

456 FULTON ST SECOND FLOOR

PEORIA, IL 61602



PROPERTY DESCRIPTION

Premium office space on the second floor of the Twin Towers Plaza. This office condominium is directly across the street from City Hall and the Peoria Civic Center, and within a two blocks of the County and Federal Courthouses. Close to everything downtown! Multiple offices and conference rooms. Ideal location for a law firm, financial services or any other professional office. There is a parking deck located below the building with an open retail mall area on the main floor. 6,396 Sq. Ft. with 3,285 of it currently leased to a law firm.

OFFERING SUMMARY

Sale Price:	N/A
Number of Units:	3
Floor Size:	6,396 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	1,057	3,599
Total Population	783	1,984	7, 4 74
Average HH Income	\$50,045	\$43,864	\$38,500

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED

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

FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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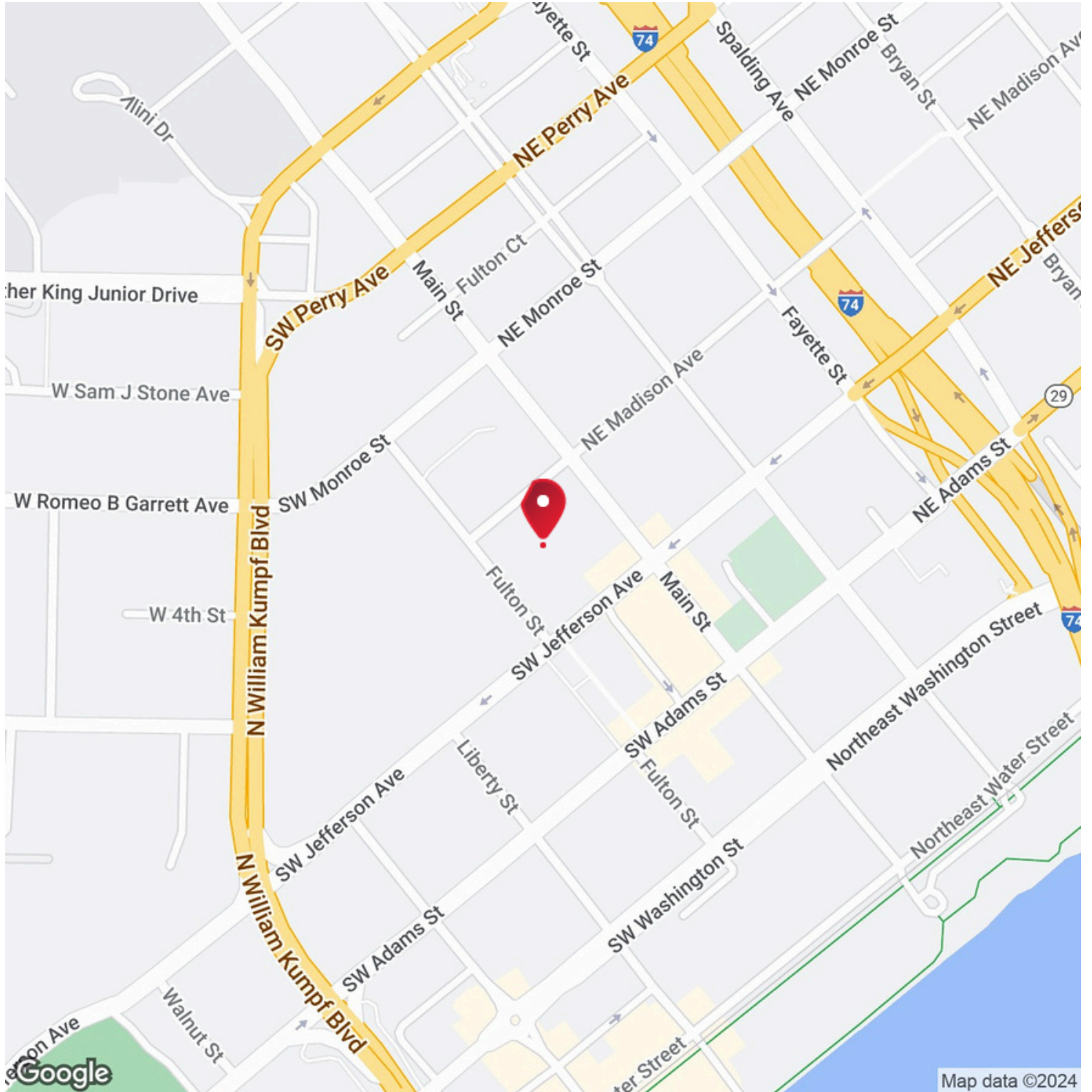
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LOCATION MAP

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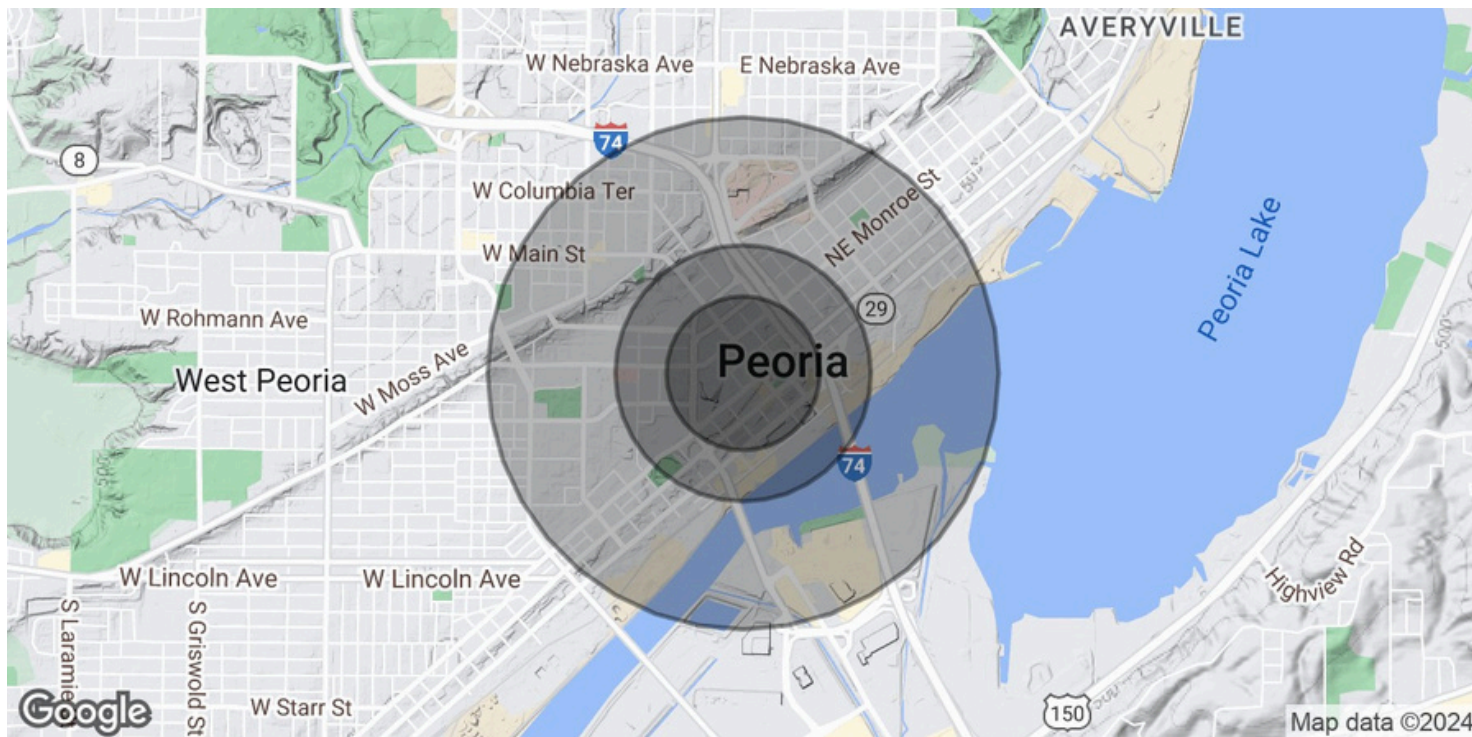
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456 FULTON ST STE 255

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	783	1,984	7, 4 74
Average Age	38	39	37
Average Age (Male)	38	38	36
Average Age (Female)	37	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	1,057	3,599
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$50,045	\$43,864	\$38,500
Average House Value	\$220,307	\$188,902	\$144,657

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



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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