

COMMERCIAL BUILDING

406 WASHINGTON ST - PEORIA



FOR LEASE:

4,260 SF - 5,290 SF OFFICE/RETAIL
PRICE NEGOTIABLE

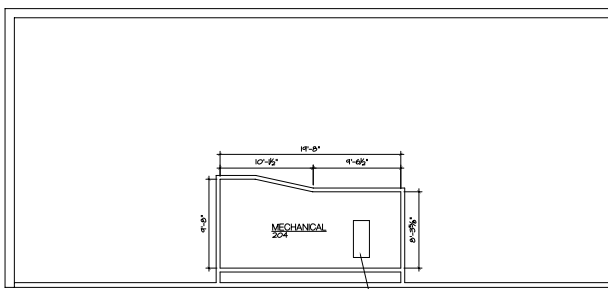
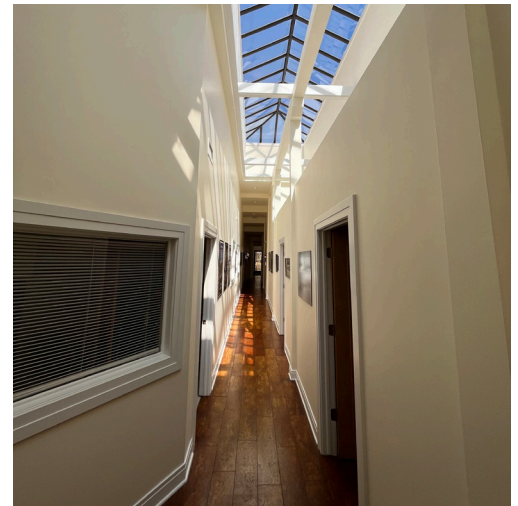
PROPERTY FEATURES

- 4,260 SF built-out office space for lease in the warehouse district.
- Located on the corner of Washington and Harrison Street.
- Layout consists of an inviting reception/lobby area, six private offices, 2 conference rooms, kitchen, file room, office supply room and a mens and womens restrooms.
- Additional 1,030 SF of office space located in the rear mezzanine could be available to offer a total of 5,290 SF.
- Property is currently set up for office but is positioned well for a retail/restaurant redevelopment with the location and available onsite parking.

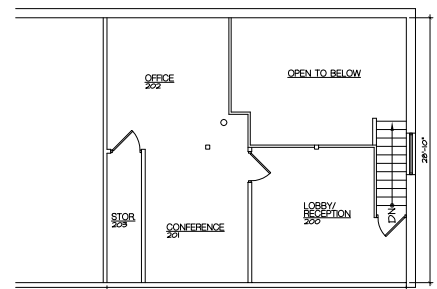


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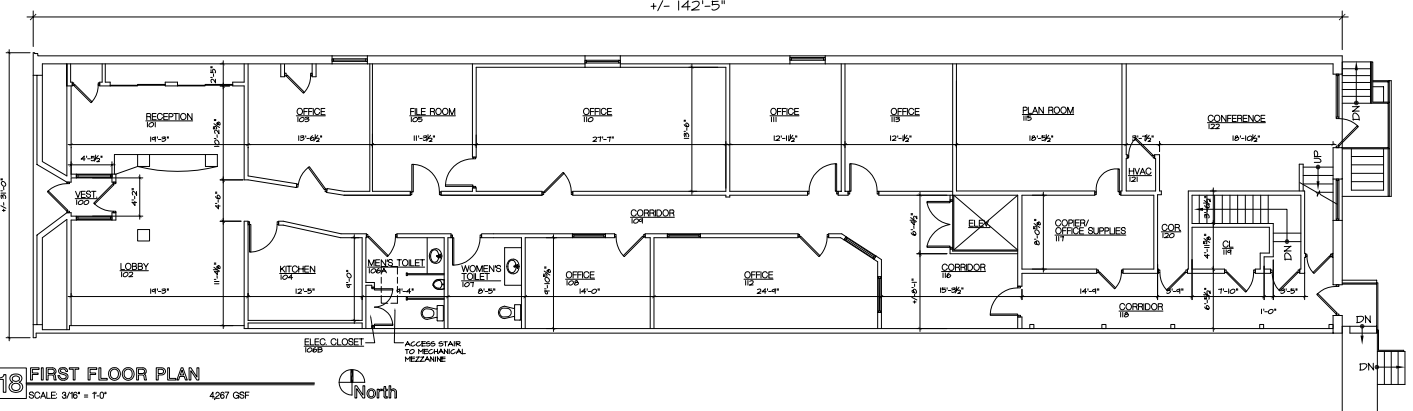
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19 MEZZANINE
SCALE 3/16" = 1'-0"
173 GSF



11 SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"
1030 GSF



18 FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"
4267 GSF

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PROPERTY DETAILS

PROPERTY TYPE	OFFICE/RETAIL
BUILDING SIZE	5,290 SF TOTAL AVAILABLE 4,260 SF MAIN LEVEL 1,030 SF REAR MEZZANINE
ZONING	B-1
PARKING	28 SPACES ONSITE
YEAR BUILT	1970
LEASE RATE	NEGOTIABLE
LEASE TYPE	NNN

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,082	35,898	46,079
HOUSEHOLDS	5,098	17,207	21,864
AVG. INCOME	\$40,903	\$56,835	\$63,358
TRAFFIC COUNTS	17,600 CPD ON WASHINGTON ST.		

Will Hayes

E-MAIL: Willhayes@josephcamper.com
CELL: 309-643-0717

Steve Reeves

E-MAIL: Stever Reeves@josephcamper.com
CELL: 309-550-0319