

2117 Court Street

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 2117 COURT STREET

ASKING RATE: \$9.00/SF + NNN



EXECUTIVE SUMMARY

6,136 SF of prime retail/office space available for immediate lease at Crossroads Centre in Pekin. This high visibility center includes two sided signage on Court Street with nearly 22,000 vehicles per day passing by. The space was formerly Anytime Fitness and is ready to be built out for the next business tenant. The current layout includes entry, four offices, 3 restrooms (2 with showers), utility room, and two very large open areas. This open space has many possibilities with B-3 zoning and has updated HVAC and negotiable fit out /allowances. There is a 2,000 SF space that could be divided creating a 4,136 SF unit and a 2,000 SF unit. Other tenants in the center include Aarons, The Title Center, Little Caesars, Weng's, Riviera Tan and Spa, Emma's Gaming Cafe and Glitter Nails. Lease rate is \$6075/mo plus utilities (\$9/SF Annually plus NNN - \$2.98).



6,136
AVAILABLE SF



**RETAIL
OFFICE
WAREHOUSE**
PROPERTY TYPE



NET
LEASE TYPE



B-3
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	2117 Court Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	04-10-01-400-033
PROPERTY TYPE	Office, Retail, Warehouse
ZONING	B-3
TOTAL LOT ACRES	1.00
TOTAL BUILDING SF	18,000
AVAILABLE SF	6,136



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INTERIOR PICTURES



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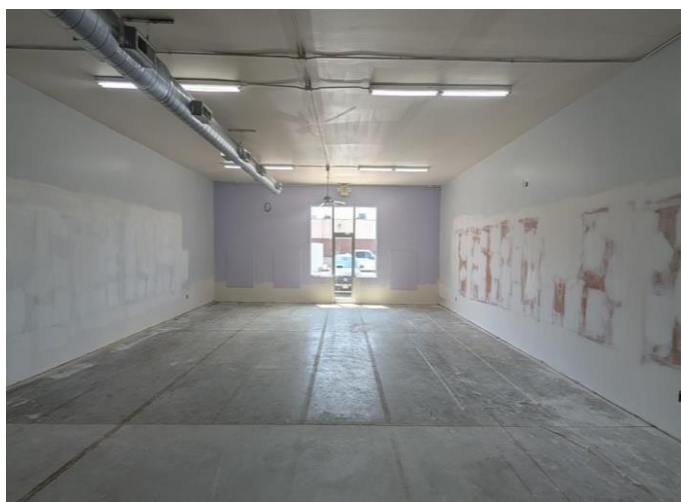
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PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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