

3245 COURT STREET

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 3245 COURT STREET

ASKING RATE: \$6 - \$10/SF



EXECUTIVE SUMMARY

Courtside Shopping Center in Pekin features several available retail, office and warehouse units available for lease with high visibility and traffic counts on Court Street. The Center is anchored by Planet Fitness, Goodwell, Dollar General and NuEra. High visibility, ample parking and competitive leasing opportunities make this a great place for your business. See brochure for more information on individual spaces ranging from 800SF to 4800SF, available immediately. Available spaces include open retail layouts, office layout, salon layout and warehouse with dock and overhead doors.



800-
4,800
TOTAL SF



7.15
ACRES



6
UNITS



B-3
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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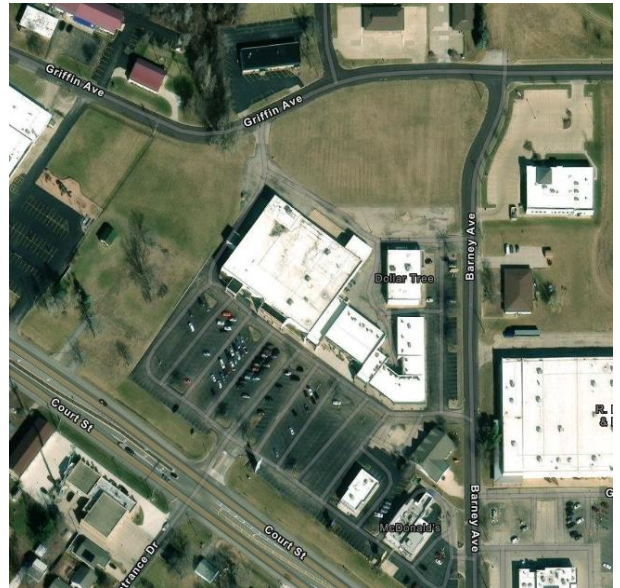
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PROPERTY INFORMATION

ADDRESS	3245 Court Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	11-11-07-108-014
PROPERTY TYPE	Retail/Office/Warehouse
ZONING	B-3
TOTAL LOT ACRES	7.15
TOTAL UNITS	6



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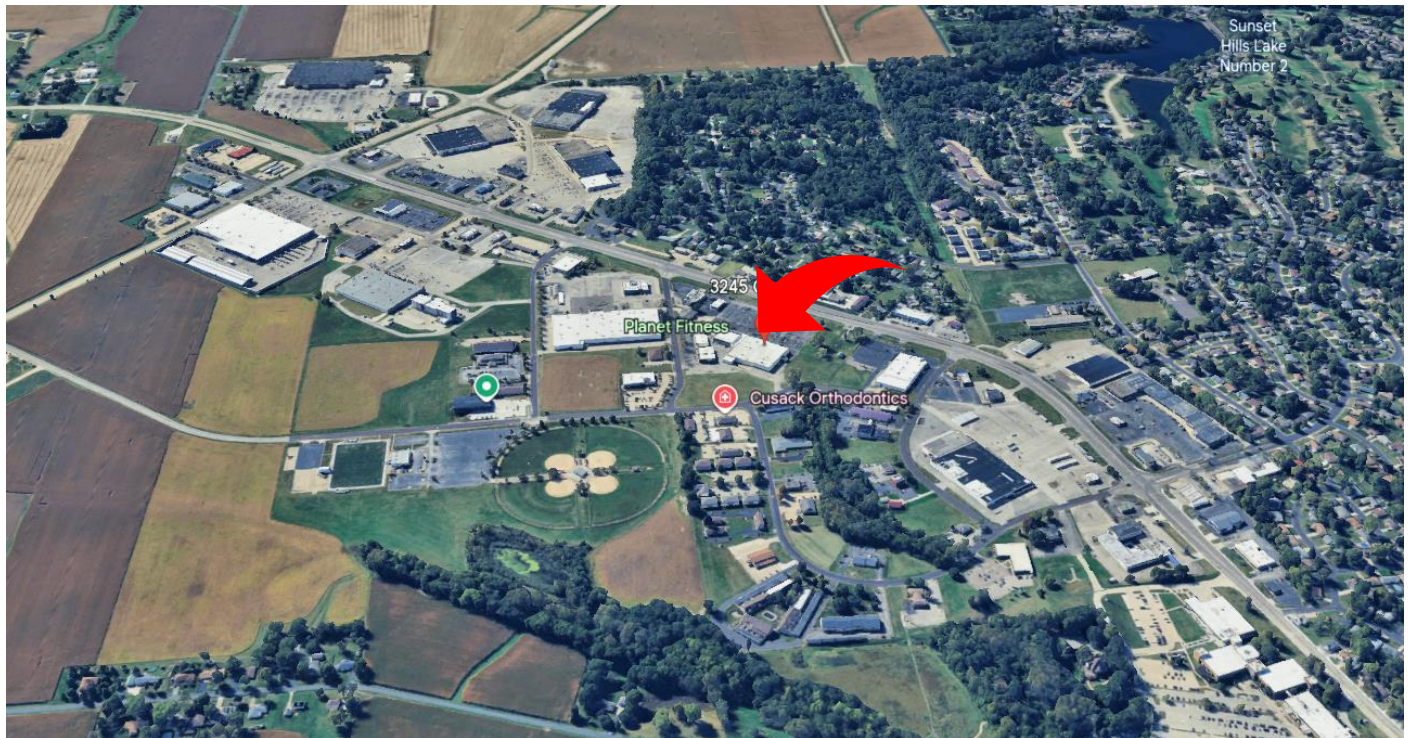
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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE PSF (ANNUALLY)	NOTES
3257	1,300	Gross	\$10.00 + NNN	
3265	1,950	Gross	\$9.00 + NNN	
3251	3,300	Gross	\$8.00 + NNN	
3263	1,500	Gross	\$8.00 + NNN	3251 and 3263 can be combined to offer 4,800 SF
3267	800	Gross	\$8.00 + NNN	
3245	3,515 (Rear Warehouse)	Gross	\$6.00 + NNN	*NNN Estimated at \$1.75 PSF annually



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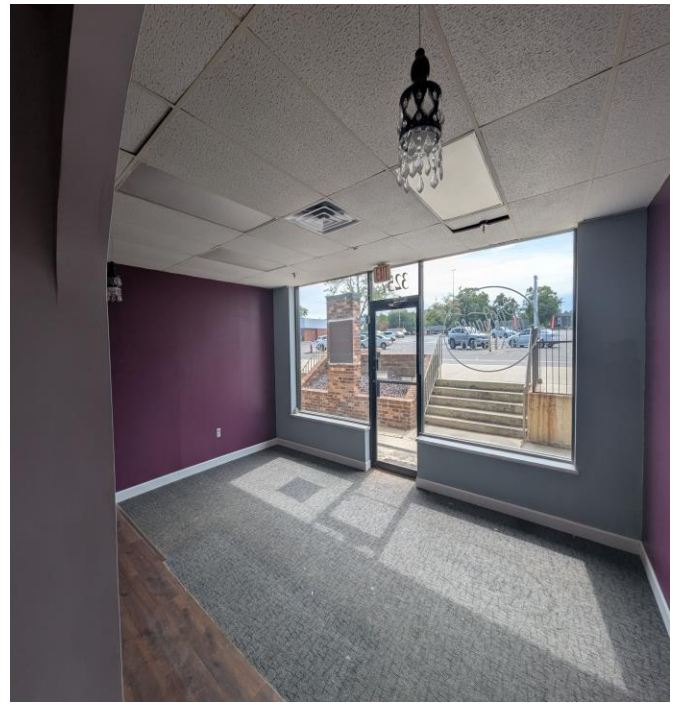
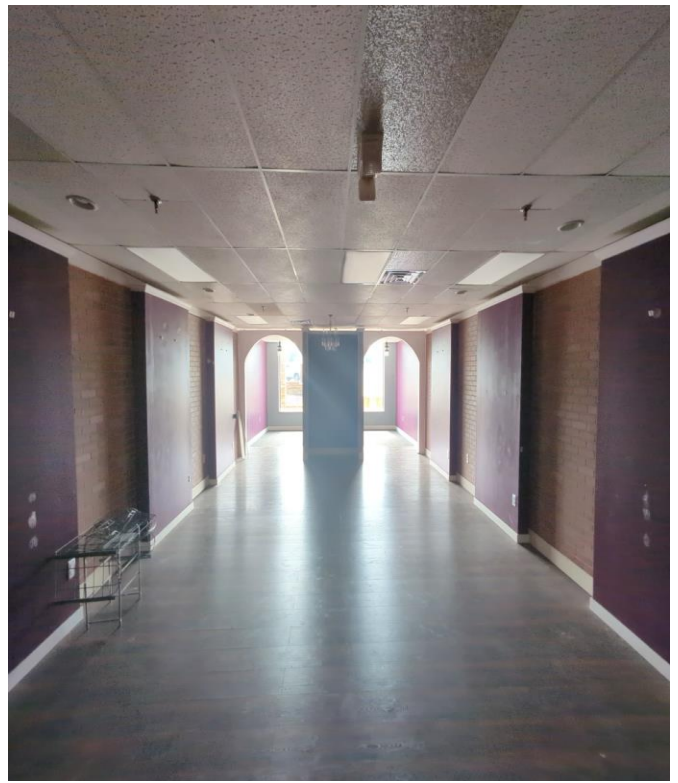
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3257 COURT



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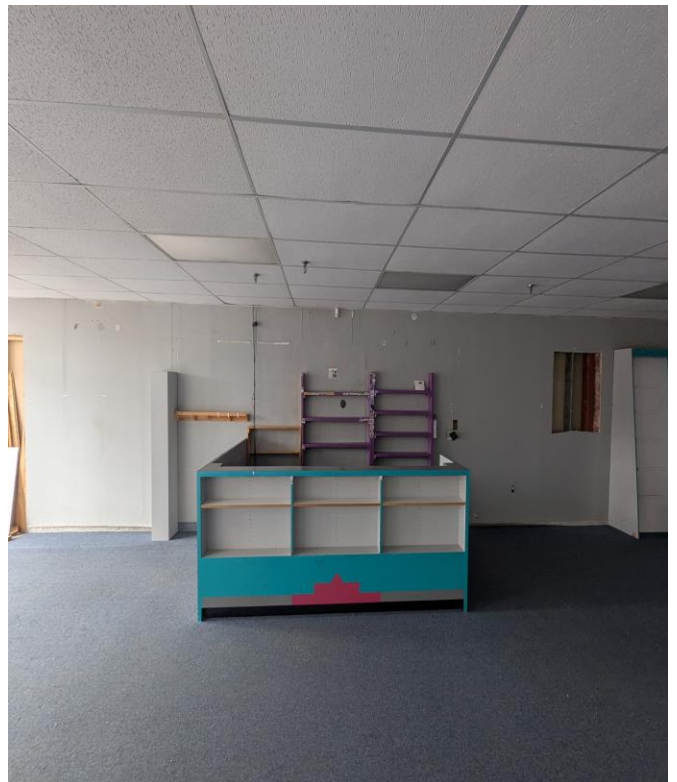
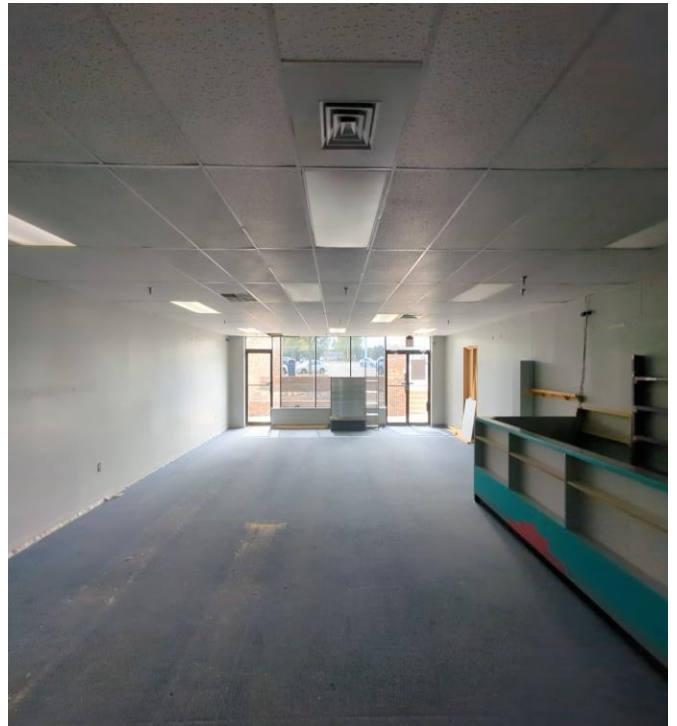
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3265 COURT



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3251 BARNEY



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3263 BARNEY



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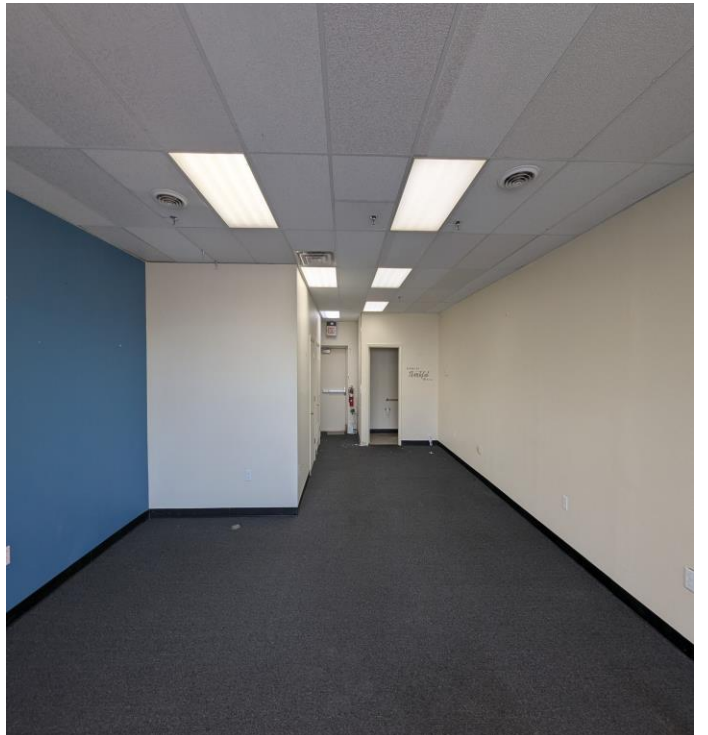
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3267 BARNEY



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3245 REAR WAREHOUSE



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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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