

456 Fulton Street

PEORIA, IL 61602



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 456 FULTON ST SUITE 350

ASKING PRICE: \$175,000



EXECUTIVE SUMMARY

Office condominium Unit 350 directly across the street from City Hall and the Peoria Civic Center. Close to everything downtown! Multiple offices and conference room. Ideal location for a law firm or professional office. High end office furniture is included in the lease or can be removed prior to leasing. Owner financing is available with a minimum down payment of 20%. Please contact the listing agent with any further questions.



4,512
AVAILABLE SF



OFFICE
PROPERTY
TYPE



350
SUITE #



B-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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ASKING RATE: \$9.00/SF + NNN



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Office condominium directly across the street from City Hall and the Peoria Civic Center. Close to everything downtown! Multiple offices and conference room. Ideal location for a law firm or professional office. High end office furniture is included in the lease or can be removed prior to leasing. Unit is also listed for sale at \$175,000.



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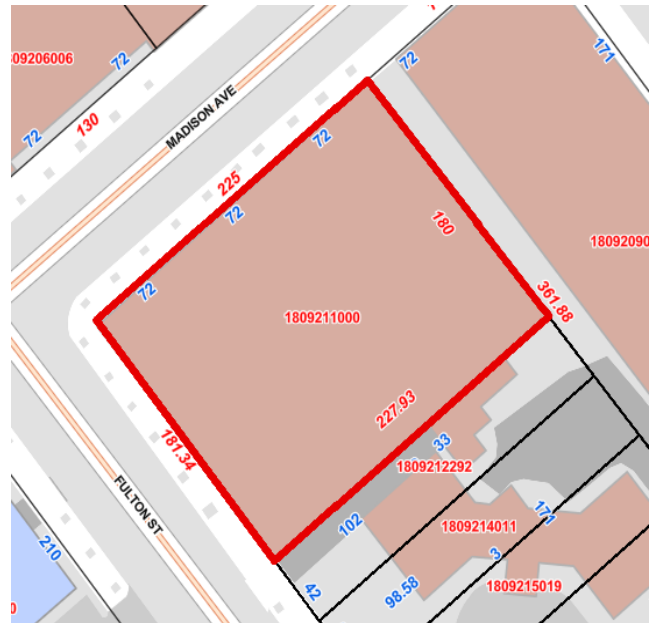
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PROPERTY INFORMATION

ADDRESS	456 Fulton Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID(s)	18-09-211-013
PROPERTY TYPE	Office
ZONING	B-1
YEAR BUILT	1984
AVAILABLE SF	4,512
SUITE #	350



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	\$/MO
1	246	Gross	\$500
2	159	Gross	\$400
3	117	Gross	\$350
4	125	Gross	\$400
5	104	Gross	\$350
6	128	Gross	\$400
7	128	Gross	\$400
8	104	Gross	\$350
9	104	Gross	\$350
11	139	Gross	\$400
12	139	Gross	\$400
13	237	Gross	\$500
14	81	Gross	\$300
15 Shared	542	Gross	\$200

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FLOOR PLANS

456 FULTON STREET - THIRD FLOOR

Dimensioned plan based on supplied professional layout and field measurements

ROOM DIMENSIONS / AREA

Room 1	15'1" x 16'3"	246 SF
Room 13	13'11" x 17'0"	237 SF
Room 12	12'1" x 11'5"	139 SF
Room 11	12'1" x 11'5"	139 SF
Room 10	10'9.5" x 8'6"	IT Room
Room 9	12'10" x 8'6"	104 SF
Room 14	7'7" x 10'6"	81 SF
Shared area	18'7" x 29'0"	542 SF
Kitchen	Upper center room	



MARKETING / REFERENCE PLAN

OFFICES 2-8

Room 2	10'9" x 14'9"	159 SF
Room 3	10'9" x 10'9"	117 SF
Room 4	10'9" x 11'5"	125 SF
Room 5	10'9" x 9'6"	104 SF
Room 6	10'9" x 11'8"	128 SF
Room 7	10'9" x 11'8"	128 SF
Room 8	10'9" x 9'6"	104 SF

PLAN NOTES

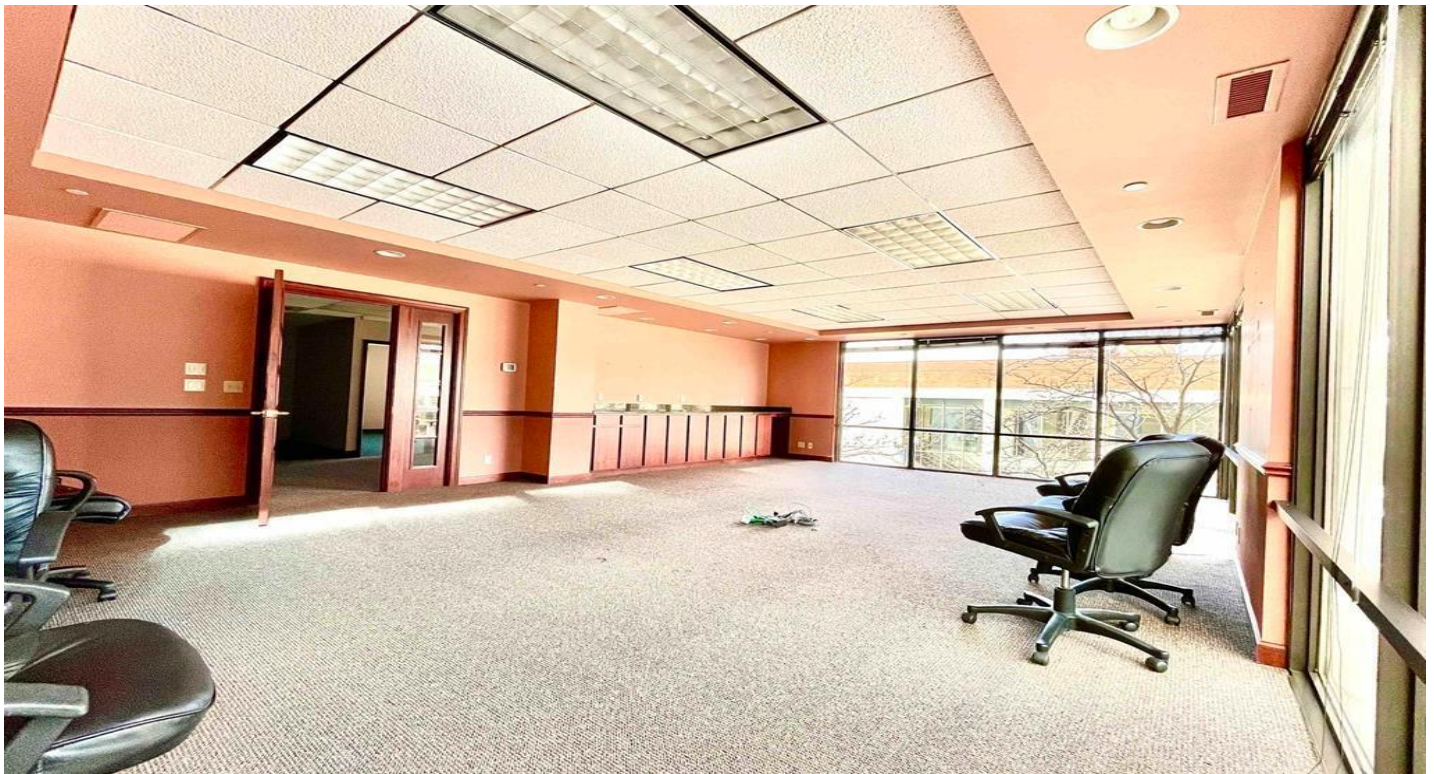
Professional drawing controls wall, door, and room layout.
Room 10 is the IT Room.
Upper former Room 14 is Kitchen; room below it is Room 14.
Dimensions/areas are from the supplied field sketch.
Not for construction, code, or architectural reliance.

Source layout: supplied professional third-floor plan. Measurements: supplied handwritten field sketch.

Revised per user corrections.

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INTERIOR PICTURES



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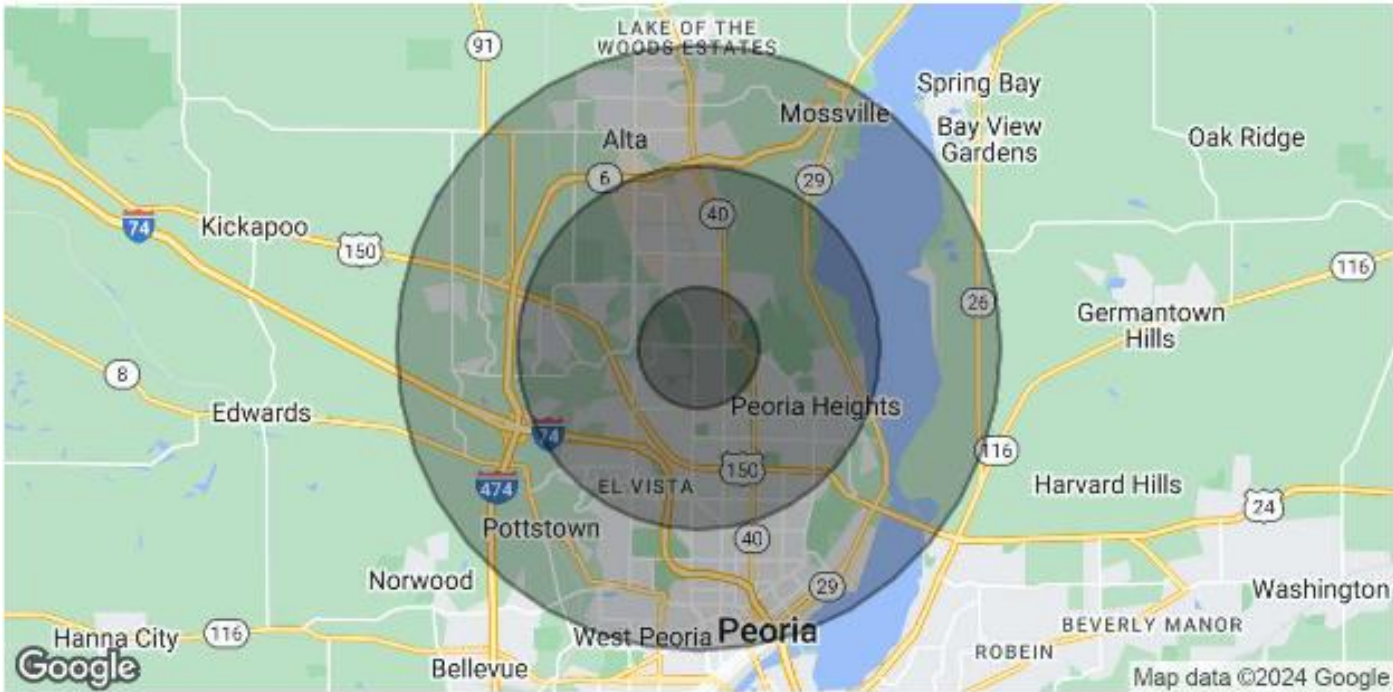
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PEORIA AREA DEMOGRAPHICS



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

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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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