

# 2001 W WILLOW KNOLLS DR

PEORIA, IL 61614



## PROPERTY DESCRIPTION

Multiple Office/Retail suites available for lease in this professional office building located near the intersection of University and Willow Knolls.

## OFFERING SUMMARY

Lease Rate:	\$1,263.00 - 4,545.00 per month (Gross)
Number of Units:	23
Available SF:	1,166 - 4,195 SF
Lot Size:	73,265 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	451	1,199	3,234
Total Population	931	2,480	6,720
Average HH Income	\$76,171	\$76,637	\$87,350

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

**RE/MAX**  
COMMERCIAL

TRADERS UNLIMITED

**Jessica Ball**

Broker, REALTOR  
309.363.2929  
jessicaball@remax.net  
Broker IL#475.175281



**Justin Ball**

Broker, REALTOR  
309.323.0399  
justin.ball@remax.net  
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CommercialPeoria.com

Office: 3622 N Knoxville Ave  
Peoria, IL 61603

FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,166 - 4,195 SF	Lease Rate:	\$1,263.00 - \$4,545.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110	Available	4,195 SF	Gross	\$4,545 per month	This unit is on the main level, facing Willow Knolls Road. It is 4,195 sq. ft. and was formerly a counseling office that features both an interior and private exterior entrance, reception areas, 9 private offices, kitchenette and restroom. Other building tenants include wealth advisors, insurance agency, professional services and a salon. Gross lease at \$4545/mo (\$13 /sf) plus utilities.
204	Available	1,166 SF	Gross	\$1,263 per month	This unit is on the upper level but is accessed from the rear entrance ground level (no stairs or elevator needed to access the unit from the rear parking lot). It has been recently remodeled after being a dentist office and is move-in ready for your business. The unit is 1,166 sq. ft. and is a gross lease at \$1263/mo (\$13/sf) plus utilities.



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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101	Available	2,333 SF	Gross	\$2,527 per month	This unit is on the main level, facing Willow Knolls Road and was most recently a doctors office. It has been completely demoed and is ready to be built out for your specific business needs. The unit is 2,333 sq. ft. with private exterior entrances, could be arranged with multiple offices or rooms, and has plumbing for 8 sinks or stations so it would be ideal for medical offices or salon spaces. Gross lease at \$2527/mo (\$13/sf) plus utilities.
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SUITE 110

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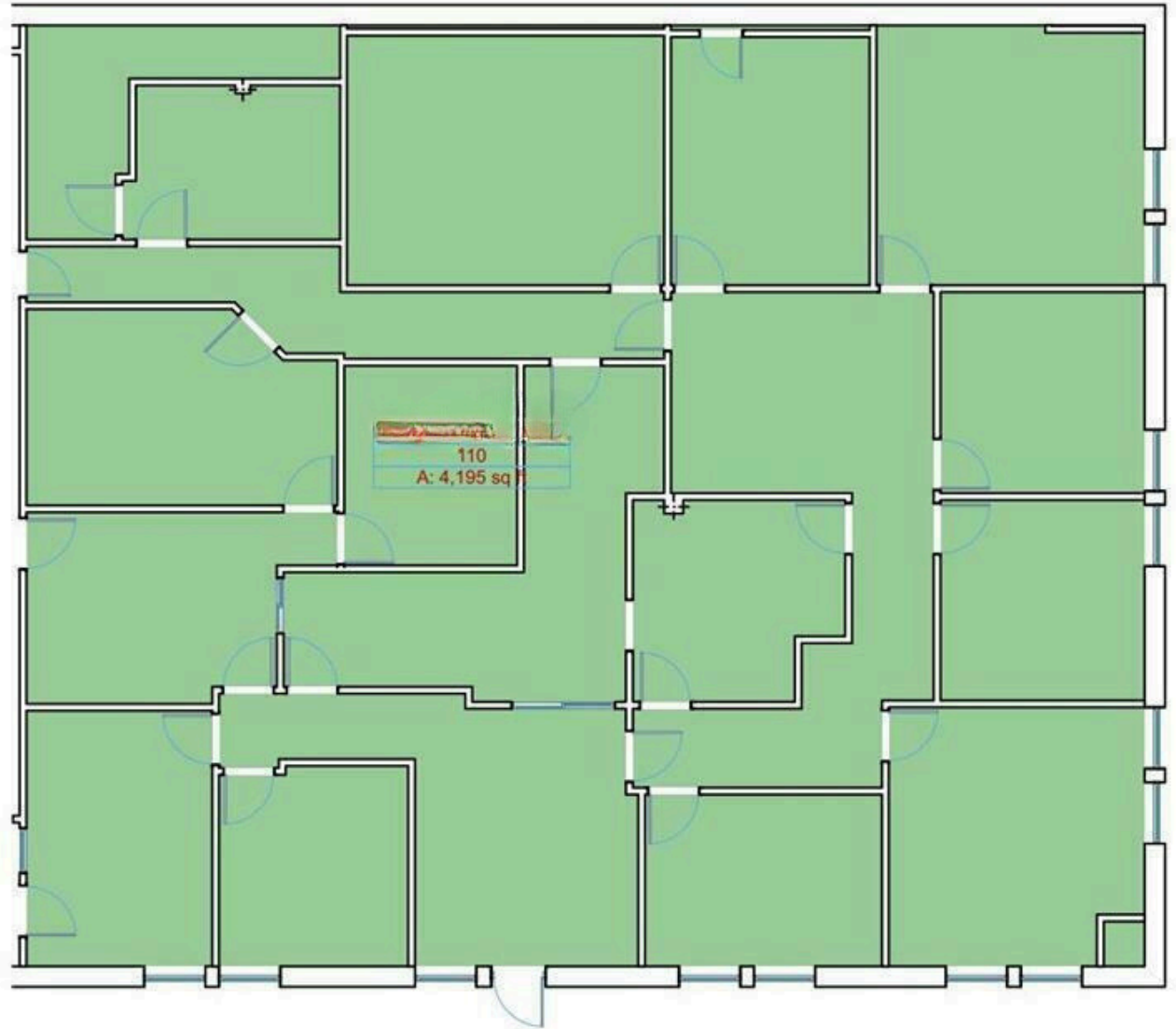
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FLOOR PLANS  
SUITE 110

# 2001 W WILLOW KNOLLS DR

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1

Unit 110

SCALE: 3/32" = 1'-0"



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SUITE 204

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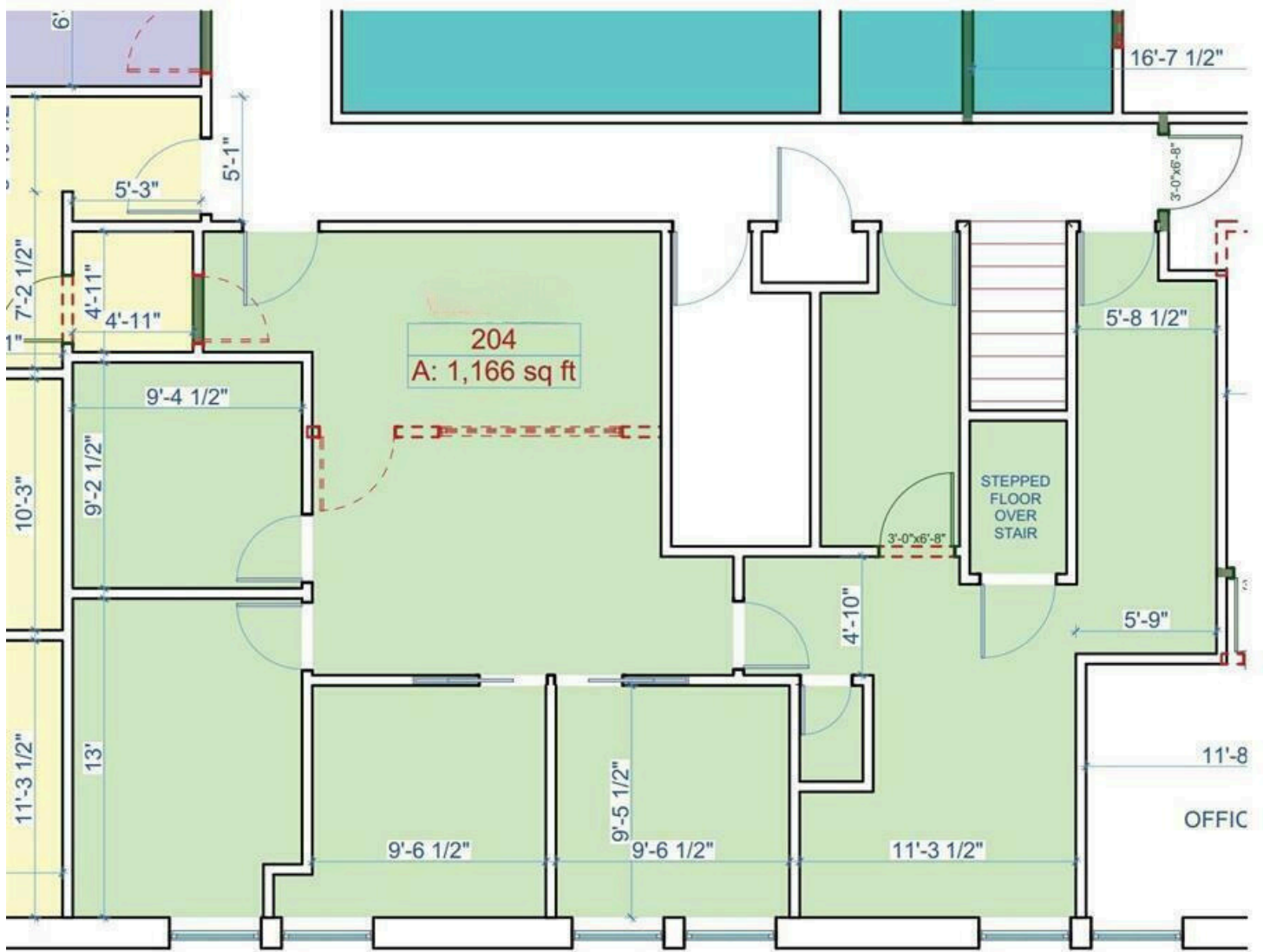
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FLOOR PLANS  
SUITE 204

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SUITE 101

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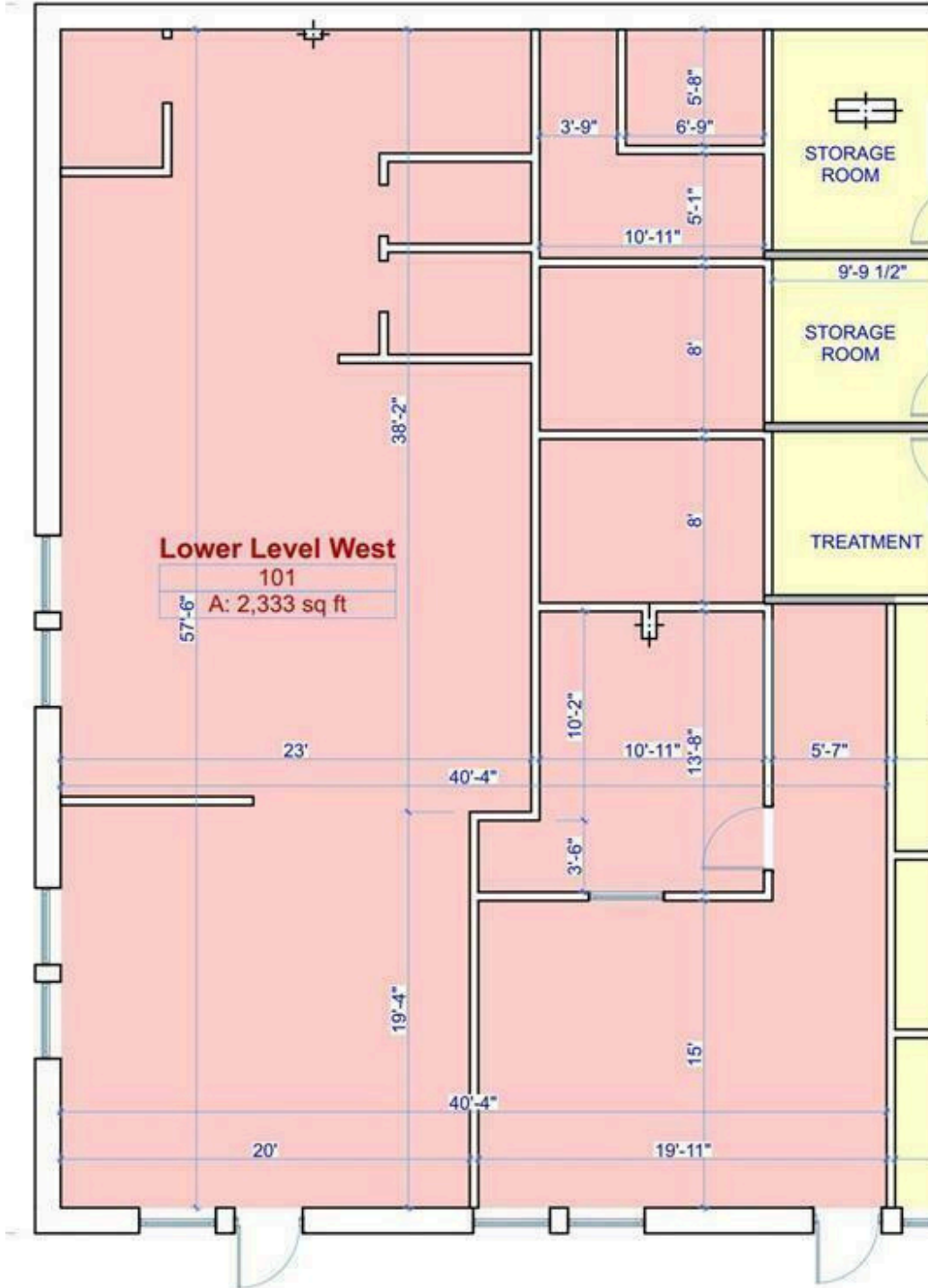
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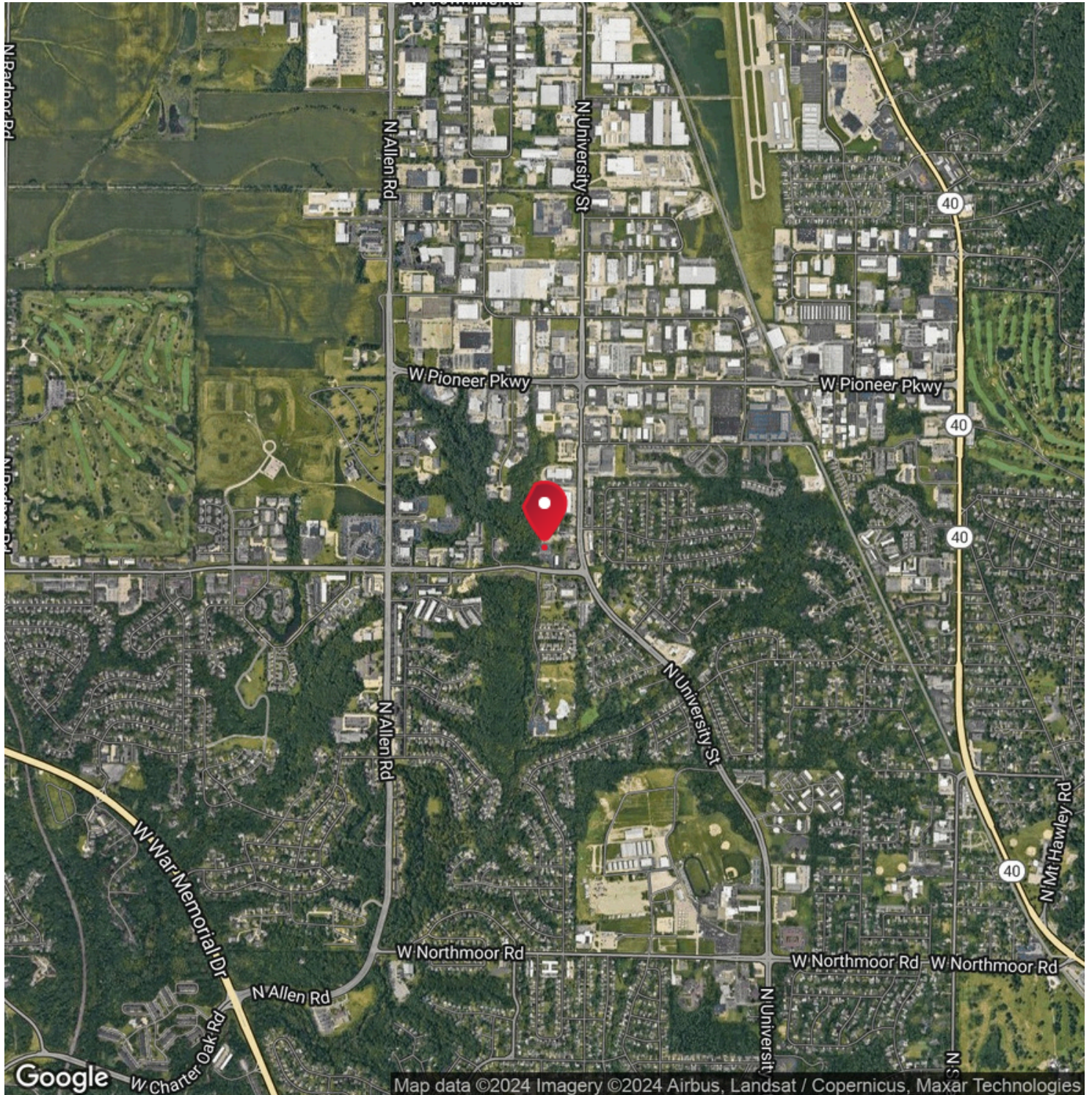
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LOCATION MAP

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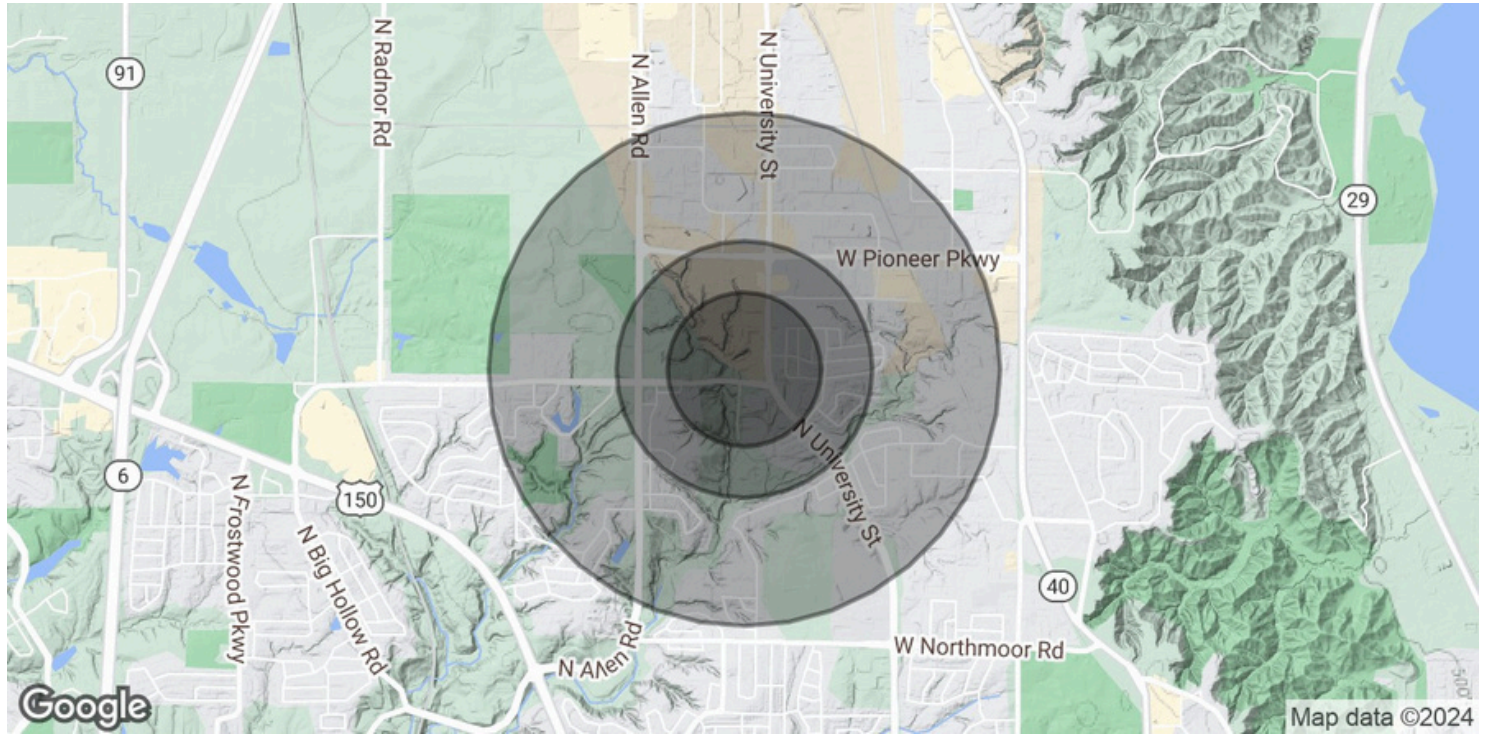
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	931	2,480	6,720
Average Age	39	39	40
Average Age (Male)	38	37	39
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	451	1,199	3,234
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$76,171	\$76,637	\$87,350
Average House Value	\$176,399	\$174,819	\$186,624

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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