



2220 N Townline Road

is being offered for lease at

\$11.00 / SF

EXECUTIVE SUMMARY

This 6,960 SF space is located on Townline Road near Allen Road in the Pioneer Industrial Park. It has been most recently used as a church space and includes 2 very large rooms, 4 restrooms, several offices, and a warehouse area that currently has carpet squares and insulation. There are two overhead doors, one is 10x12 and the other is a single car garage door. The space had been government offices prior to that and has excellent finishes. This would be an ideal mixed-use space for retail, showroom, offices and climate control warehouse. Schedule a tour to see the possibilities of relocating your business to this space.

LISTING METRICS

NET	6,960
LEASE TYPE	TOTAL SQUARE FEET

\$2.98	4,460
PASSTHROUGH / SF	OFFICE SF

I-1	2,500
ZONING	WAREHOUSE SF

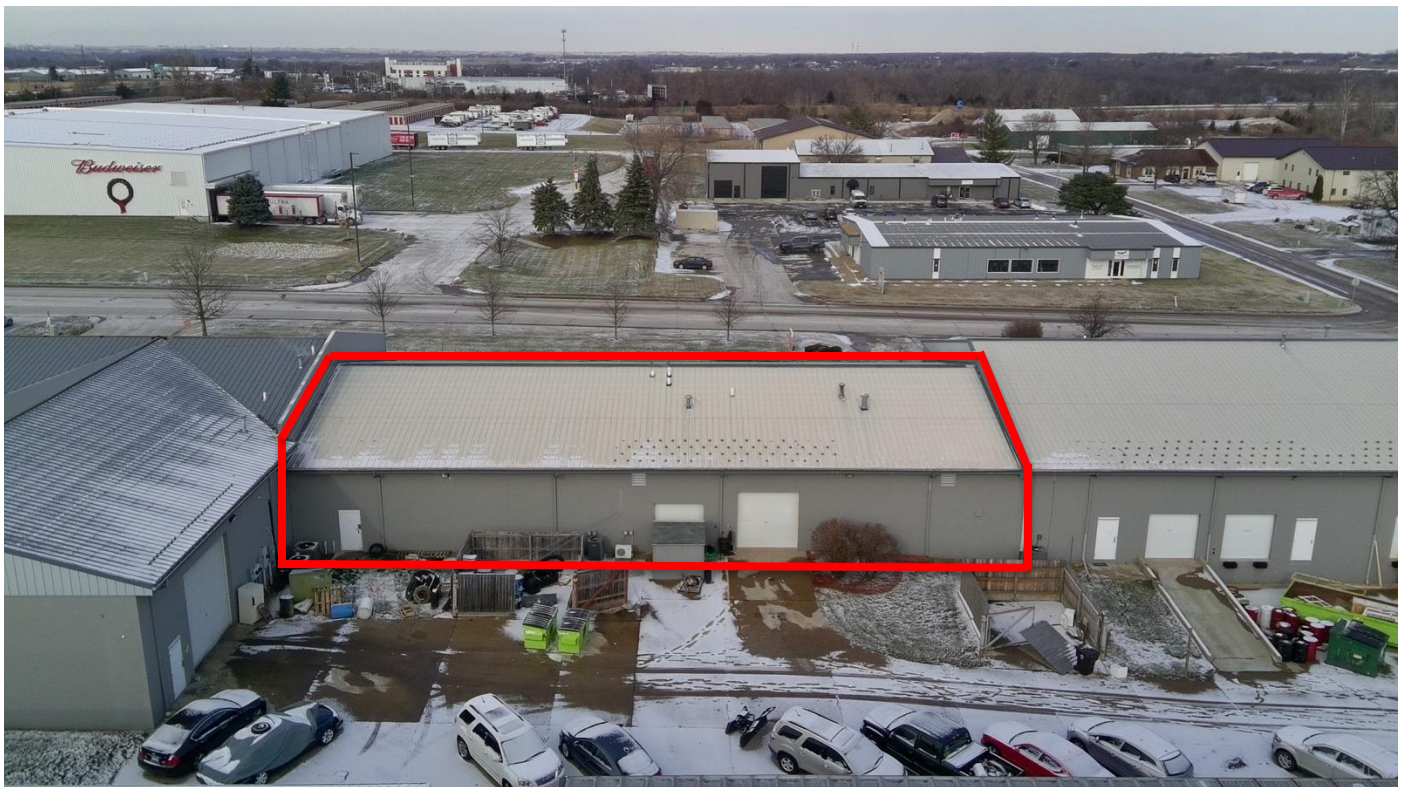
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EXTERIOR PHOTOS



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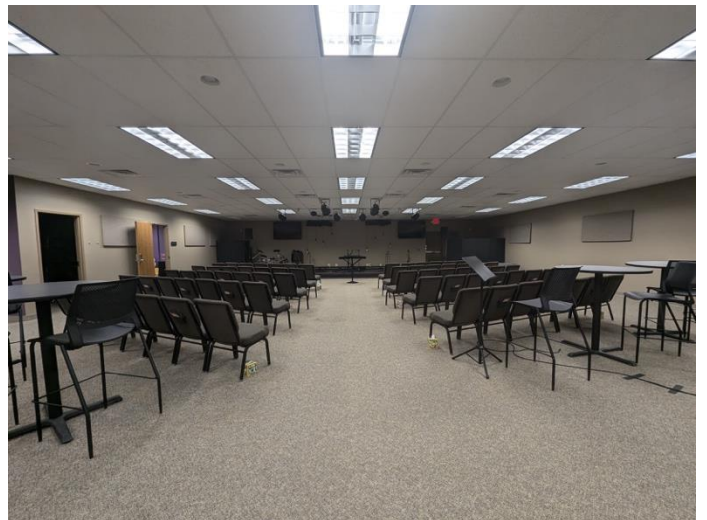
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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



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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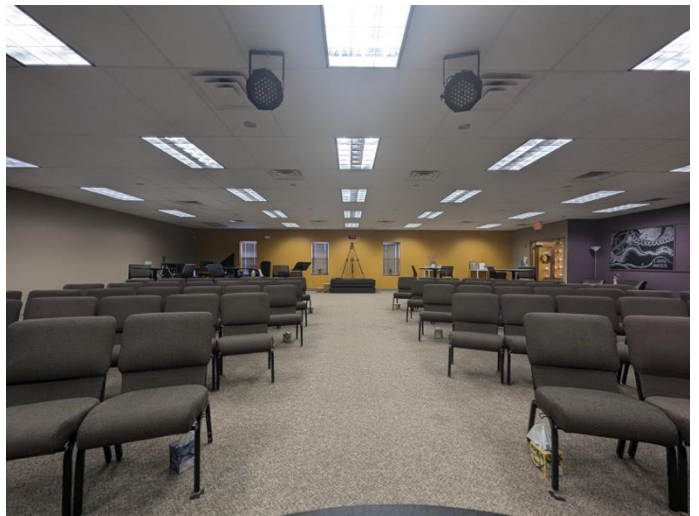
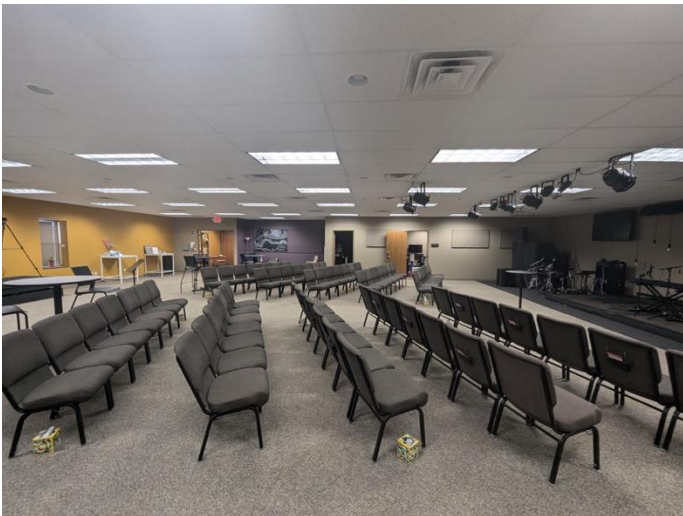
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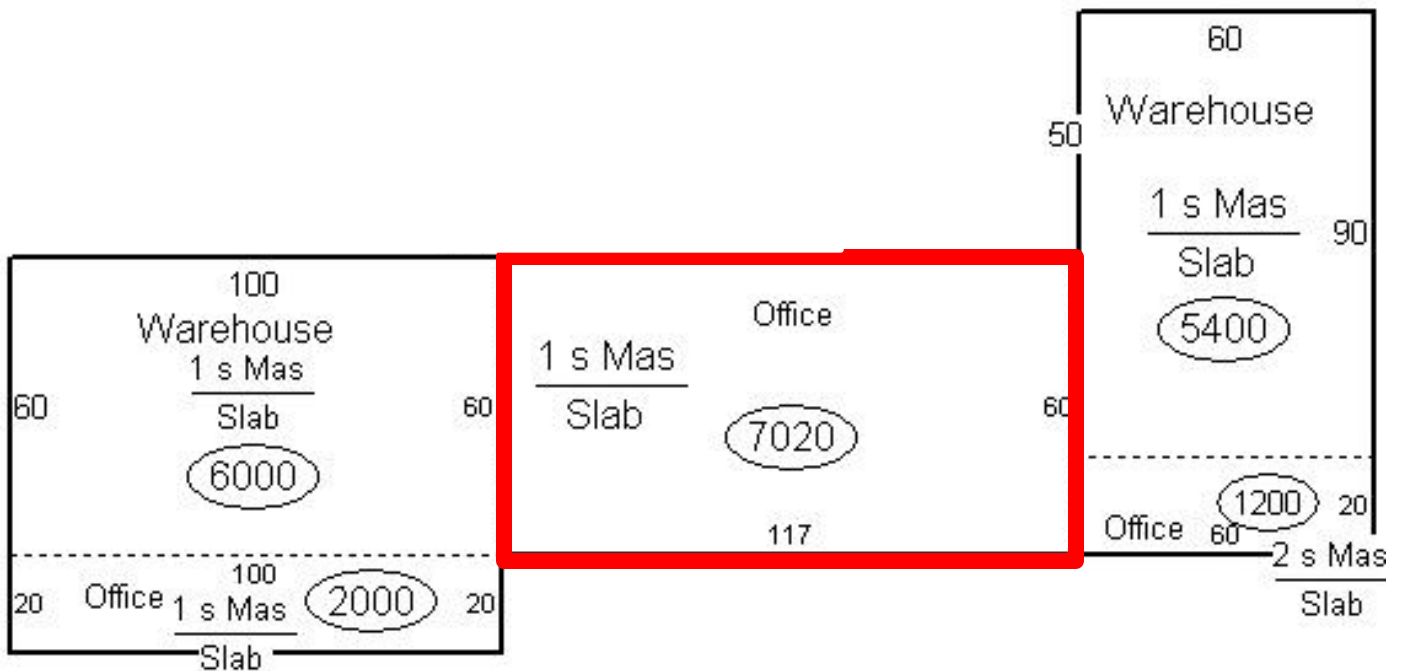
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GIS MAP & SKETCH



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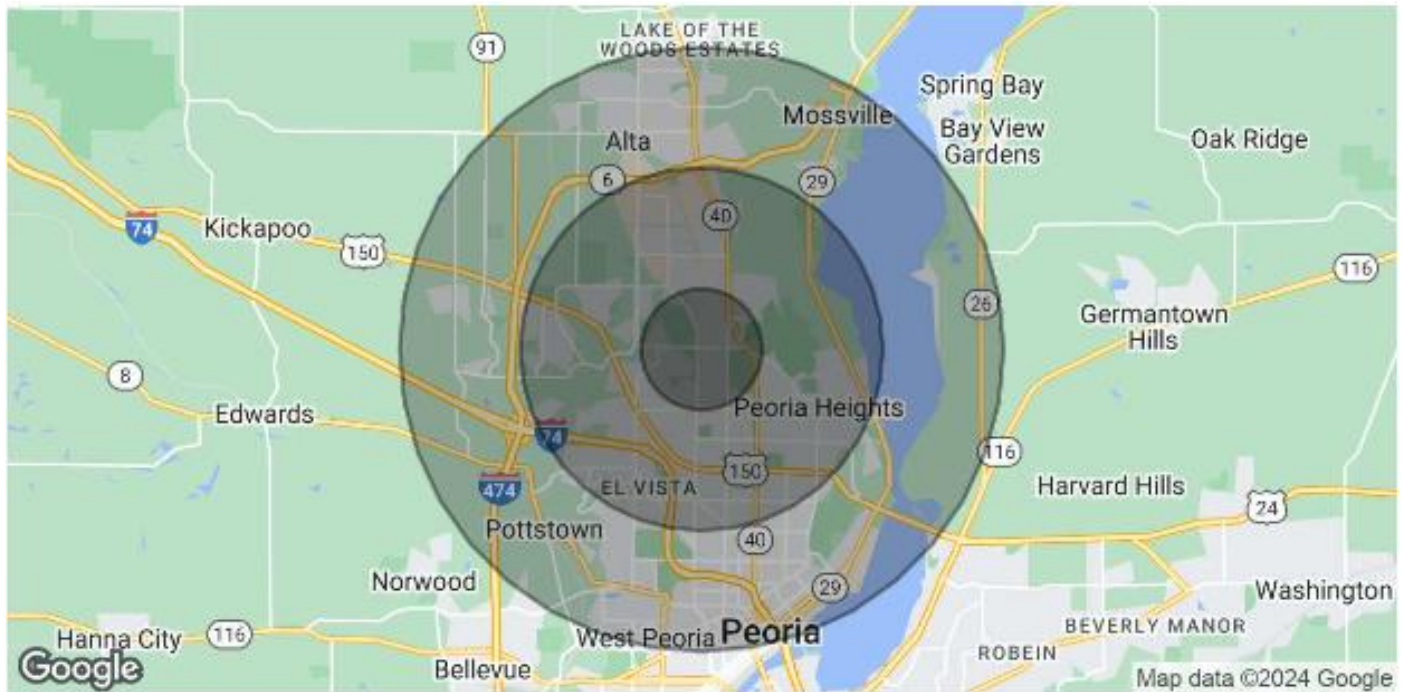
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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RE/MAX
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