



2210 N Townline Road

is being offered for lease at

\$11.00 / SF

EXECUTIVE SUMMARY

This 2,320 SF office/small warehouse suite is located on Townline Road near Allen Road in the Pioneer Industrial Park. Office space consists of 3 large private offices, large conference/training room, employee break room, private reception office, waiting area and 2 ADA restrooms. Warehouse space consists of a media training room and open receiving area for loading and unloading through drive-in overhead door which is accessible from private rear drive. Schedule a tour to see the possibilities of relocating your business to this suite.

LISTING METRICS

NET LEASE TYPE	2,320 TOTAL SQUARE FEET
\$2.98 PASSTHROUGH / SF	1,959 OFFICE SF
I-1 ZONING	361 WAREHOUSE SF

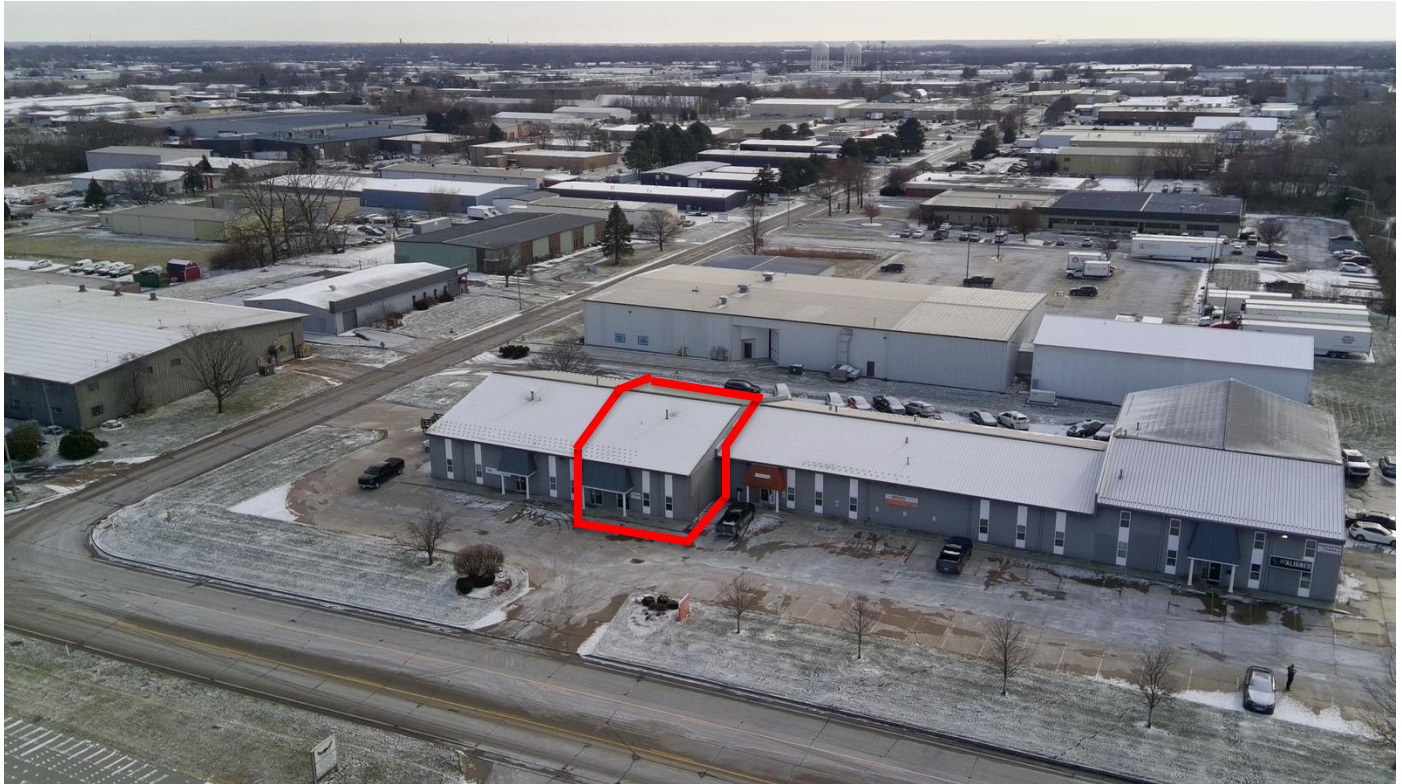
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EXTERIOR PHOTOS



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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

INTERIOR PHOTOS



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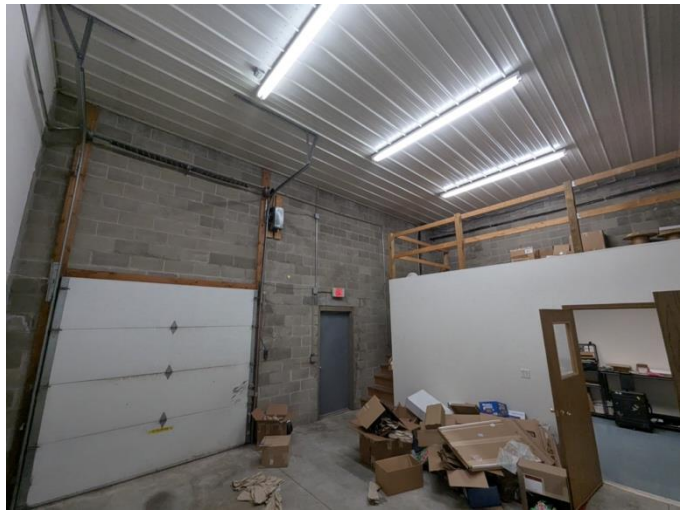
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RE/MAX
COMMERCIAL
TRADERS UNLIMITED

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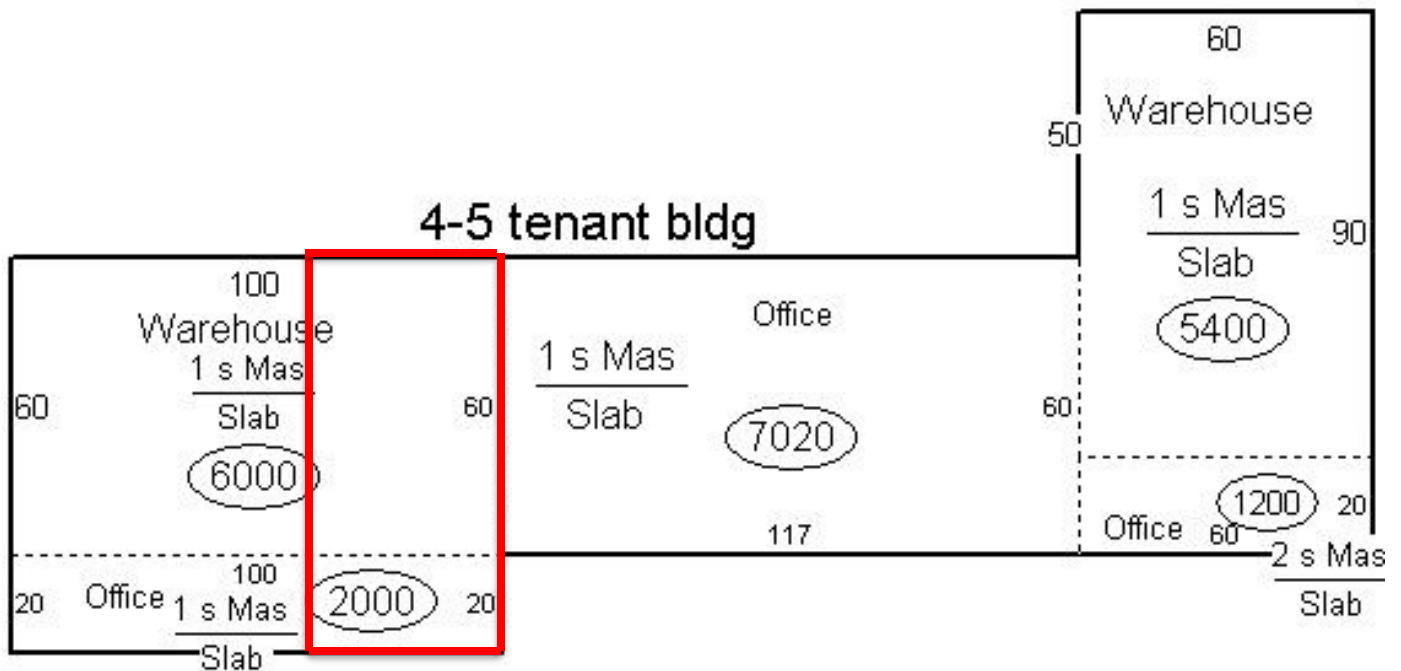
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GIS MAP & SKETCH



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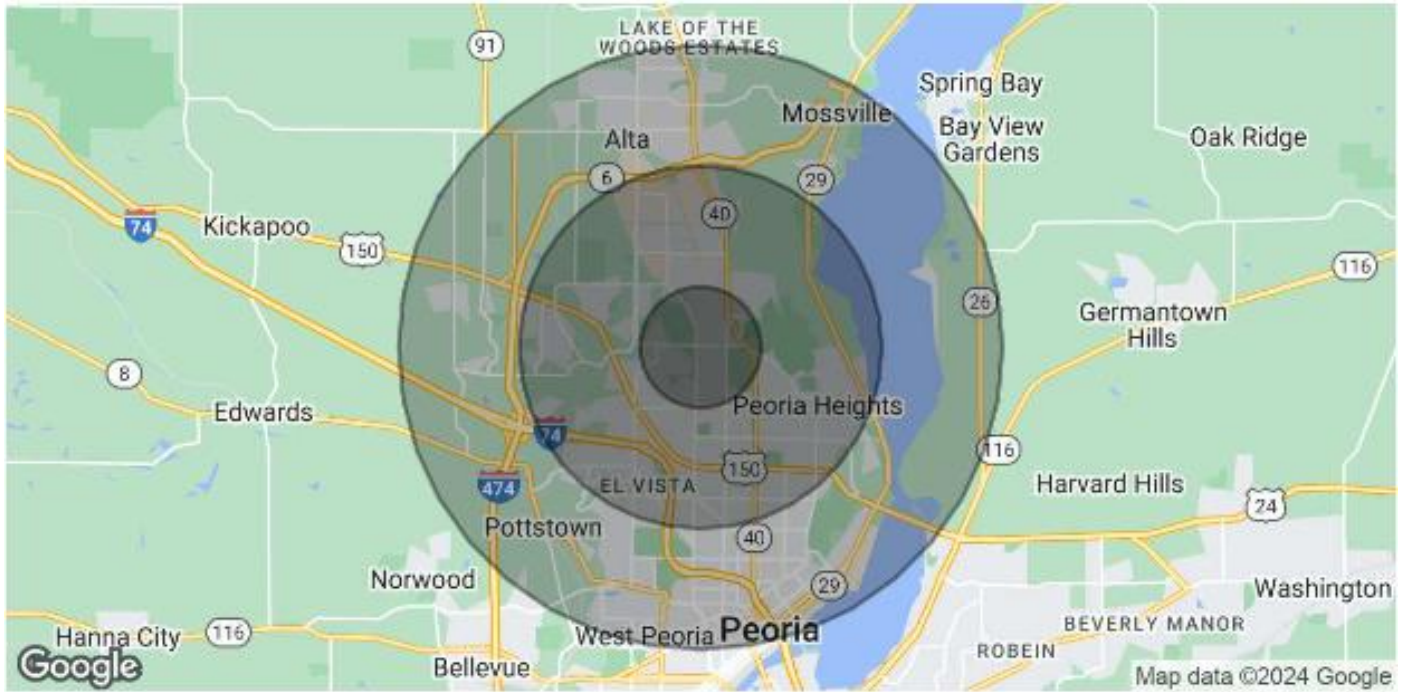
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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