

4809 Sheridan Rd

PEORIA, IL 61614



RE/MAX
COMMERCIAL®

TRADERS UNLIMITED

FOR SALE | 4809 SHERIDAN RD

ASKING PRICE: \$525,000



EXECUTIVE SUMMARY

Office/retail Investment Opportunity - The Holistic Health Center of Peoria, located at 4809 N. Sheridan Road, is a fully leased property anchored by a chiropractic office and has 4 other tenant leases that provide other health and wellness services. The building is 4,586 square feet in total with 3,669 square feet on the main level and 917 square feet in the lower level that includes classroom and training spaces used by tenants. The parking lot has easy access from Sheridan Road and includes 33 parking spaces. The property includes a large monument sign, and ADA accessible ramps and doors.



4,586
TOTAL SF



OFFICE
RETAIL
INVESTMENT
PROPERTY TYPE



33
PARKING
SPACES



C-1
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	4809 Sheridan Rd
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-20-427-016, 14-20-427-017
PROPERTY TYPE	Office, Retail, Investment
ZONING	C-1
TOTAL LOT ACRES	0.57
TOTAL SF	4,586
ANNUAL TAXES	\$17,390.98
YEAR BUILT	1980



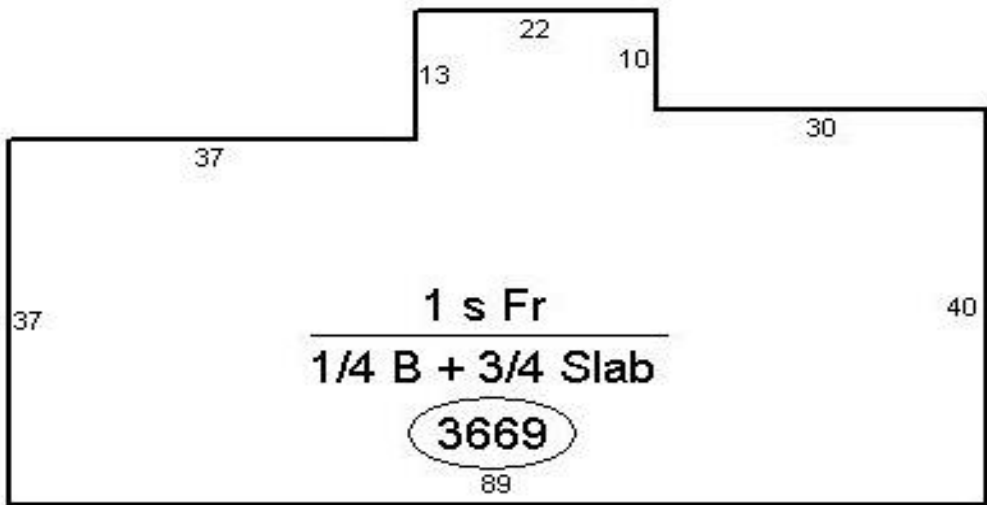
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FLOOR PLAN



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EXTERIOR PICTURES



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INTERIOR PICTURES



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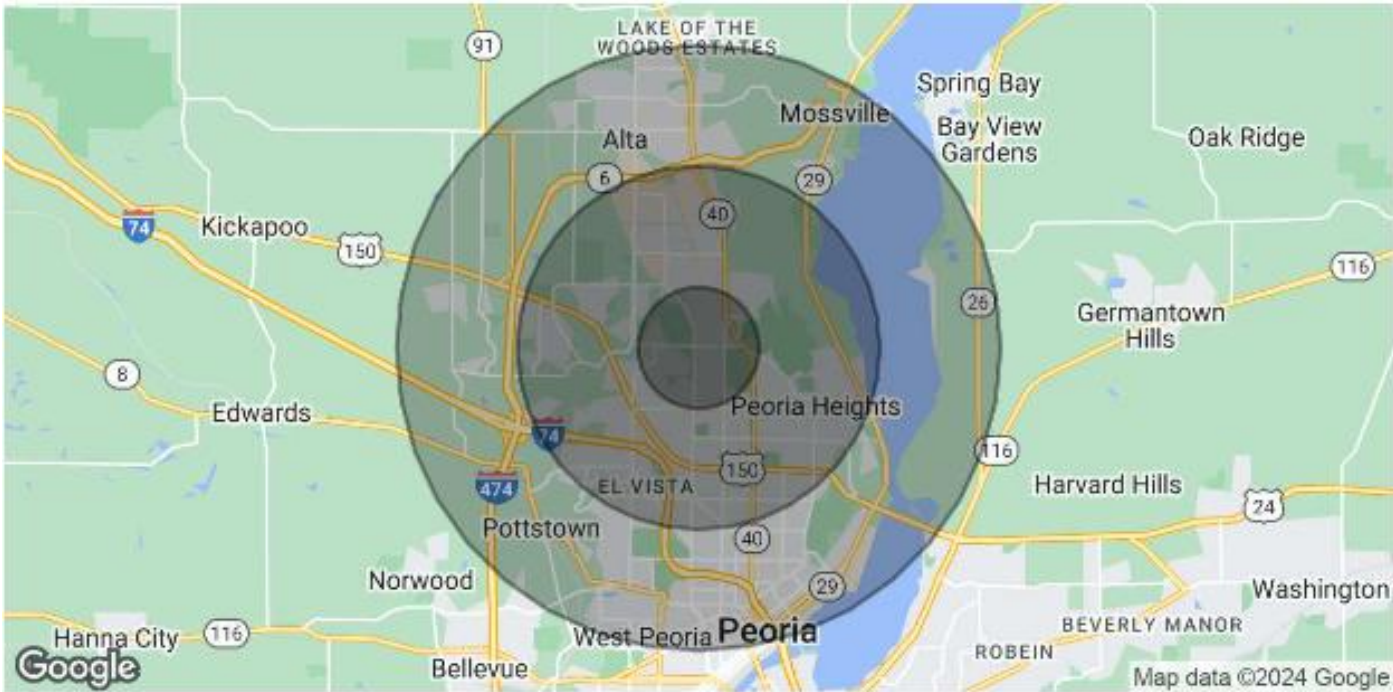
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PEORIA AREA DEMOGRAPHICS



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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