

502 E War Memorial Dr

PEORIA, IL 61614



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 502 E WAR MEMORIAL DR

ASKING PRICE: \$349,900



EXECUTIVE SUMMARY

Available for sale or lease (\$12/SF NNN), this high visibility, commercial building is prominently located on War Memorial/U.S. Route 150. Formerly EcoWater's Peoria location, this 3,475 sq. ft. brick building has office space, showroom space and warehouse space available with 2 restrooms and a large monument sign for maximum visibility. Traffic counts are reported by IDOT at 26,500 cars per day.



3,475
TOTAL SF



14
PARKING SPACES



1
UNITS



C-G
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

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FOR LEASE | 502 E WAR MEMORIAL DR

ASKING RATE: \$12.00/SF + NNN



EXECUTIVE SUMMARY

Now available for lease at \$12/SF + NNN, as well as for sale. High visibility, commercial building on War Memorial/U.S. Route 150. Formerly EcoWater's Peoria location, this 3,475 sq. ft. brick building has office space, showroom space and warehouse space available with 2 restrooms and a large monument sign for maximum visibility. Traffic counts are reported by IDOT at 26,500 cars per day. See <https://www.commercialpeoria.com/Search/Listing/PA1259213> for sale listing.



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EXTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

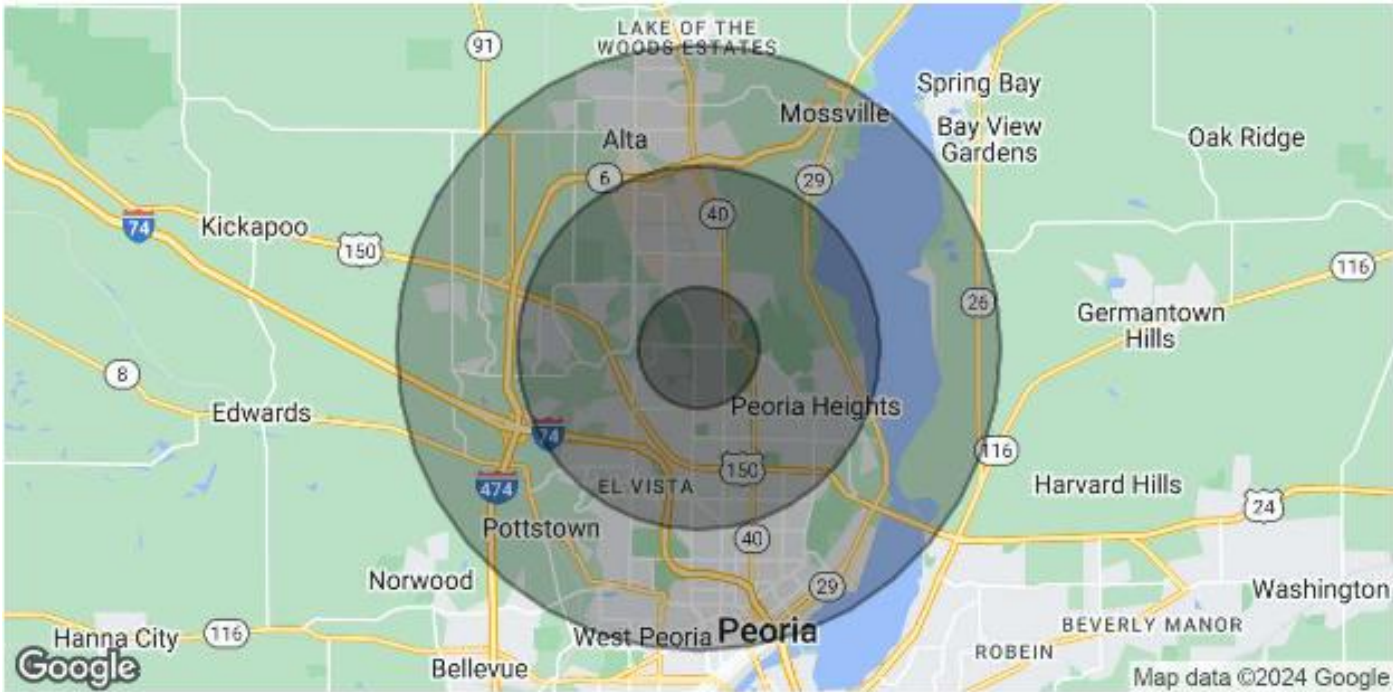
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INTERIOR PICTURES



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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COMMERCIAL®

TRADERS UNLIMITED



JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603