



## 1314 W Pioneer Parkway Suite C

**\$2,000 / MO**

### EXECUTIVE SUMMARY

High visibility, high traffic count space available for lease on W. Pioneer Parkway in this attractive commercial building. This 1,414 SF space is ready to be built out for your retail, office or restaurant business. Other tenants in the building include Edward Jones Financial Advisors and a periodontist medical office. The space is currently built out for office use with LVT flooring, neutral colors, reception, workrooms and several private offices. Rear access door for staff or deliveries as well as additional parking on the west side of the building.

### LISTING METRICS

<b>RETAIL UNIT</b>	<b>1,414</b> TOTAL SQUARE FEET
<b>C-2 ZONING</b>	<b>\$16.97</b> PRICE / SF
<b>NET LEASE TYPE</b>	<b>\$4.00</b> PASSTHROUGH / SF

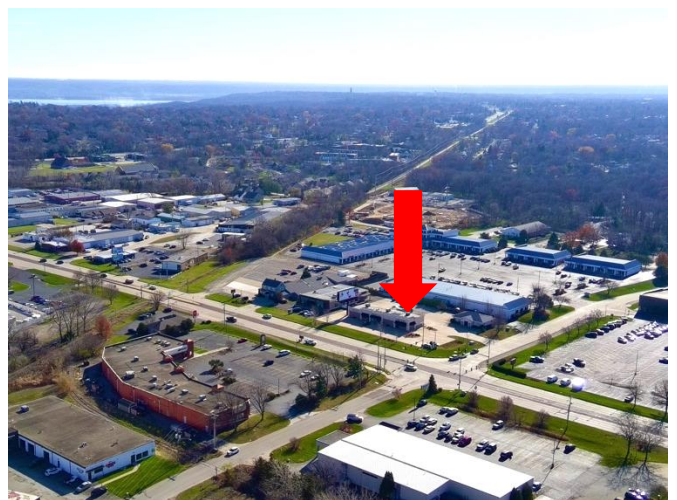
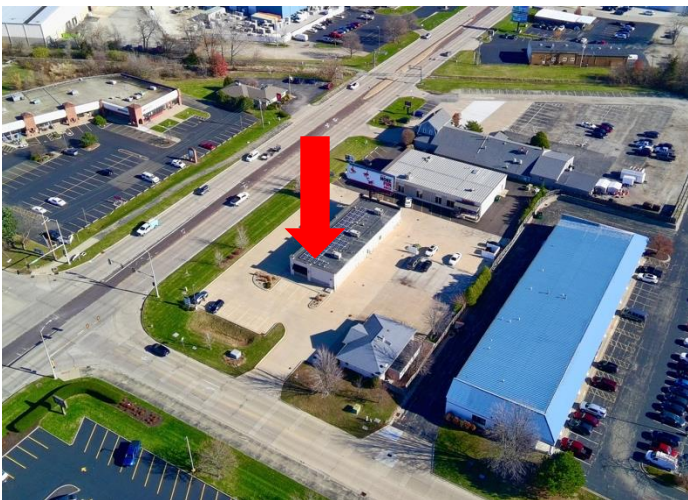
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PHOTOS



Mike O'Bryan

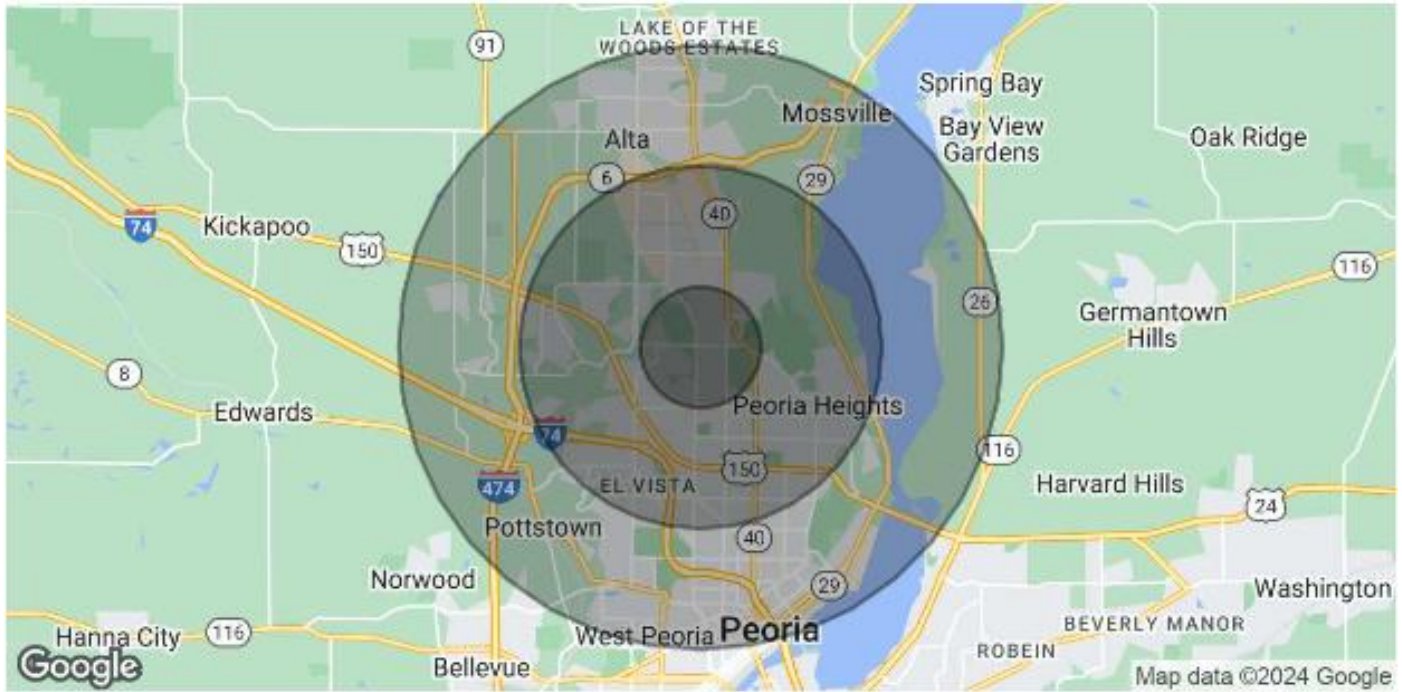
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## DEMOGRAPHICS MAP & REPORT – PEORIA, IL



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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