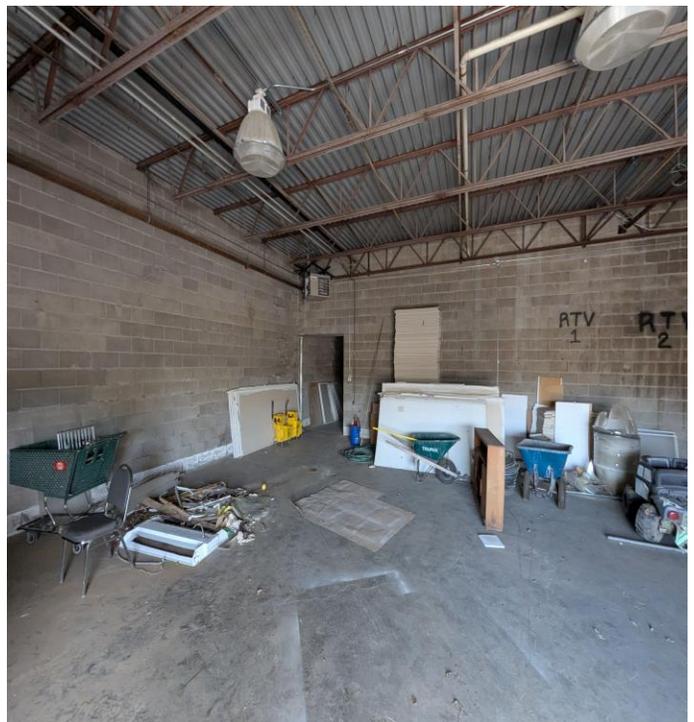
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

3245 REAR WAREHOUSE



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



3245 COURT ST

PEKIN, IL 61554

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



MICHAEL KOLBUS
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@Remax.net
Lic #475.213462

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