

2305 W Altorfer Drive

PEORIA, IL 61615



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 2305 W. Altorfer Dr

ASKING RATE: \$6.25 / SF



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell or lease 2305 W. Altorfer Drive, an 11,400 SF office/industrial building in Peoria, IL. This 11,400 SF building sits on 1.25 acres with ample parking and loading space and is zoned I-1 (Industrial). It is located one mile from the nearest interstate access and includes two OH dock doors. It is currently built out with 8,000 SF of office/wholesale space and 3,000 SF of warehouse. Office spaces include private offices, conference room, kitchen, foyer/entryway and four restrooms.



11,400
TOTAL SF



\$3.00
NNN \$/SF



1.25
ACRES



I-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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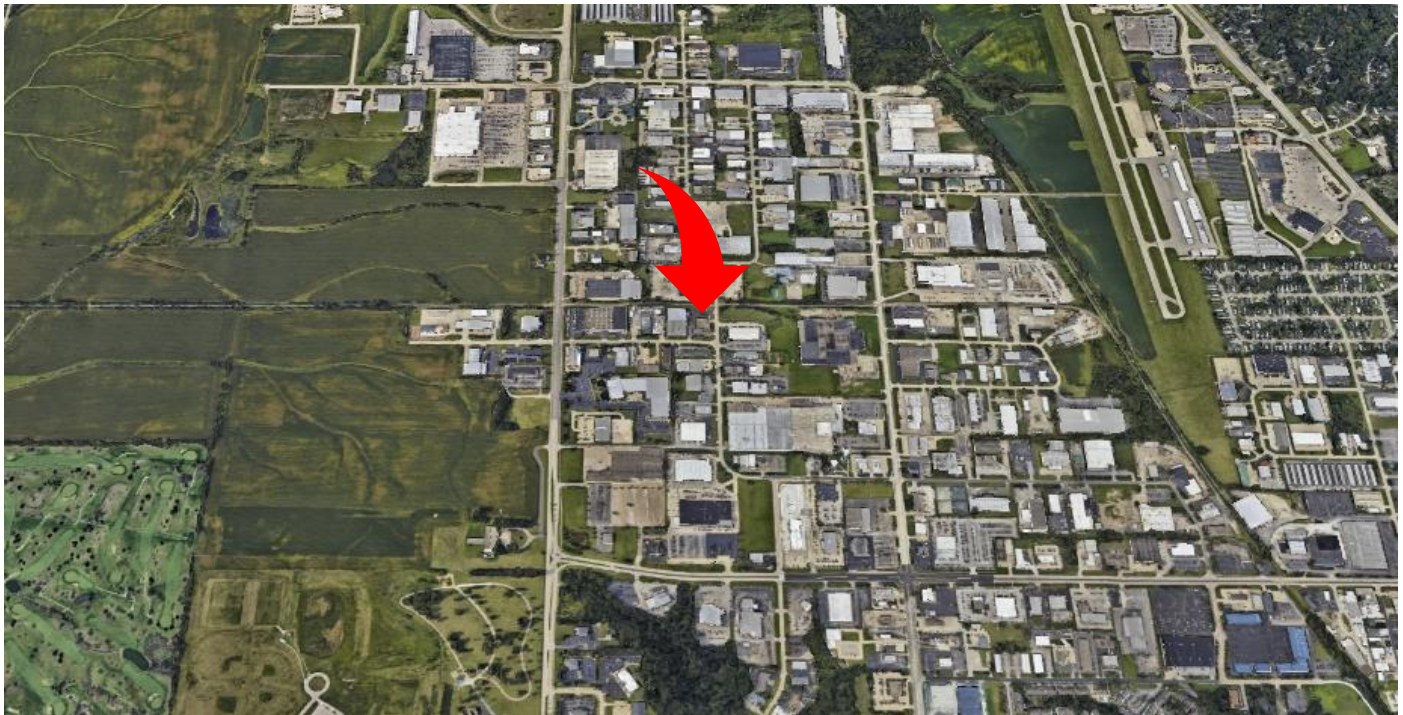
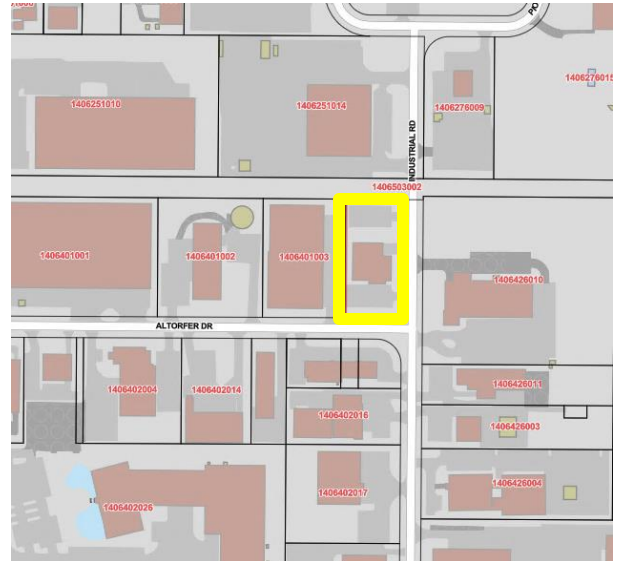
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PROPERTY INFORMATION

ADDRESS	2305 W. Altorfer Drive
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	14-06-401-004
PROPERTY TYPE	Office / Warehouse
TOTAL BLDG SF	11,400 SF
- OFFICE SF	8,065 SF
- WAREHOUSE SF	3,335 SF
TOTAL LOT ACRES	1.25
ZONING	I-1
ANNUAL TAXES (2024)	\$20,208



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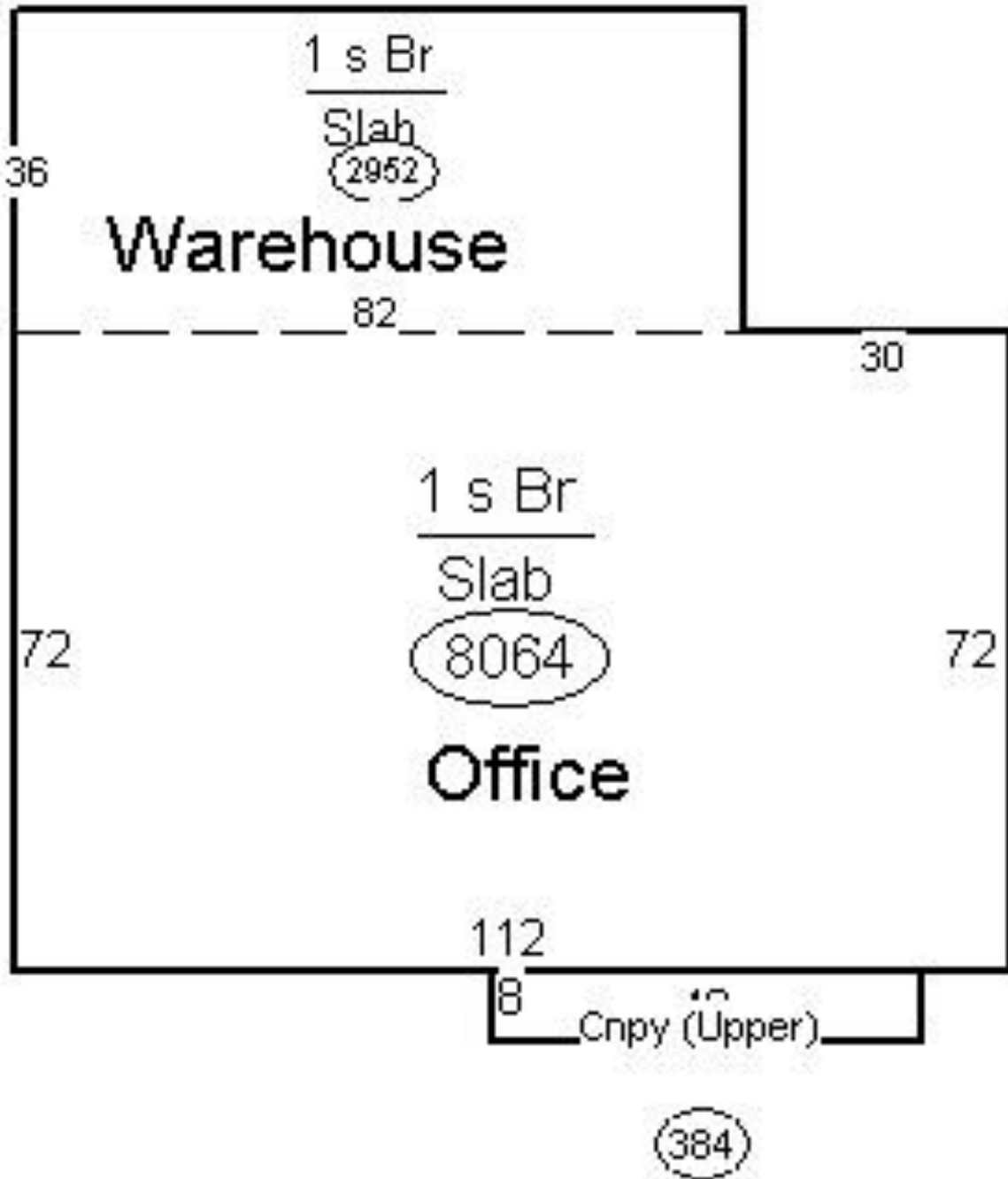
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GIS SKETCH



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EXTERIOR PICTURES



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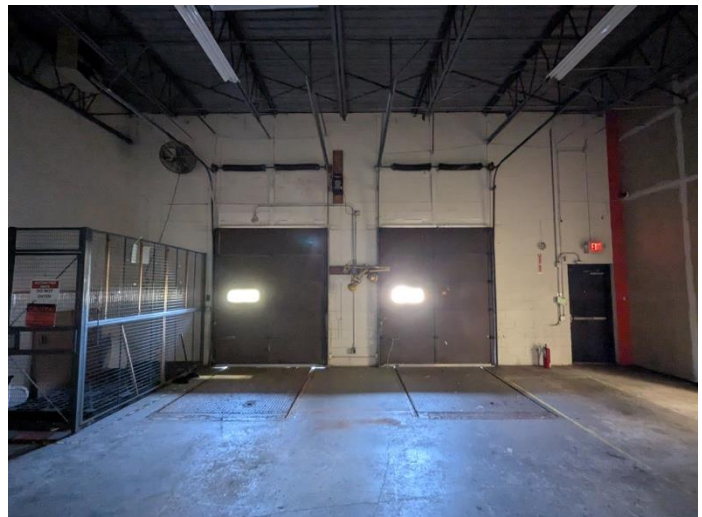
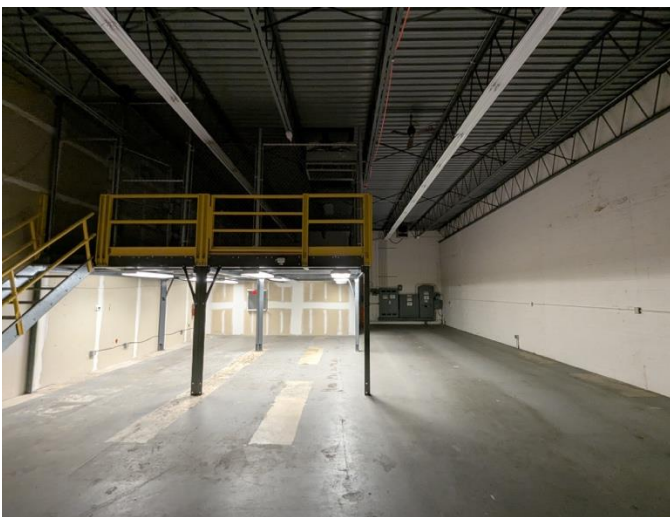
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INTERIOR PICTURES



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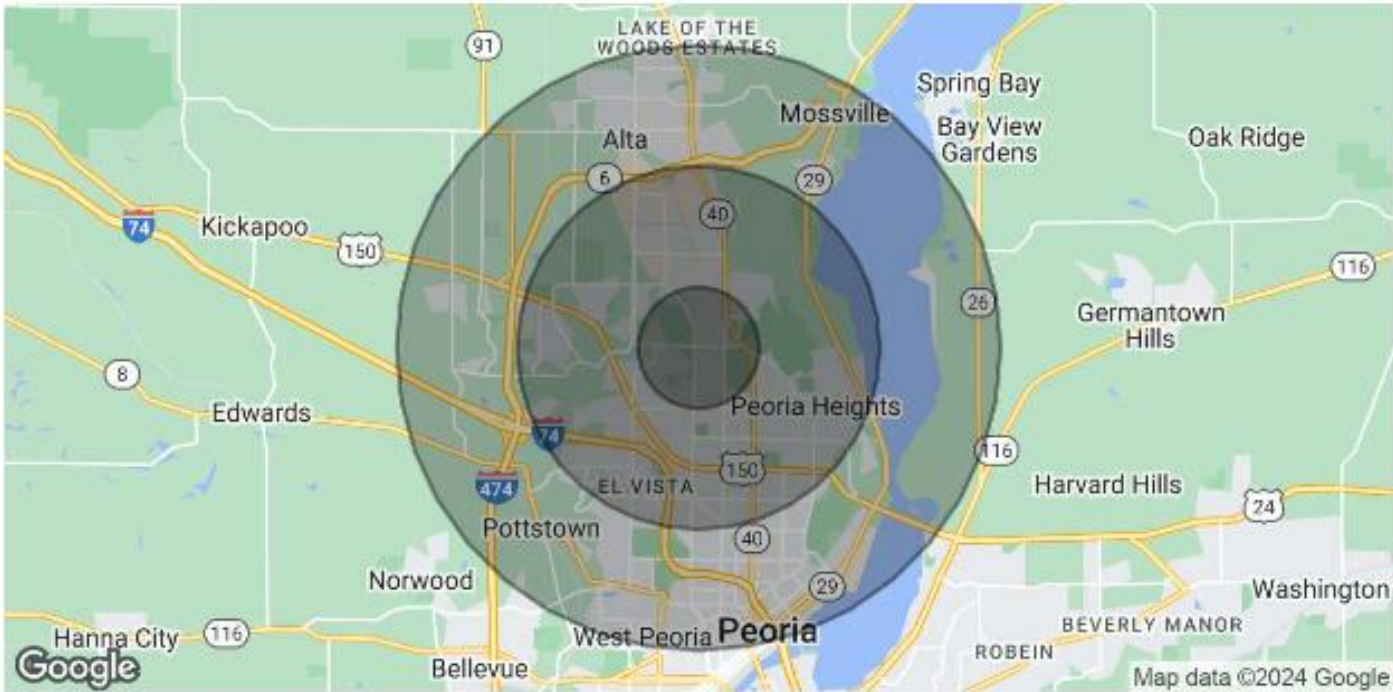
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AREA DEMOGRAPHICS



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

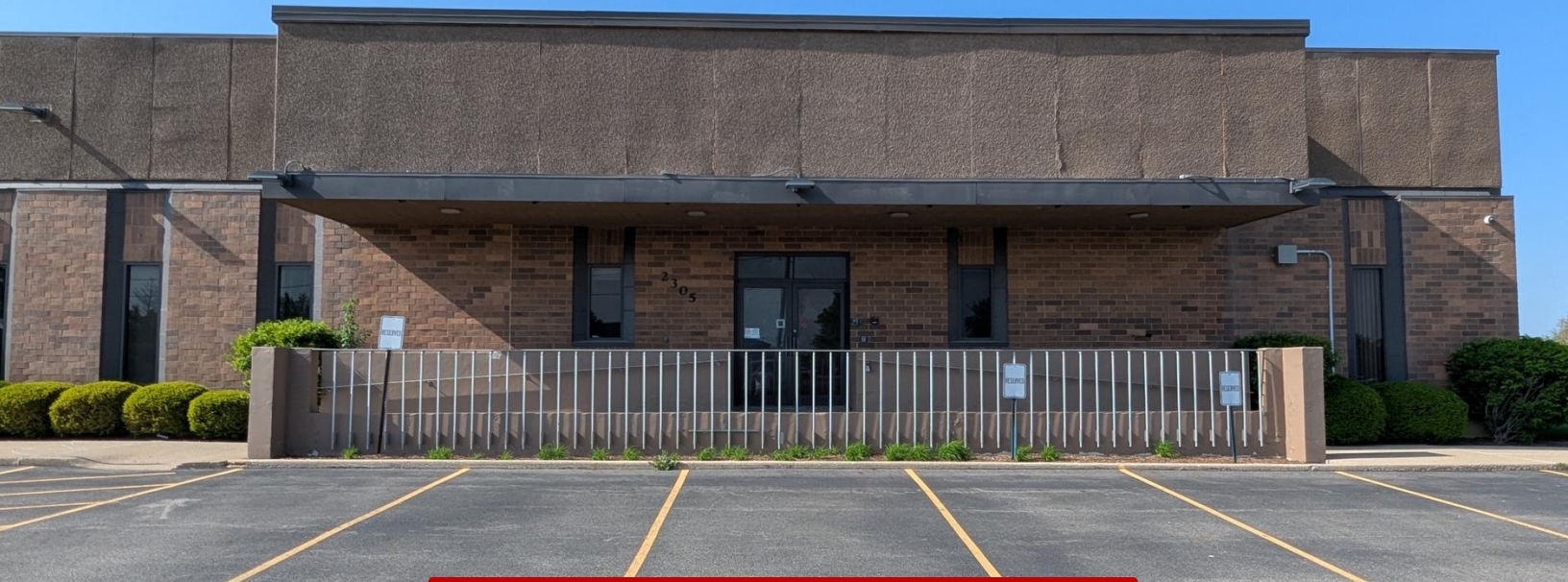
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Each office is independently owned and operated.
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