5113 N EXECUTIVE DR

PEORIA, IL 61614

RE/MAX COMMERCIAL®

TRADERS UNLIMITED

FOR LEASE | 5113 N EXECUTIVE DR

AVAILABLE SUITES: **103 - 106**

EXECUTIVE SUMMARY

Turnkey office suites available in the desirable professional park off Glen Avenue conveniently between University Street and Knoxville Avenue intersections. Suite 103 is on the main level. All suites share common restrooms and entrances. Suites 105 and 106 are on the lower level and feature new flooring and new paint throughout. Each suite on the lower level has offices and conference rooms. The property is zoned OT. Please reach out to the listing agents for additional information.

4,354
AVAILABLE SF

OFFICE
PROPERTY TYPE

2
AVAILABLE SUITES

11
AVAILABLE MICRO SUITES

CLICK HERE FOR LINK TO

- 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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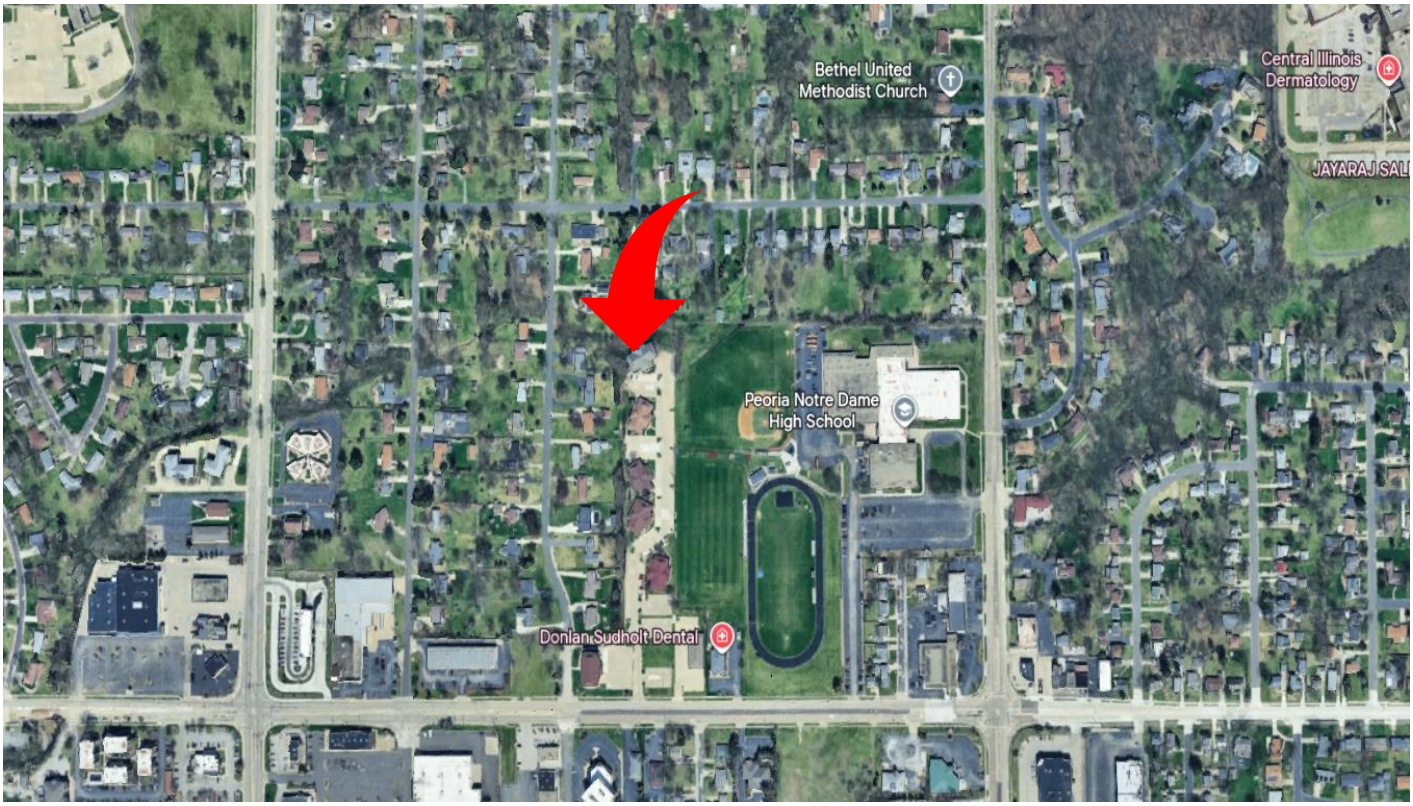
PROPERTY INFORMATION

ADDRESS	5113 N Executive Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-20-276-046
PROPERTY TYPE	Office
ZONING	OT
TOTAL LOT ACRES	0.44
AVAILABLE SUITES	2
AVAILABLE MICRO SUITES	11



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE	NOTES
103	405	Gross	$895 (Utilities Included)	Get 1 month FREE when you sign a 2 year or more lease term! All-inclusive rent of $895 for your next office space! Need a private office and reception area for your business? Suite 103 has a spacious office with a large picture window facing the wooded rear area of the property. The office has a connected reception or 2nd office area with small kitchenette. Layout is perfect for extra privacy for your clients as they can come into the waiting area from one door and after their appointment they can exit directly to the hall from your office without needing to interact with your next appointment. Building has common area bathrooms and kitchenette. Rent is $895 with utilities included.
105	2,243	Net	$9.00 / SF + NNN	Freshly renovated office suite on the lower level in a professional office park. Suite 105 consists of 6-7 offices with 2 of those offices being large enough for a conference room or training/community room. Suite has a private kitchenette and break area with common area restrooms right outside the suite. Lower level is accessed via either set of stairs from the main floor. The lower level is a walk-out level to the rear of the building. Floor plans are available upon request.

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AVAILABLE MICRO SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE	NOTES
105-A	336	Gross	$500	Large, no window
105-B	238	Gross	$500	Large, 1 window
105-C	255	Gross	$600	Large, 2 windows
105-D	286	Gross	$600	Large, 2 windows
105-E	672	Gross	$700	E, F, & Reception area – no windows, 4 areas/rooms, must walk through some to get to the other
106-A	350	Gross	$350	Small (but slightly larger and B, C, & D), no window
106-B	72	Gross	$300	Small, no window
106-C	72	Gross	$300	Small, no window
106-D	63	Gross	Leased	Small, no window
106-E	150	Gross	$500	Large, 1 window
106-F	195	Gross	$400	Large, no window

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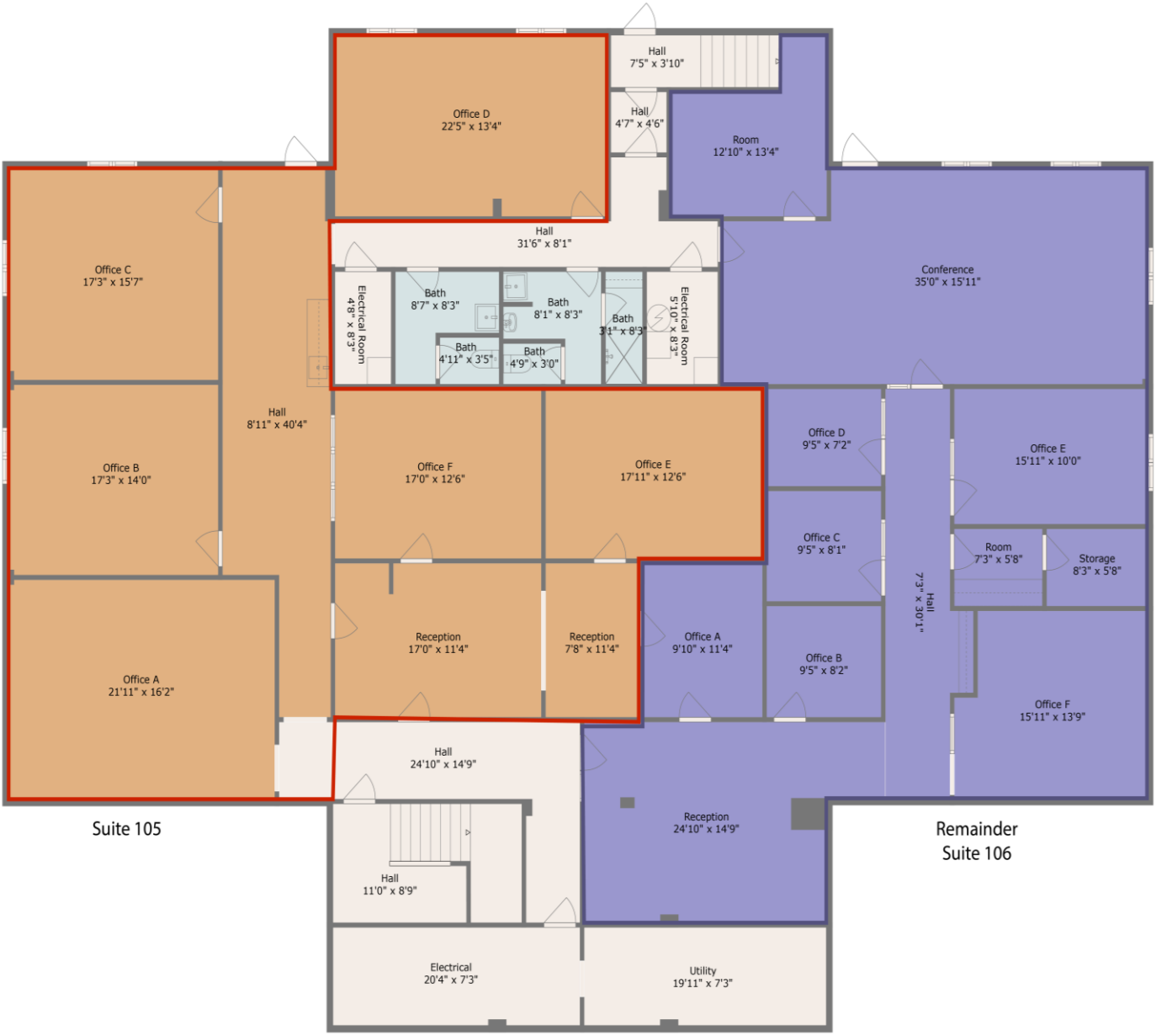
FLOORPLANS – SUITE 105 & 106



Measurements Are Deemed Highly Reliable But Not Guaranteed

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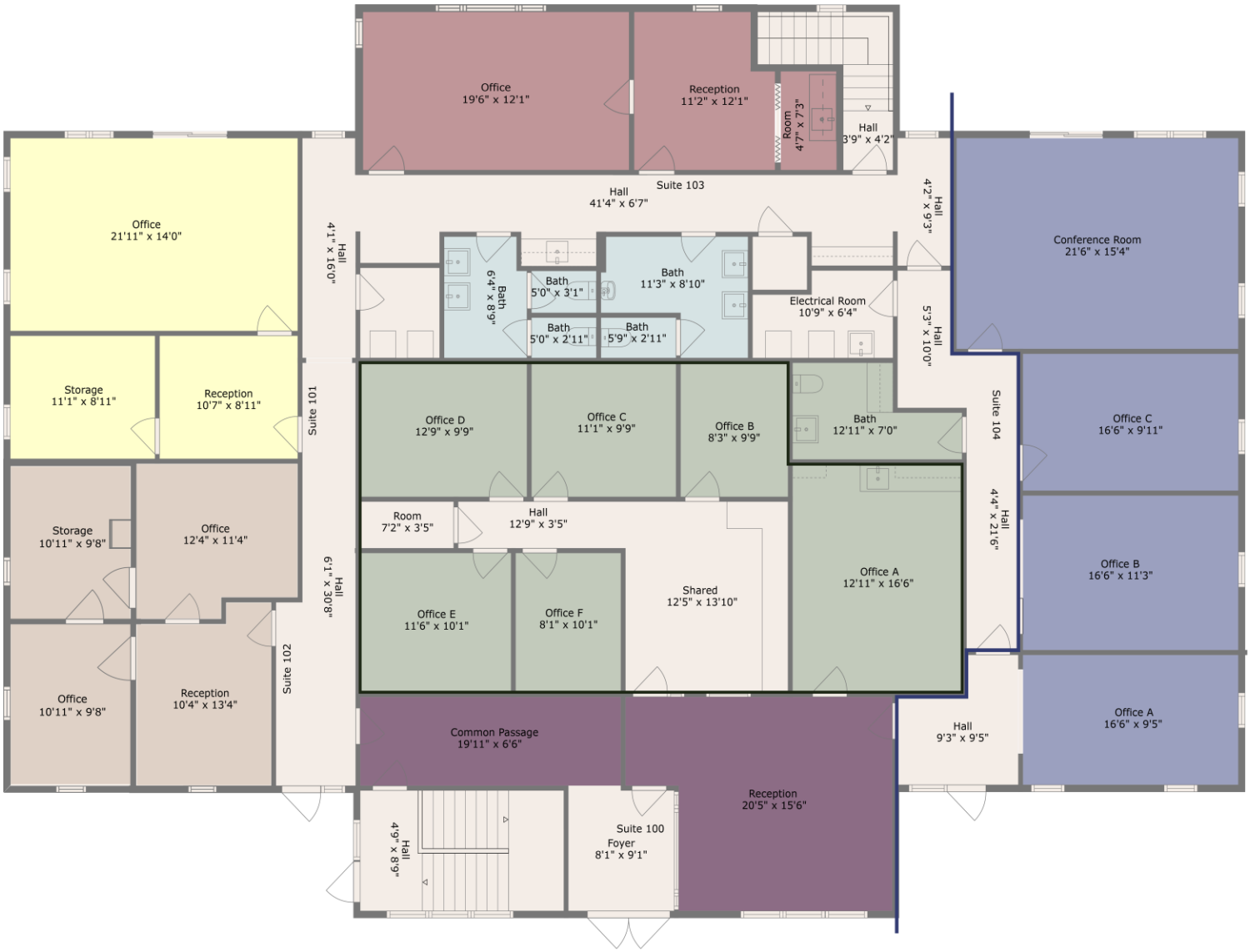
FLOORPLANS – UPPER LEVEL



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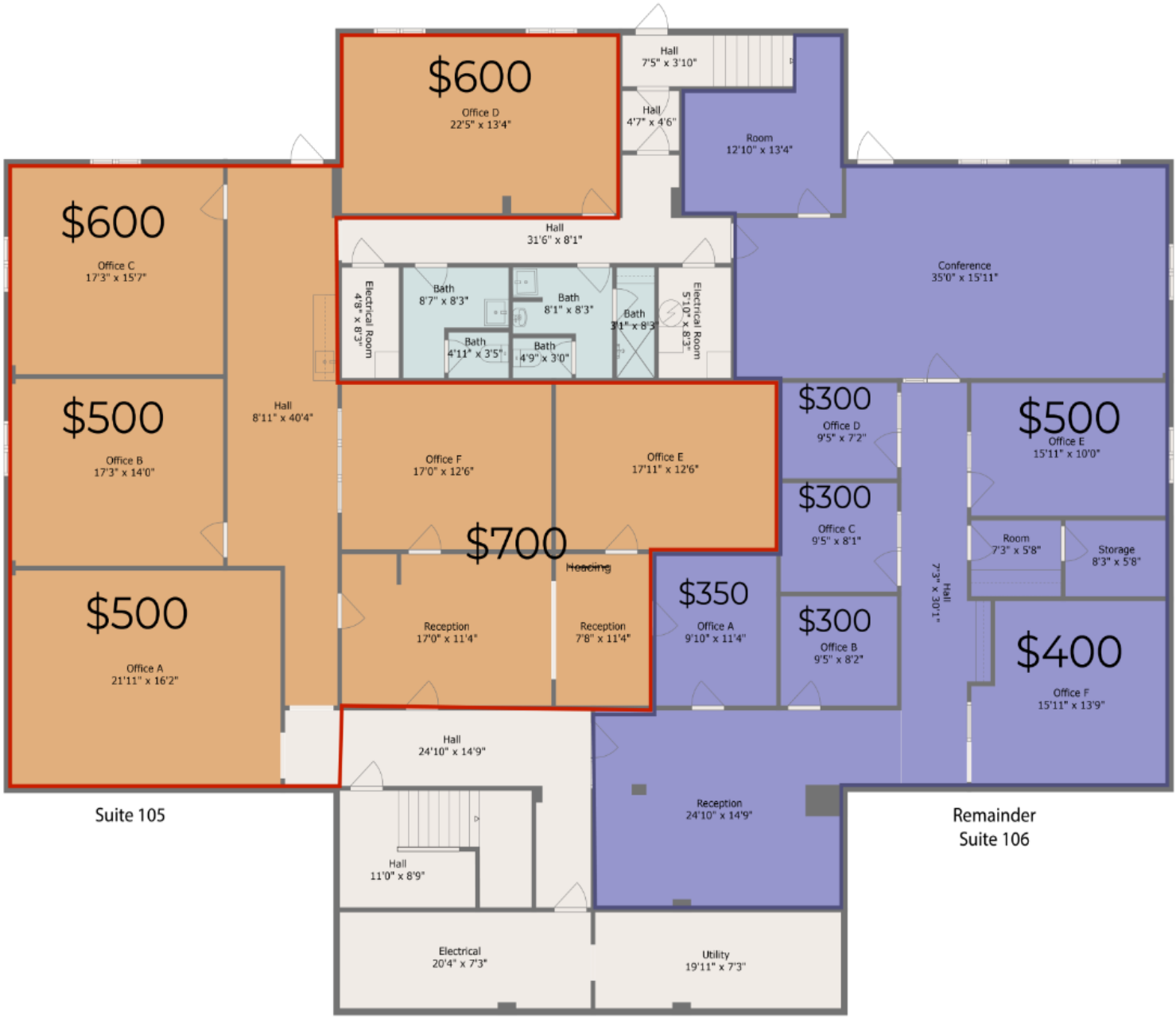
FLOORPLANS – MICRO SUITES



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EXTERIOR PICTURES

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STEVE REED
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INTERIOR PICTURES – SUITE 103

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
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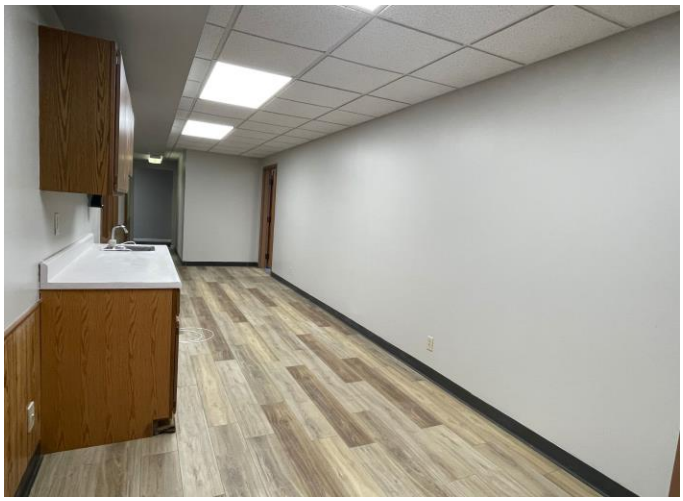
INTERIOR PICTURES – SUITE 105



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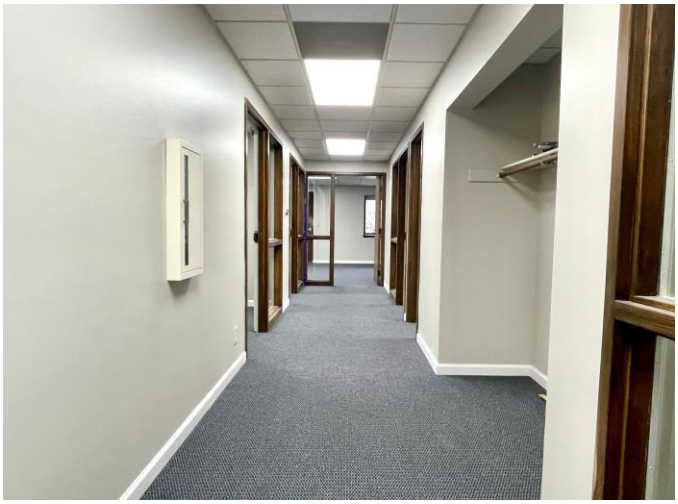
INTERIOR PICTURES – SUITE 106



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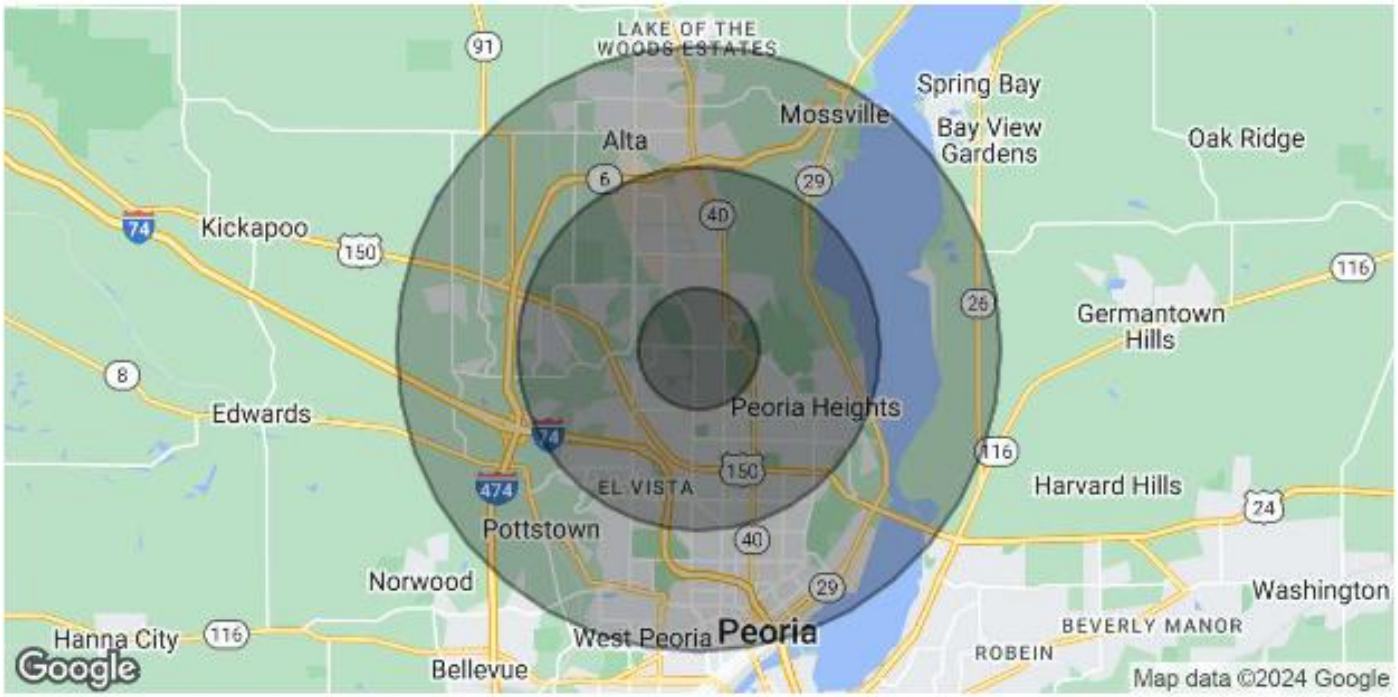
PEORIA AREA DEMOGRAPHICS



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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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