

208 SW CENTER ST

PEORIA, IL 61605



PROPERTY DESCRIPTION

This 7163 sq. ft. warehouse and garage space is available for lease and can be combined with 310 Edmund Street at 4500 sq. ft. of warehouse and office space. There is also a large fenced in approximately 0.5 acre parking lot (cannot be used for Industrial Zoned activities, only CN Neighborhood Commercial zoned activities). The property has 6 oversized, overhead garage doors. The 4500 sq. ft. unit has four overhead garage doors. These properties cannot be used for automotive work purposes with the current CN zoning but would make excellent warehouse, retail or commercial spaces.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (Ground)
Available SF:	7,163 SF
Lot Size:	11,210 SF
Building Size:	7,163 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,723	56,314	113,839
Total Population	7,381	116,127	243,039
Average HH Income	\$25,404	\$51,734	\$67,172

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED

Jessica Ball

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Justin Ball

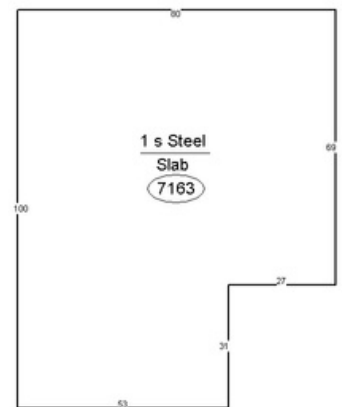
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CommercialPeoria.com Office: 3622 N Knoxville Ave
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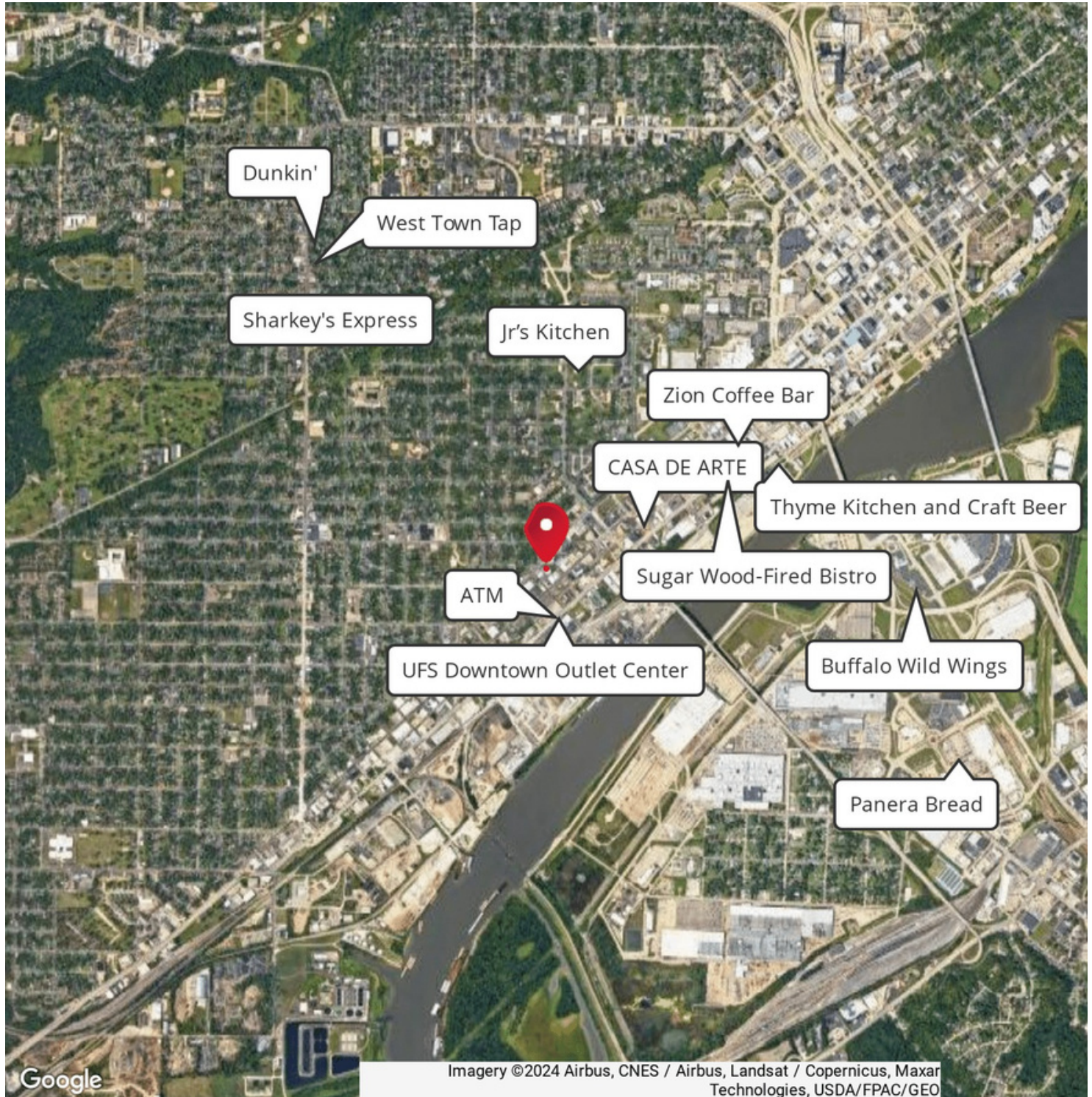
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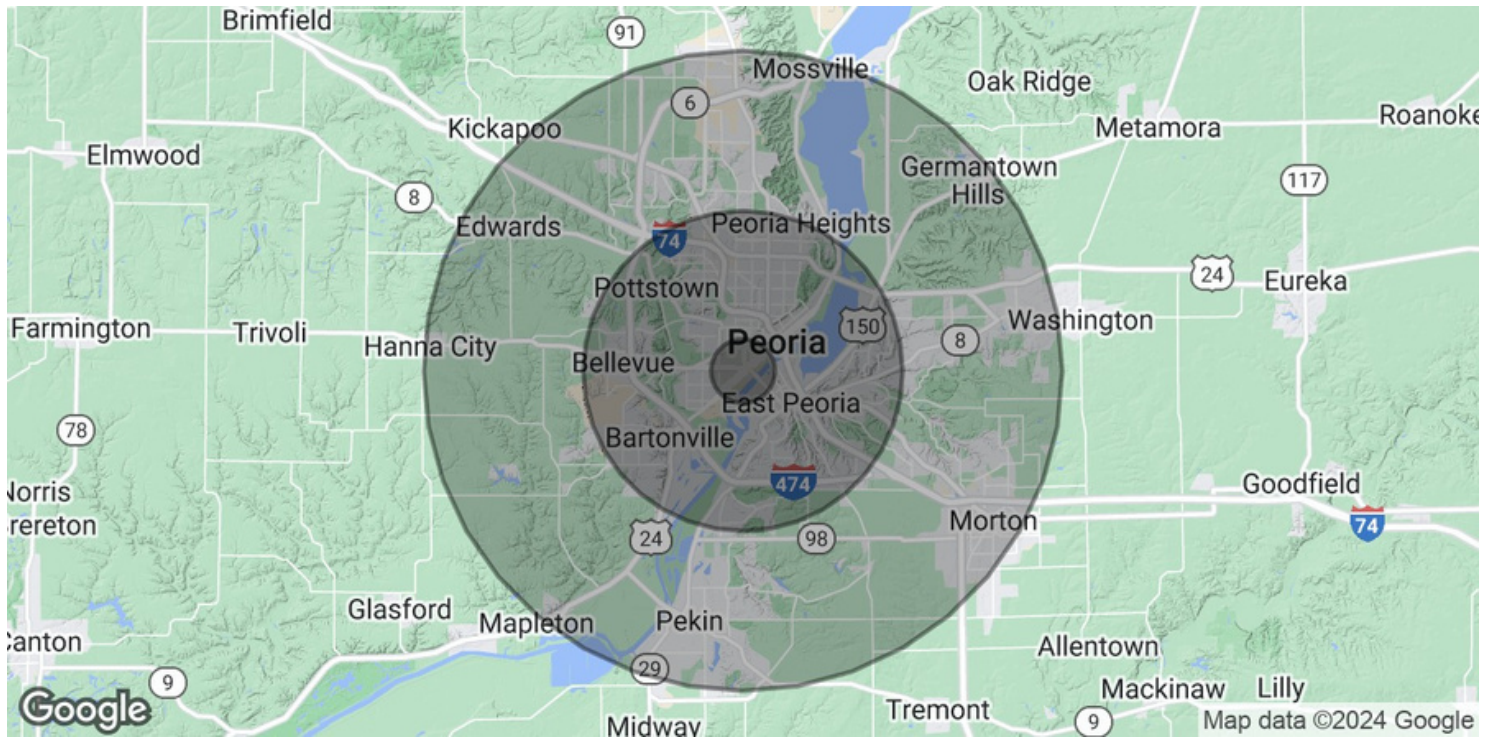
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,38	116,127	243,039
Average Age	1	38.3	39.7
Average Age (Male)	35.0	35.9	37.9
Average Age (Female)	35.5	40.3	41.1
	35.2		
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,723	56,314	113,839
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$25,404	\$51,734	\$67,172
Average House Value	\$58,153	\$102,494	\$138,700

* Demographic data derived from 2020 ACS - US Census



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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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