

6035 N Knoxville Avenue

PEORIA, IL 61614



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 6035 N KNOXVILLE AVE

ASKING RATE: \$17.00 - \$17.50/SF + NNN



EXECUTIVE SUMMARY

Suites 103 and 105 at Keller Station are now available for lease. Suite 103 is a second generation, updated salon suite. It features tons of natural lights from large front and rear windows, three salon stations, closet/storage space, four private service rooms, a kitchenette, ADA restroom and more. There are currently stylists and service providers who could be interested in staying and renting a booth/room from the next tenant/operator. ***There is an active business in the suite – all showings must be arranged in advance with listing agent. Suite 105 is 2,396 SF and is ideal for retail or office and features loads of natural light. This end unit is at the main entrance to Keller Station, directly across from CxT Coffee, and enjoys great traffic and high visibility. The layout features a large entry room, two large rooms for offices or retail spaces, storage rooms and restrooms. ***There is an active business in the suite - all showings must be arranged in advance with listing agent(s). Current tenants are in place through 10/31/2026.



4,138
AVAILABLE SF



**OFFICE
RETAIL**
PROPERTY TYPE



2
AVAILABLE
UNITS



C-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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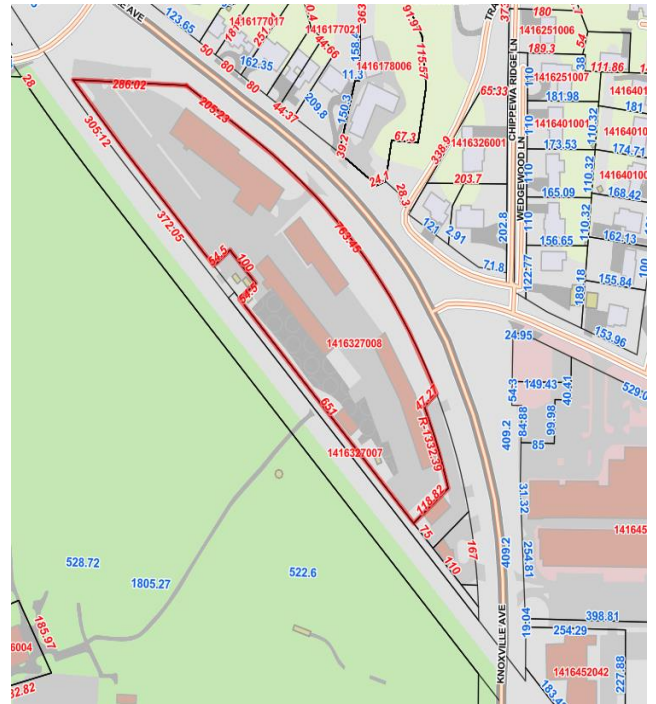
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PROPERTY INFORMATION

ADDRESS	6035 N Knoxville Ave
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-16-327-008
PROPERTY TYPE	Office, Retail, Other
ZONING	C-1
TOTAL LOT ACRES	7.09
AVAILABLE UNITS	2
AVAILABLE SF	4,138



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE PSF (ANNUALLY)	NOTES
103	1,742	Net	\$17.00 + \$6.95 NNN	This second generation, updated salon suite at Keller Station is now available for lease. It features tons of natural lights from large front and rear windows, three salon stations, closet/storage space, four private service rooms, a kitchenette, ADA restroom and more. There are currently stylists and service providers could be interested in staying and renting a booth/room from the next tenant/operator. ***There is an active business in the suite - all showings must be arranged in advance with listing agent.
105	2,396	Net	\$17.50 + \$6.95 NNN	This 2,396 SF Suite at Keller Station is ideal for retail or office and features loads of natural light. This end unit is at the main entrance to Keller Station, directly across from CxT Coffee, and enjoys great traffic and high visibility. The layout features a large entry room, two large rooms for offices or retail spaces, storage rooms and restrooms. ***There is an active business in the suite - all showings must be arranged in advance with listing agent(s). Current tenants are in place through 10/31/2026.

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EXTERIOR PHOTOS – SUITE 103



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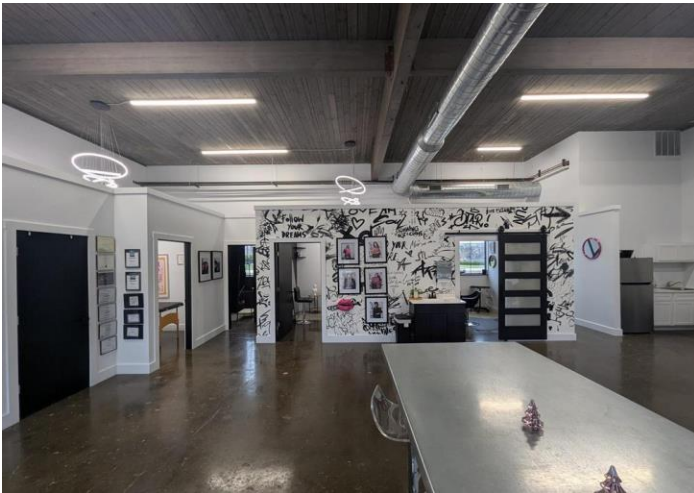
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INTERIOR PHOTOS - SUITE 103



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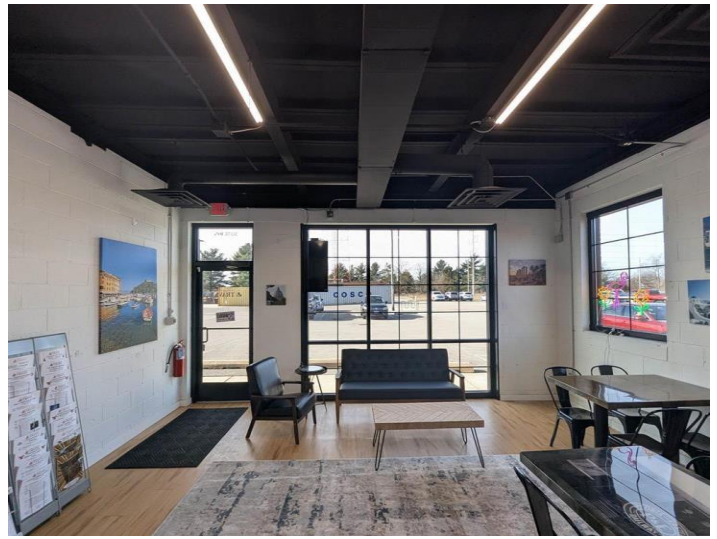
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INTERIOR PHOTOS - SUITE 105



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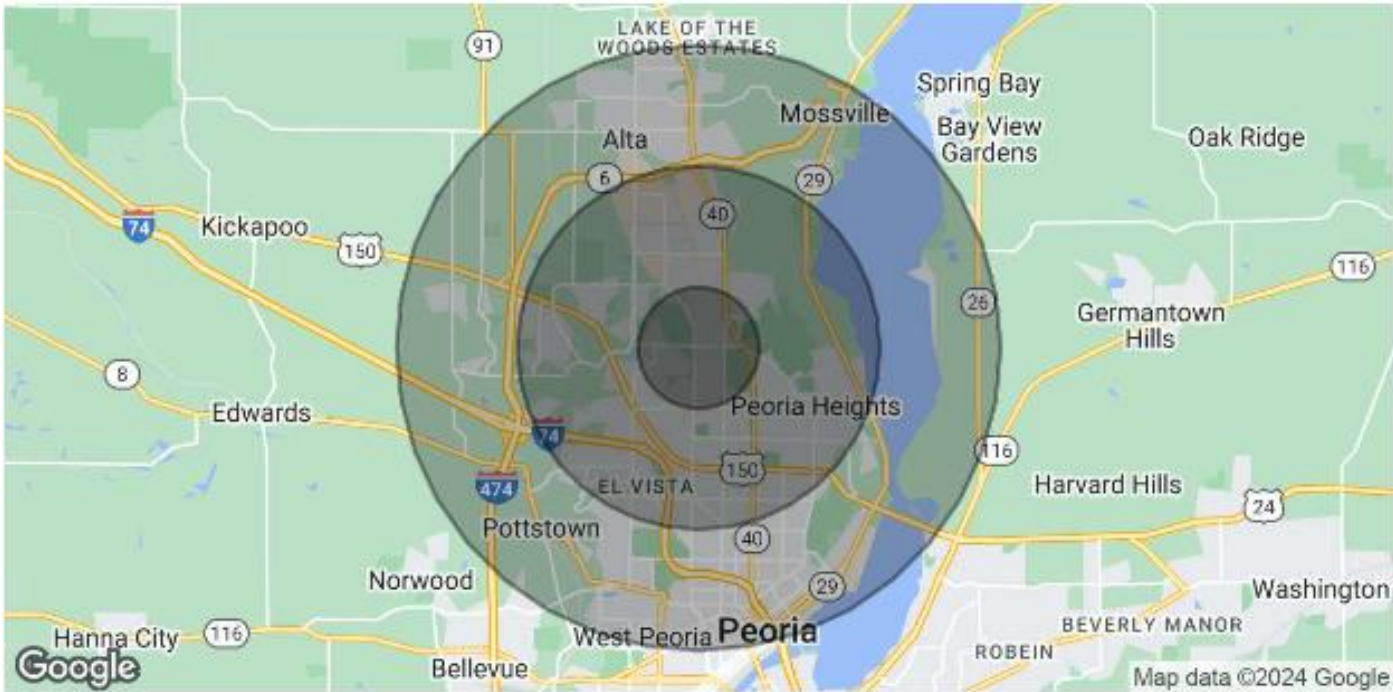
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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