

2234 W Townline Rd

PEORIA, IL 61615



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 2234 W TOWNLINE RD

ASKING RATE: \$12.00/SF + NNN



EXECUTIVE SUMMARY

This 1,500 SF warehouse suite (with 300 SF mezzanine space) is located on Townline Road near Allen Road in the Pioneer Industrial Park. It is available for immediate lease at \$12/SF + NNN (\$1650/mo plus utilities). This contractor bay/garage provides an excellent space to grow your business. Schedule a tour to see the possibilities of relocating your business to this suite.



21,560
TOTAL SF



**INDUSTRIAL
WAREHOUSE**
PROP TYPE



1,500
AVAILABLE SF



1-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 2234 W TOWNLINE RD

PROPERTY INFORMATION

ADDRESS	2234 W Townline Road
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	14-06-201-012
PROPERTY TYPE	Industrial, Warehouse
ZONING	I-2
TOTAL LOT ACRES	2.04
YEAR BUILT	1999
TOTAL BUILDING SF	21,560
AVAILABLE SF	1,500



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 2234 W TOWNLINE RD

EXTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

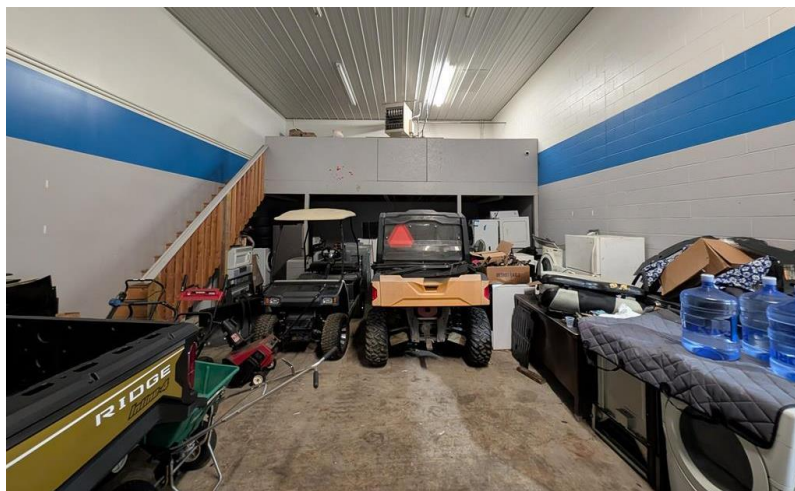
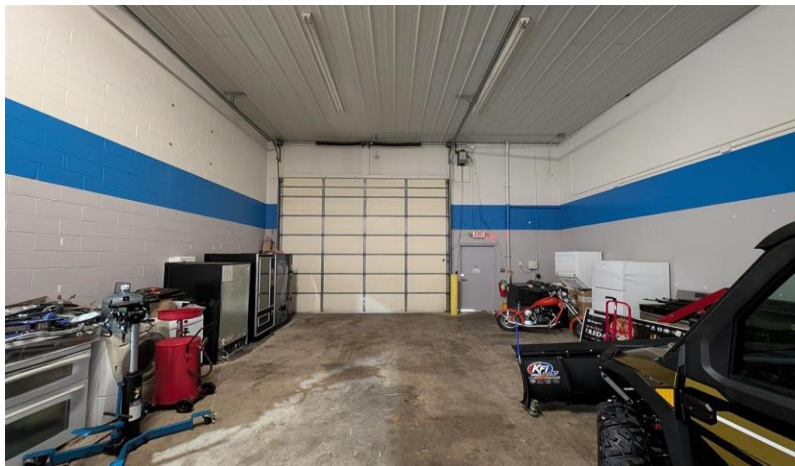
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR LEASE | 2234 W TOWNLINE RD

INTERIOR PICTURES



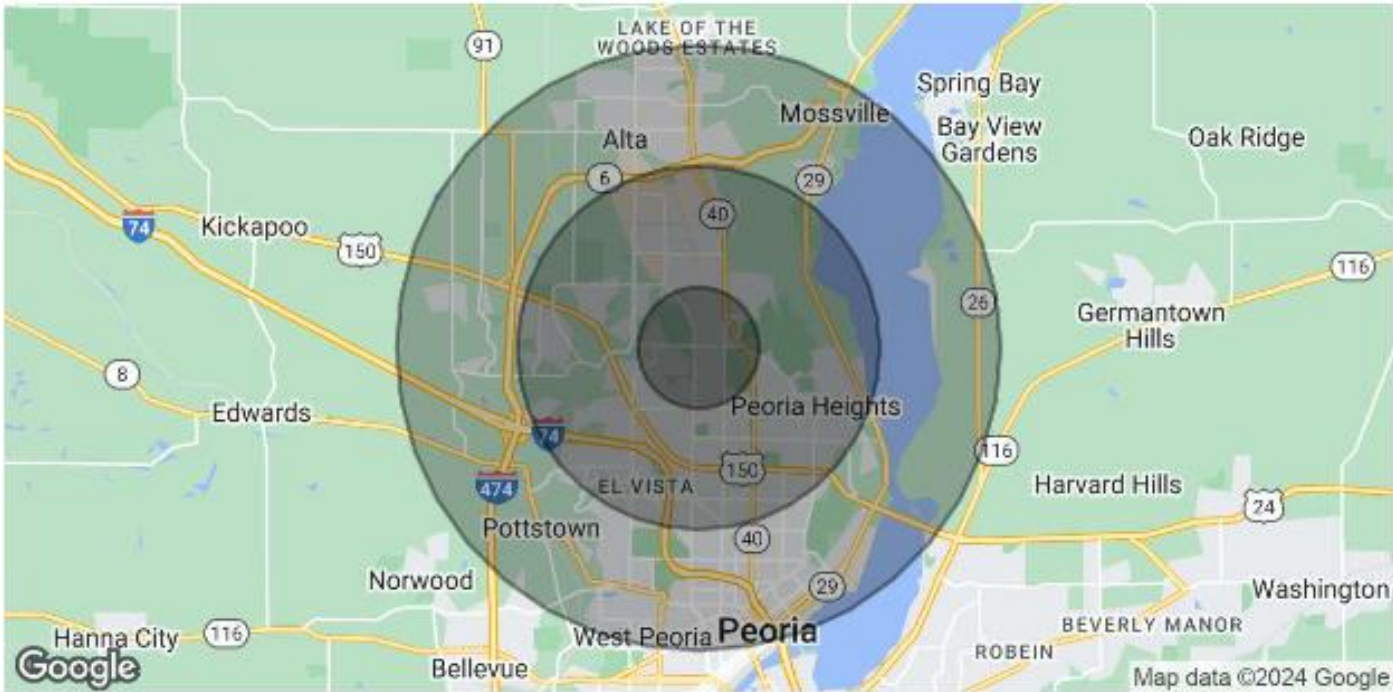
JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

PEORIA 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

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



2234 W TOWNLINE RD
CITY, IL ZIP



TRADERS UNLIMITED



JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
SteveReed@Remax.net
Lic #475.181829

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