

# 1014 N SHERIDAN RD

PEORIA, IL 61606



## PROPERTY DESCRIPTION

This neighborhood retail or office property is ready for a new business to occupy it. It had operated as a salon for many years and was an insurance agency prior. Located near the intersection of Sheridan Road and Main Street, the property offers 844 sq. ft. on the main level and a full unfinished basement. A second parcel just south of the property is included in the sale to provide additional parking. The property has been well maintained, has new windows throughout and the roof was replaced in 2017. This property is not available for rent/lease.

## OFFERING SUMMARY

Sale Price:	\$55,000
Lot Size:	7,503 SF
Building Size:	844 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	2,035	5,673	53,288
Total Population	4,224	14,088	122,672
Average HH Income	\$47,818	\$54,185	\$67,718

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE

**RE/MAX**  
COMMERCIAL

TRADERS UNLIMITED

**Jessica Ball**

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CommercialPeoria.com

Office: 3622 N Knoxville Ave  
Peoria, IL 61603

FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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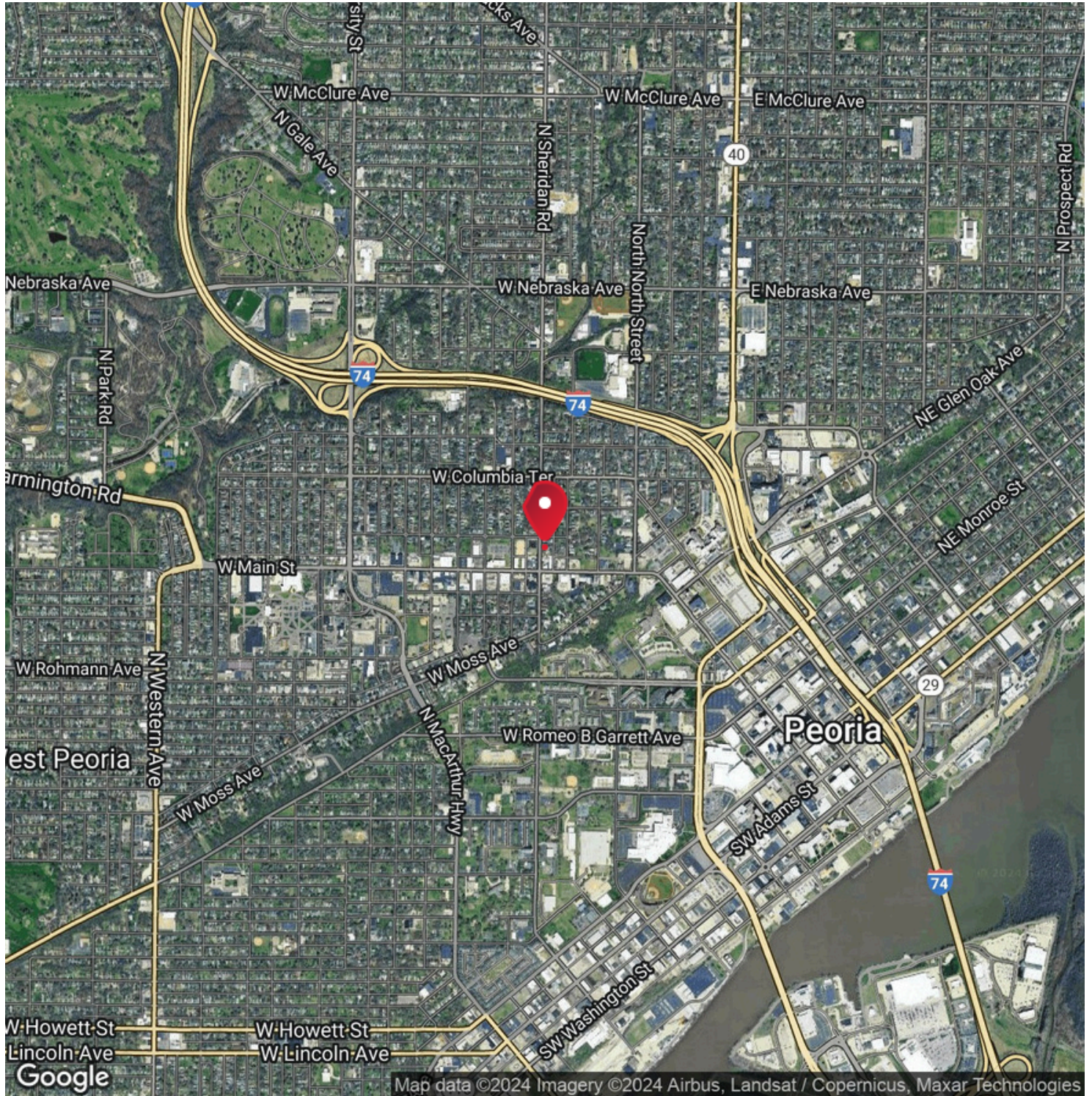
FOR SALE

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LOCATION MAP

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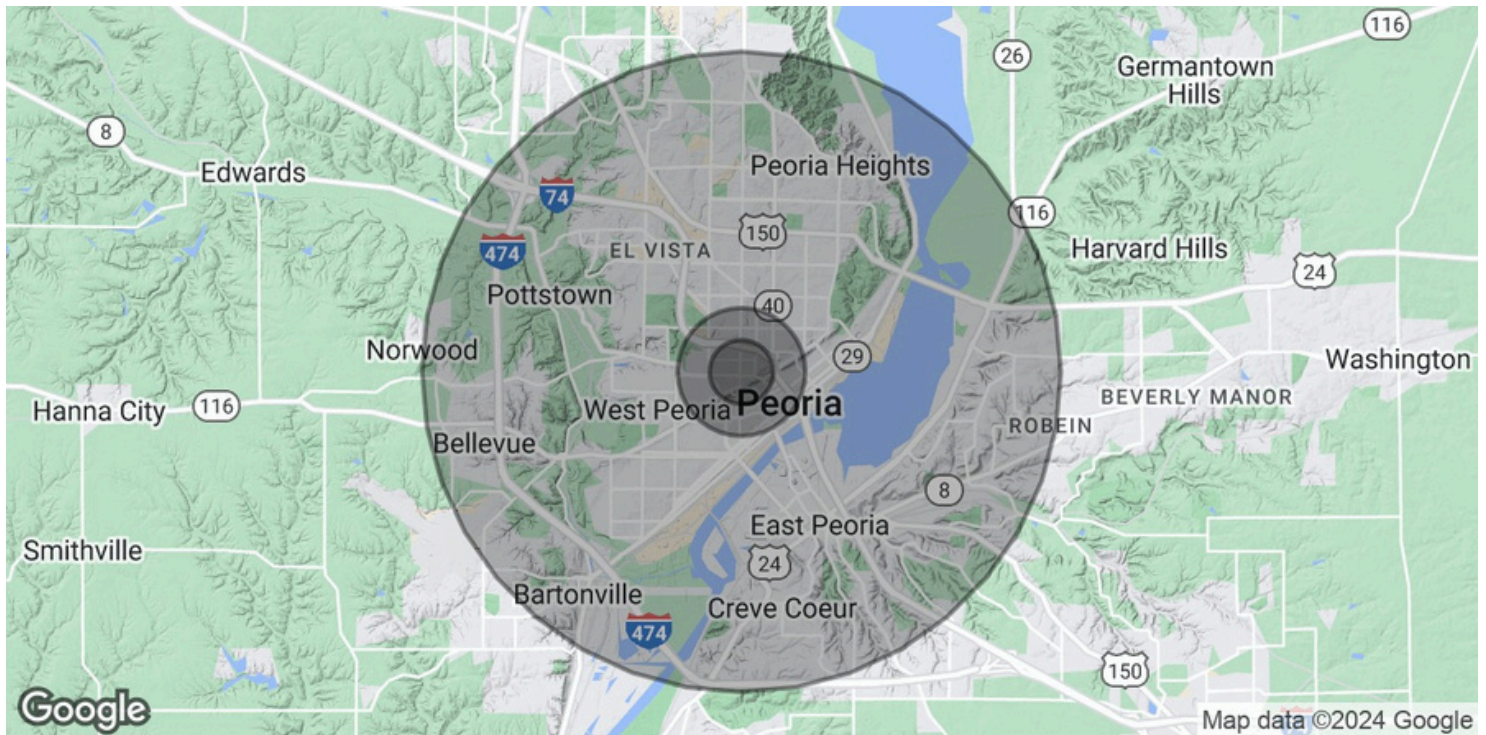


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## POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	4,224	14,088	122,672
Average Age	35	34	40
Average Age (Male)	34	34	39
Average Age (Female)	36	35	41

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	2,035	5,673	53,288
# of Persons per HH	2.1	2.5	2.3
Average HH Income	\$47,818	\$54,185	\$67,718
Average House Value	\$113,382	\$127,921	\$139,182

Demographics data derived from AlphaMap

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## About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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