

420 N MAIN ST 4TH FLOOR

EAST PEORIA, IL 61611



PROPERTY DESCRIPTION

Be a part of the premier office building in East Peoria! This office building has excellent visibility and access from I-74, and provides easy access for employees and clients through Peoria and Tazewell Counties. The 4th floor of the building is available in full at 4,580 sq. ft. or it can be subdivided into 2,033 sq. ft. and 2,407 sq. ft. units for lease. The full existing space features executive office spaces, 7 private offices, 2 conference rooms, reception area, a large open workspace that is suitable for office cubicles, and a storage room.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,580 SF
Lot Size:	74,955 SF
Building Size:	26,850 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	263	1,241
Total Population	133	573	2,730
Average HH Income	\$86,557	\$83,016	\$75,543

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

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CommercialPeoria.com Office: 3622 N Knoxville Ave
Peoria, IL 61603

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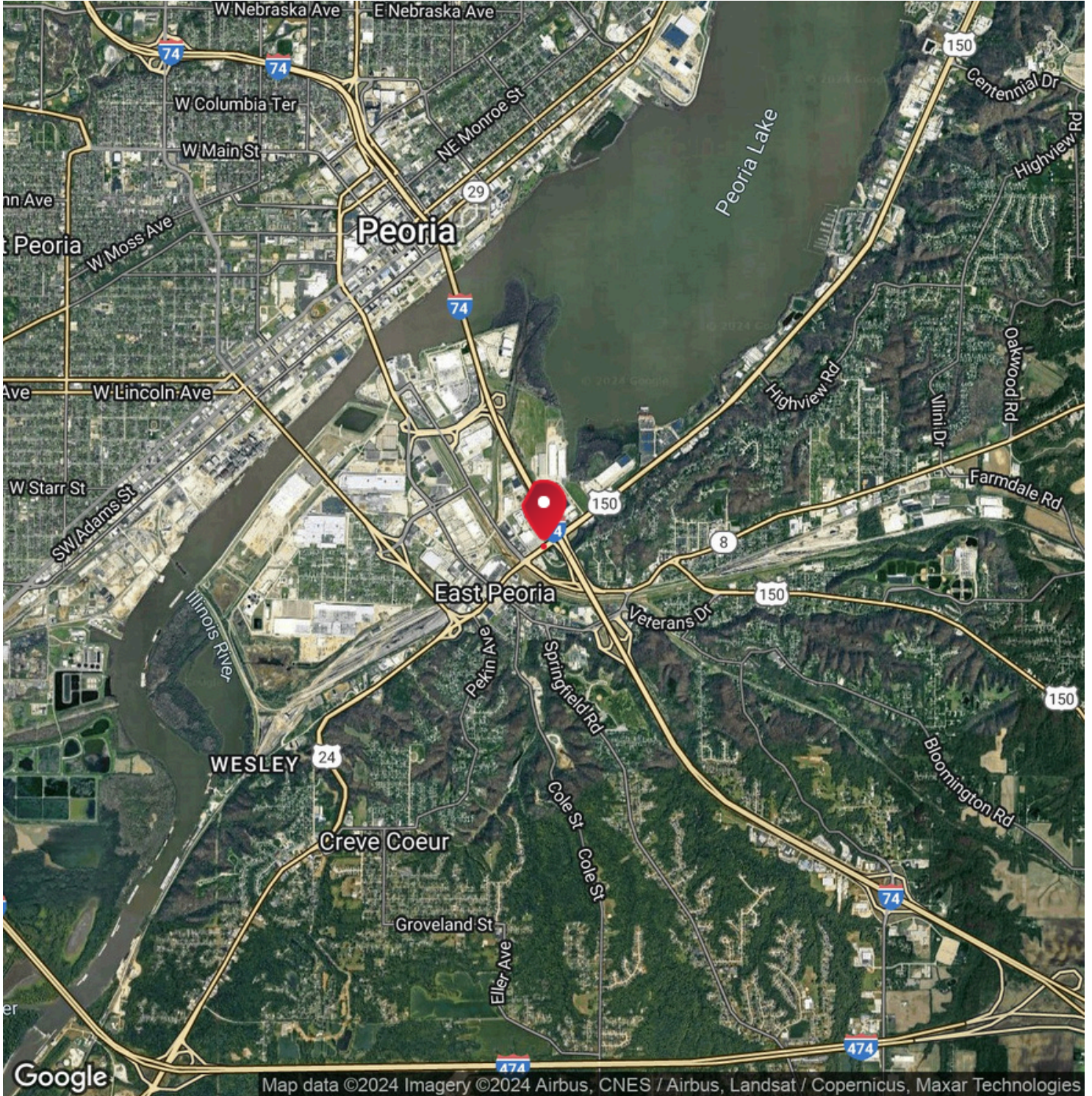
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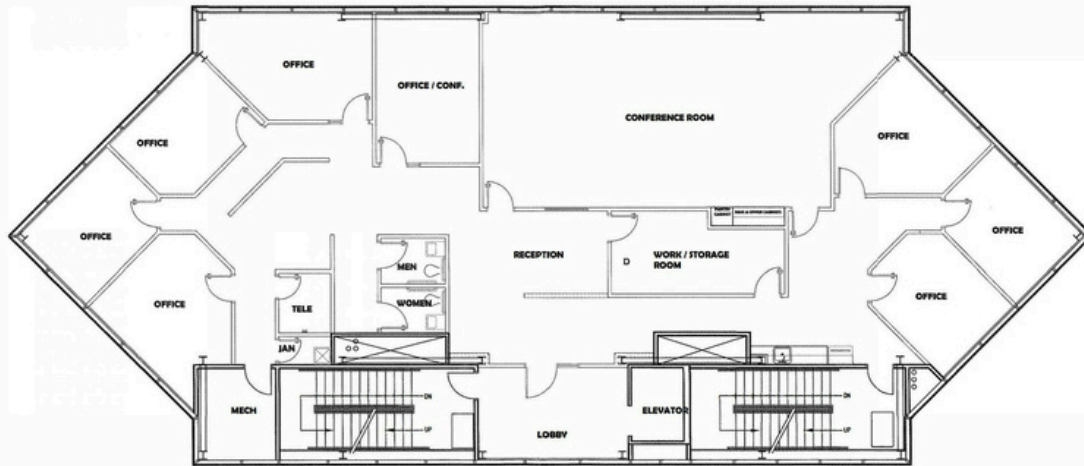
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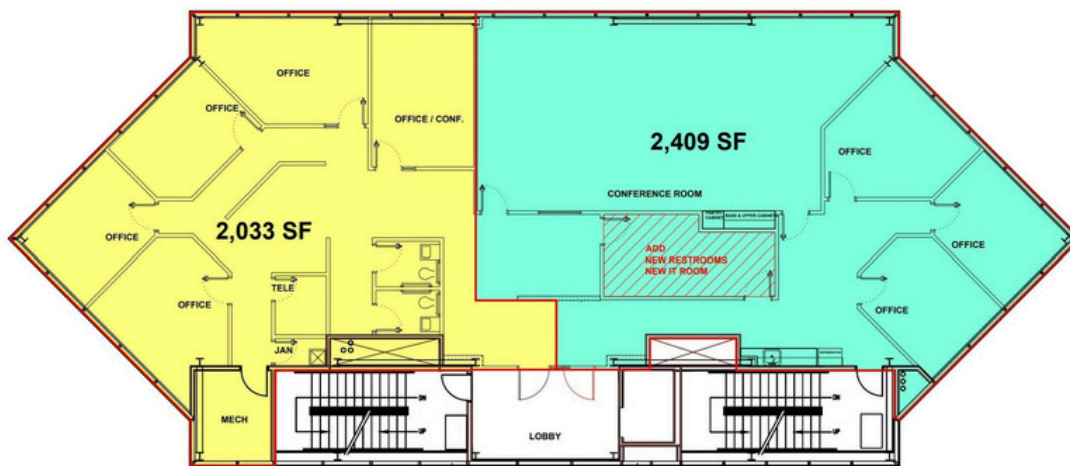
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**FOURTH FLOOR PLAN
CONSOCIATE
4,580 SF**



*OPTION 2
FOURTH FLOOR PLAN*

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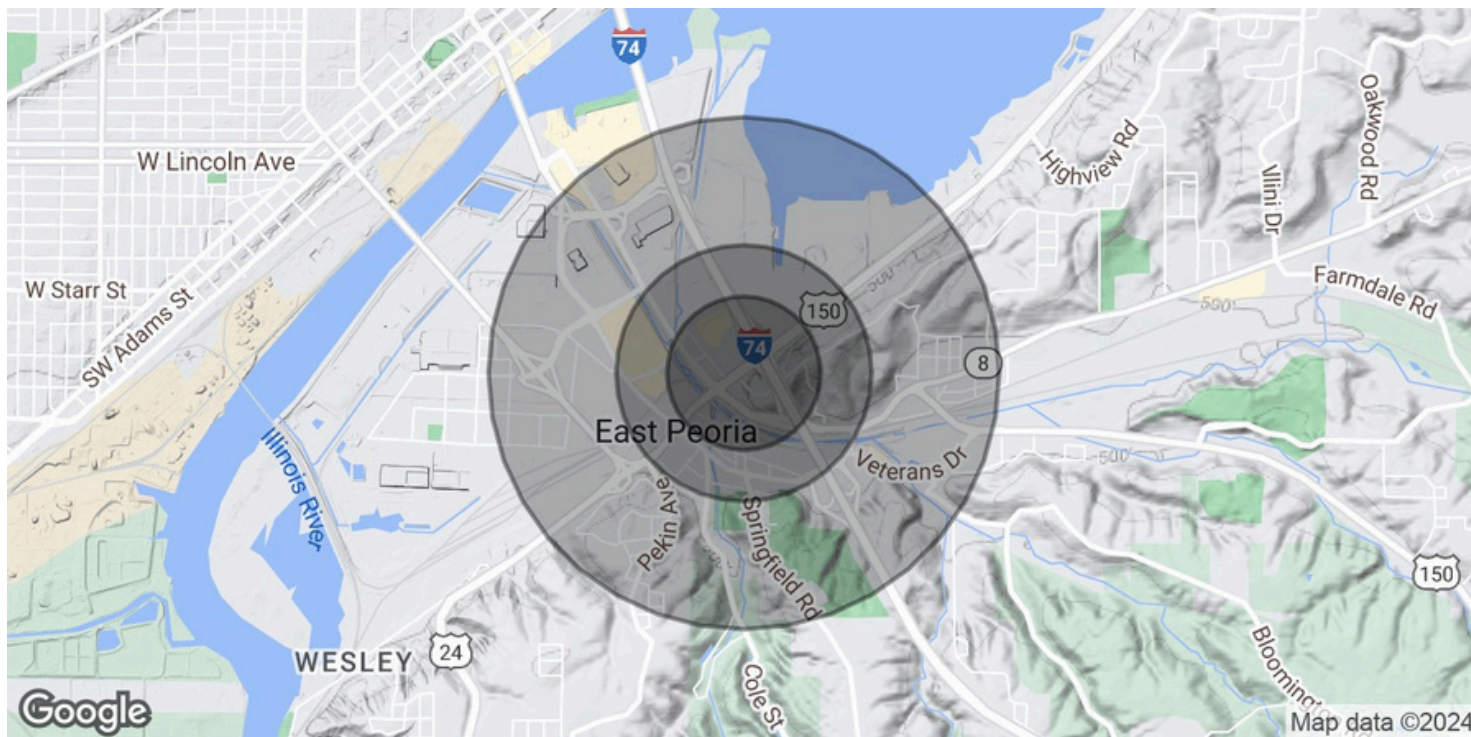
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	133	573	2,730
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	263	1,241
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$86,557	\$83,016	\$75,543
Average House Value	\$220,868	\$210,423	\$171,060

Demographics data derived from AlphaMap



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Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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