



113 SW Adams Street

is being offered at

\$1,300,000

PROPERTY DESCRIPTION

This 3 story building with a full basement and rooftop deck is located in downtown Peoria's central business district, immediately across from the new OSF Healthcare Foundation Headquarters. It is currently set up for offices, classrooms and laboratories and was most recently used by Illinois Central College (ICC). Each floor is 9656 sq. ft. and has elevator and cargo elevator access. The building could be an ideal site for single tenant or could accommodate multiple tenants. This property is in multiple zones for tax incentives - River Edge Redevelopment Zone Program (RERZ), Peoria Downtown Conservation TIF, and the Federal Opportunity Zone Census Tract 12.

LISTING METRICS

3 FLOORS
+ BASEMENT

38,624
TOTAL SQUARE FEET

9,656
SF PER FLOOR

\$34
PRICE / SF

**TAX
EXEMPT**

**ELEVATOR
BUILDING**

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PROPERTY DESCRIPTION

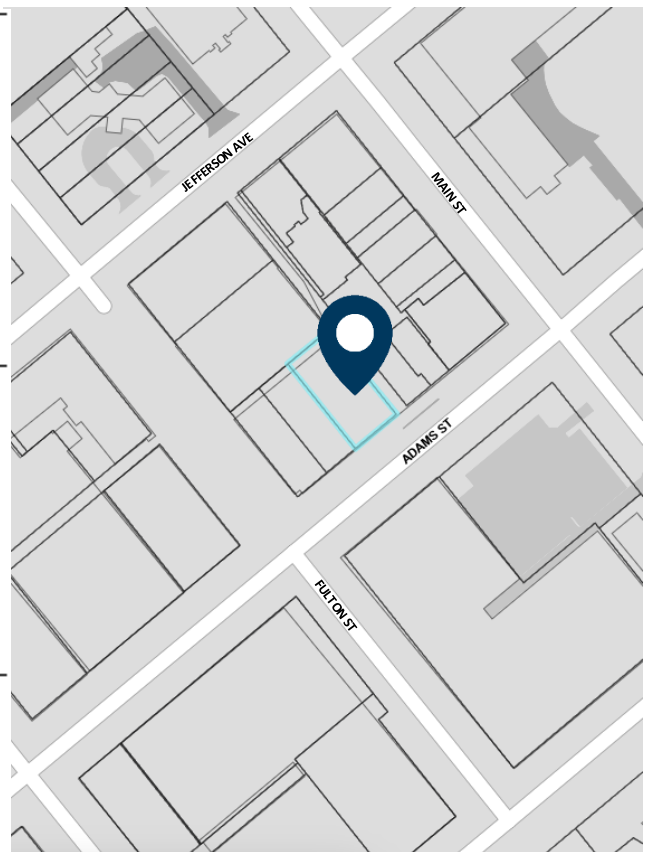
ADDRESS	113 SW Adams Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID	18-09-256-005
ZONING / LAND USE	B-1
LOT DIMENSIONS	71' x 144'
LOT SF	10,224

BUILDING INFORMATION

PROPERTY TYPE	School / Office
STORIES	3 + BSMNT
ABOVE GRADE GROSS SF	28,968
BELOW GRADE GROSS SF	9,656
TOTAL GROSS SF	38,624

TAX INFORMATION (2023)

ANNUAL PROPERTY TAX	\$0
TAX CLASS	123
TAX RATE	EXEMPT



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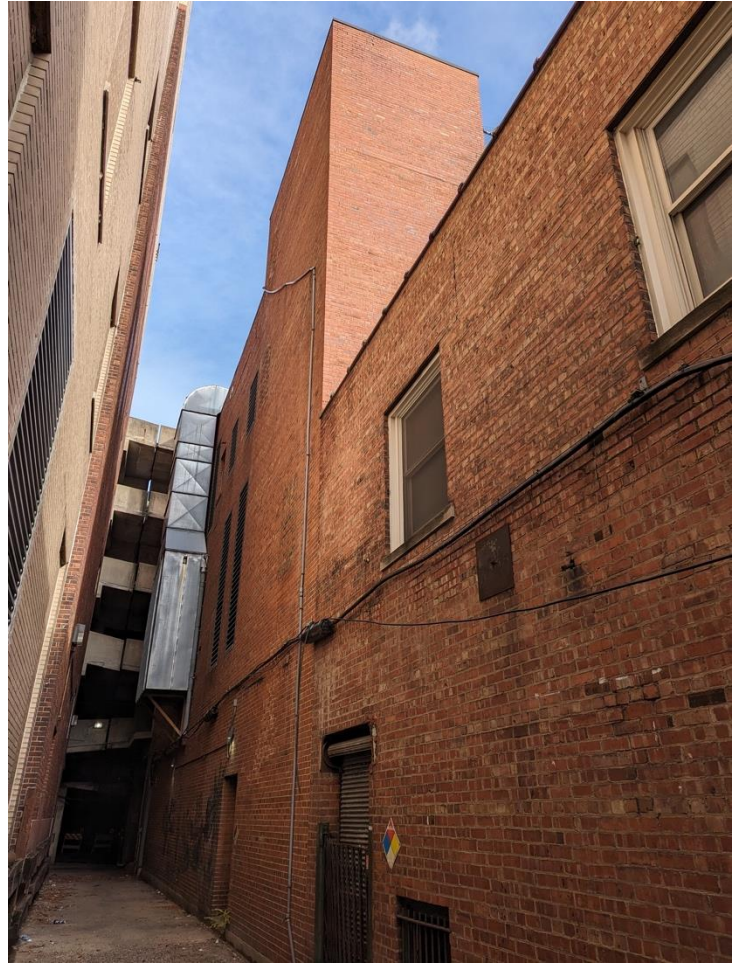
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EXTERIOR PHOTOS



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INTERIOR PHOTOS – Lower Level



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INTERIOR PHOTOS – First Floor



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INTERIOR PHOTOS – Second Floor



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INTERIOR PHOTOS – Third Floor



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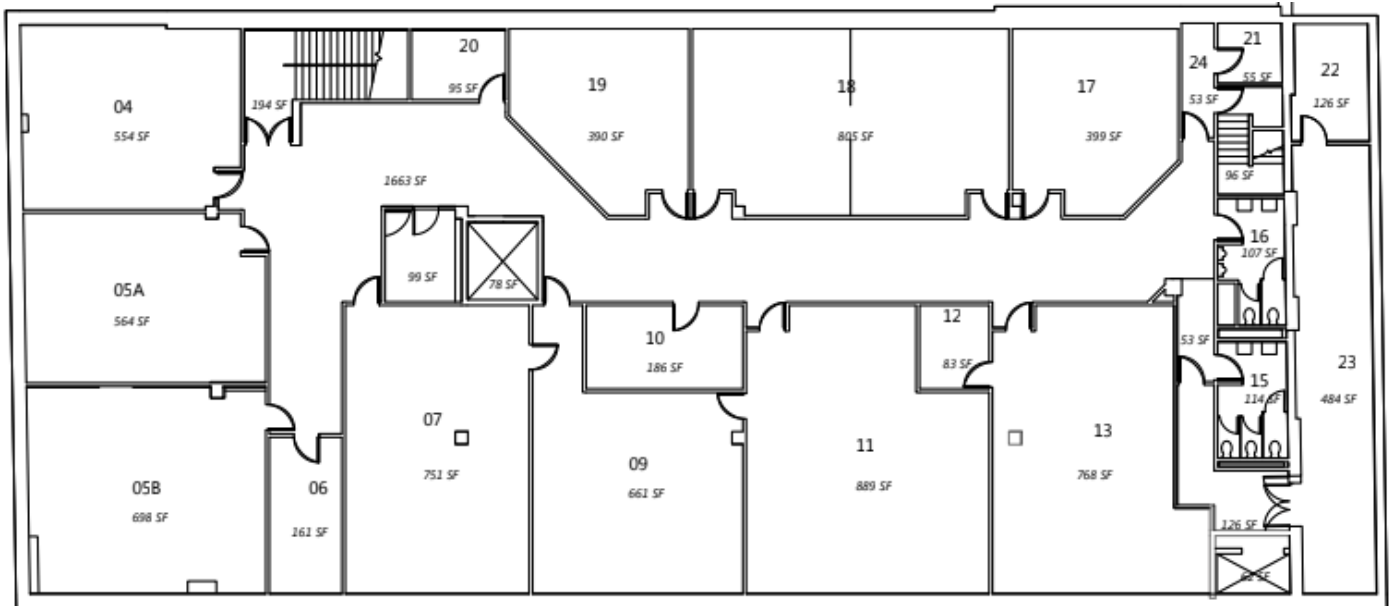
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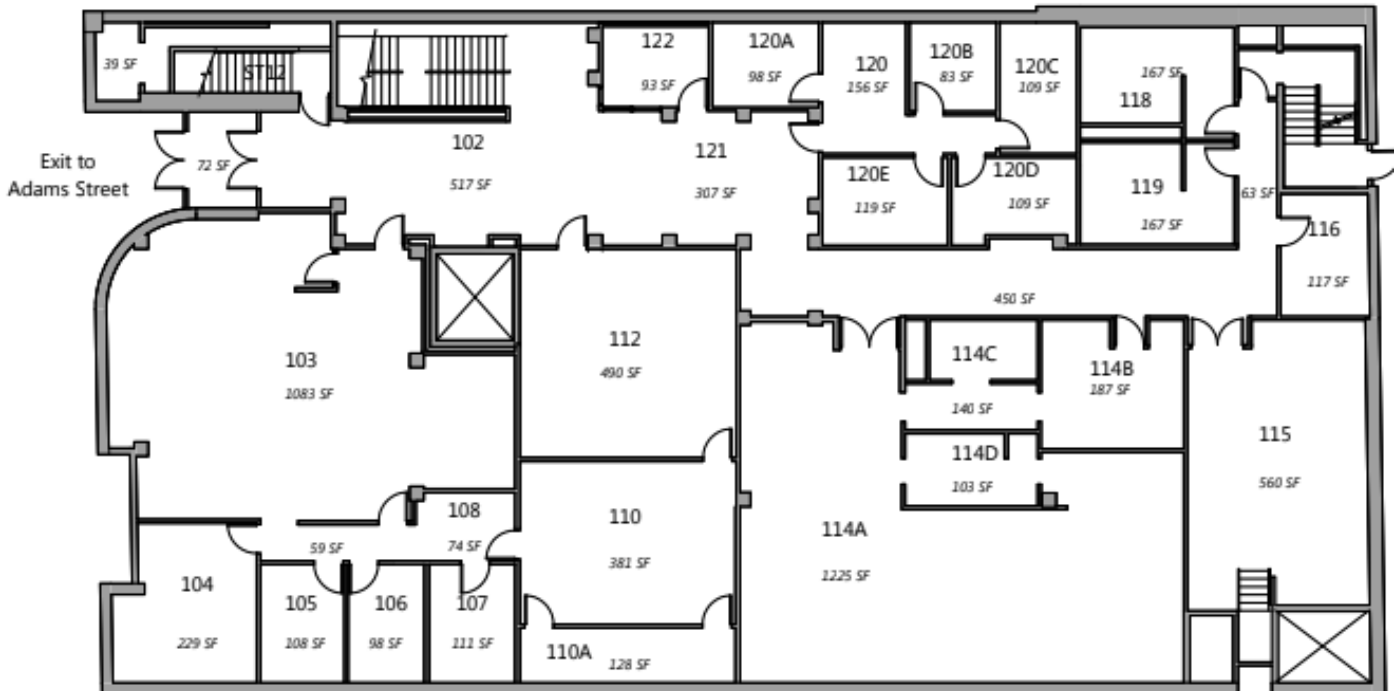
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FLOORPLANS

LOWER LEVEL



FIRST FLOOR



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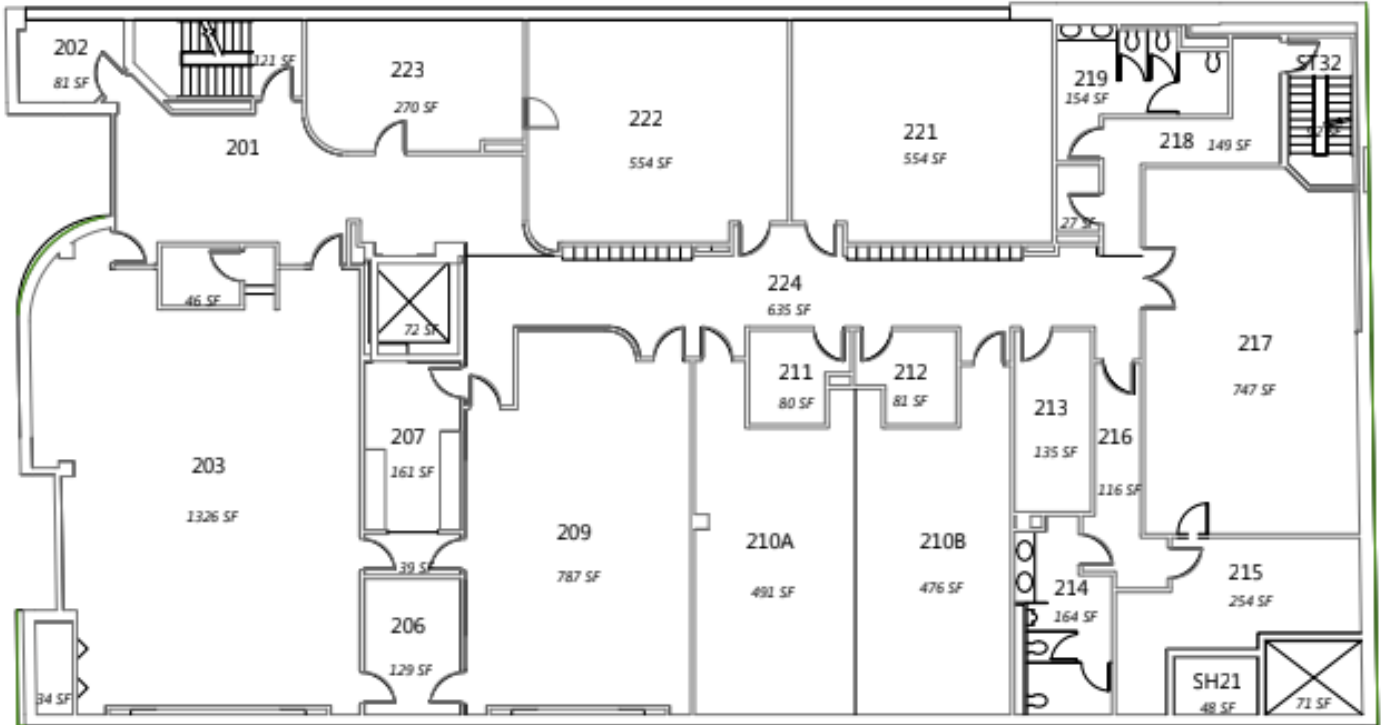
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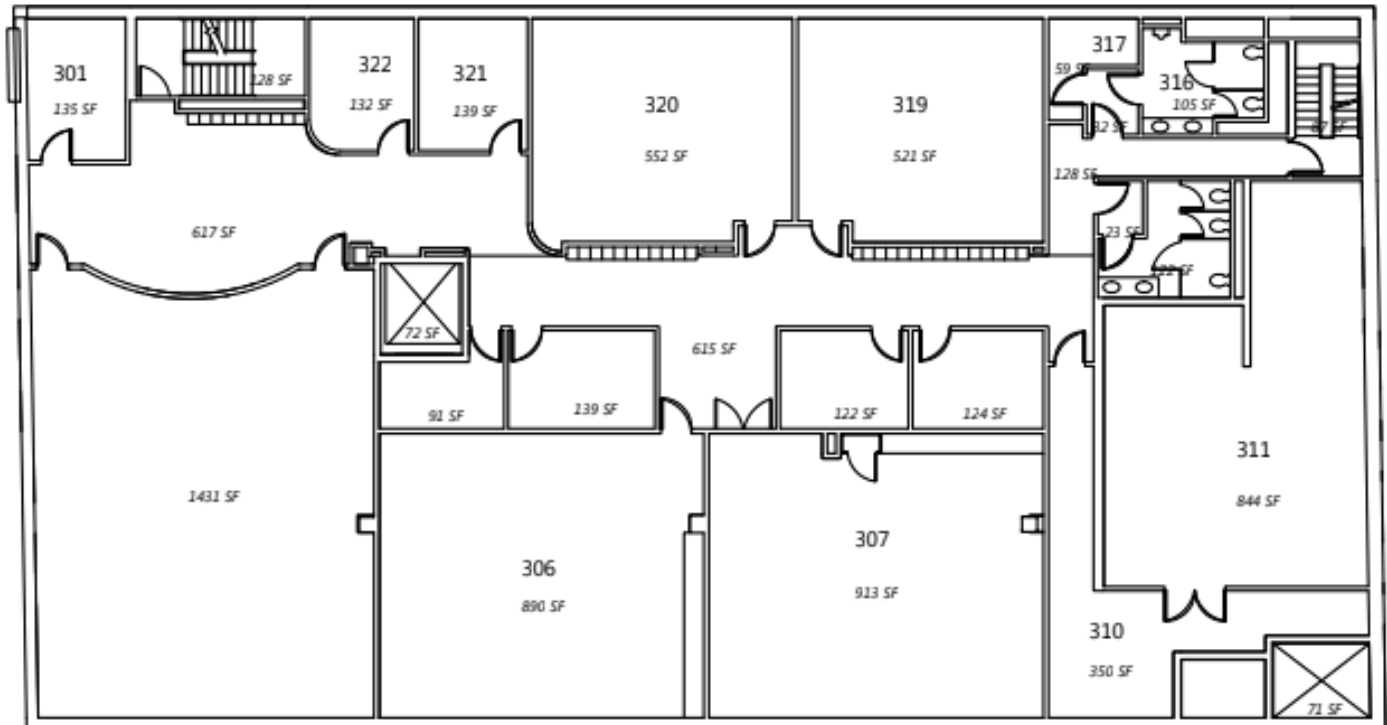
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FLOORPLANS

SECOND FLOOR



THIRD FLOOR



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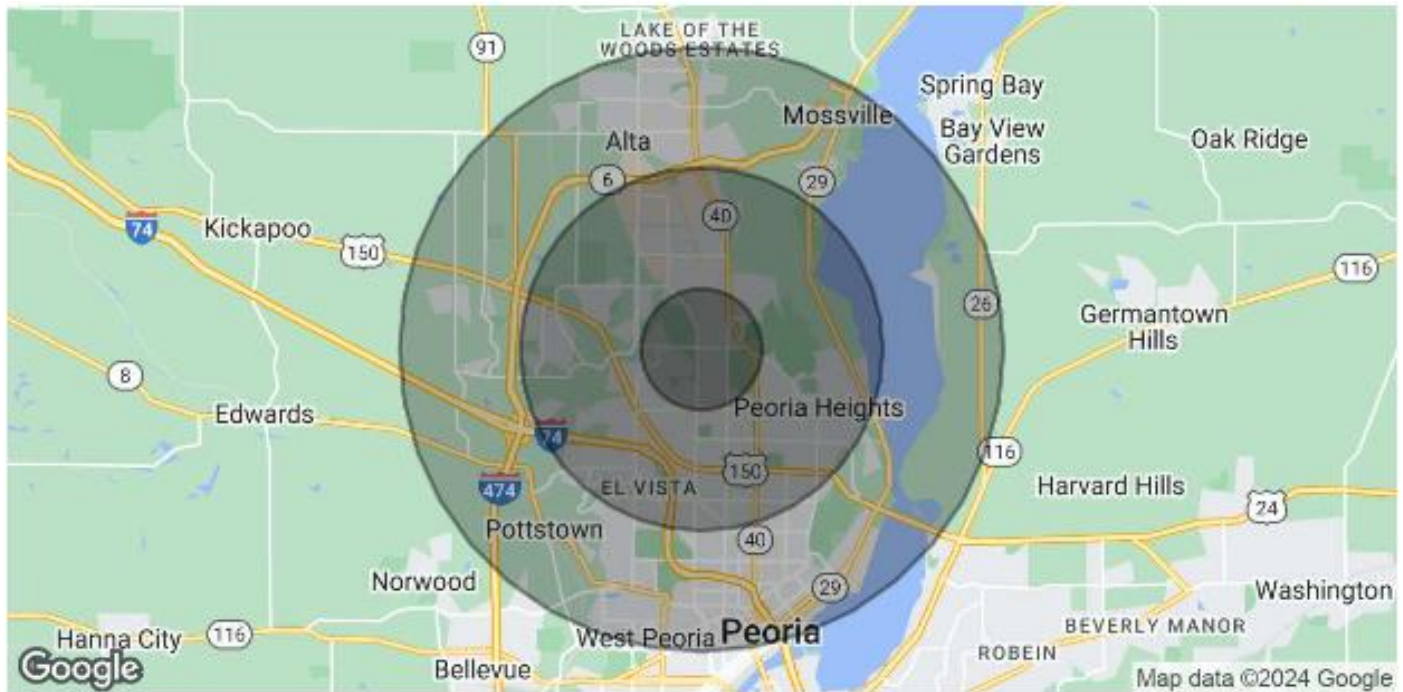
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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

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