



611 Margaret Street

is being offered at

\$2,000 / Month

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to lease 611 Margaret Street in Pekin, IL.

The flexible downtown office space can be single or multi-tenant to suit your needs. The property is a rare find with a 2-stall attached garage and up to 17 parking spaces! 611 Margaret has a privacy fencing around the courtyard area with many possible uses. Second floor can be used as residential and previously was 2 apartments. Recent improvements include a new roof, gutters and exterior paint in 2021.

LISTING METRICS

GROSS	4,280
LEASE TYPE	TOTAL SQUARE FEET
17	\$5.60
PARKING SPOTS	PRICE / SF
OS-1	PRIVATE
ZONING	OUTDOOR SPACE

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PROPERTY DESCRIPTION

ADDRESS	611 Margaret Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID	04-04-35-333-010
LOT SF	7,315

BUILDING INFORMATION

PROPERTY TYPE	Office
PROPERTY DIMENSIONS	32 X 52
STORIES	2
ZONING	OS-1
TOTAL GROSS SF	4,280
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	1
TOTAL UNITS	1
GARAGE PARKING	2
OUTDOOR PARKING	17



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COMMERCIAL REAL ESTATE

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



Mike O'Bryan

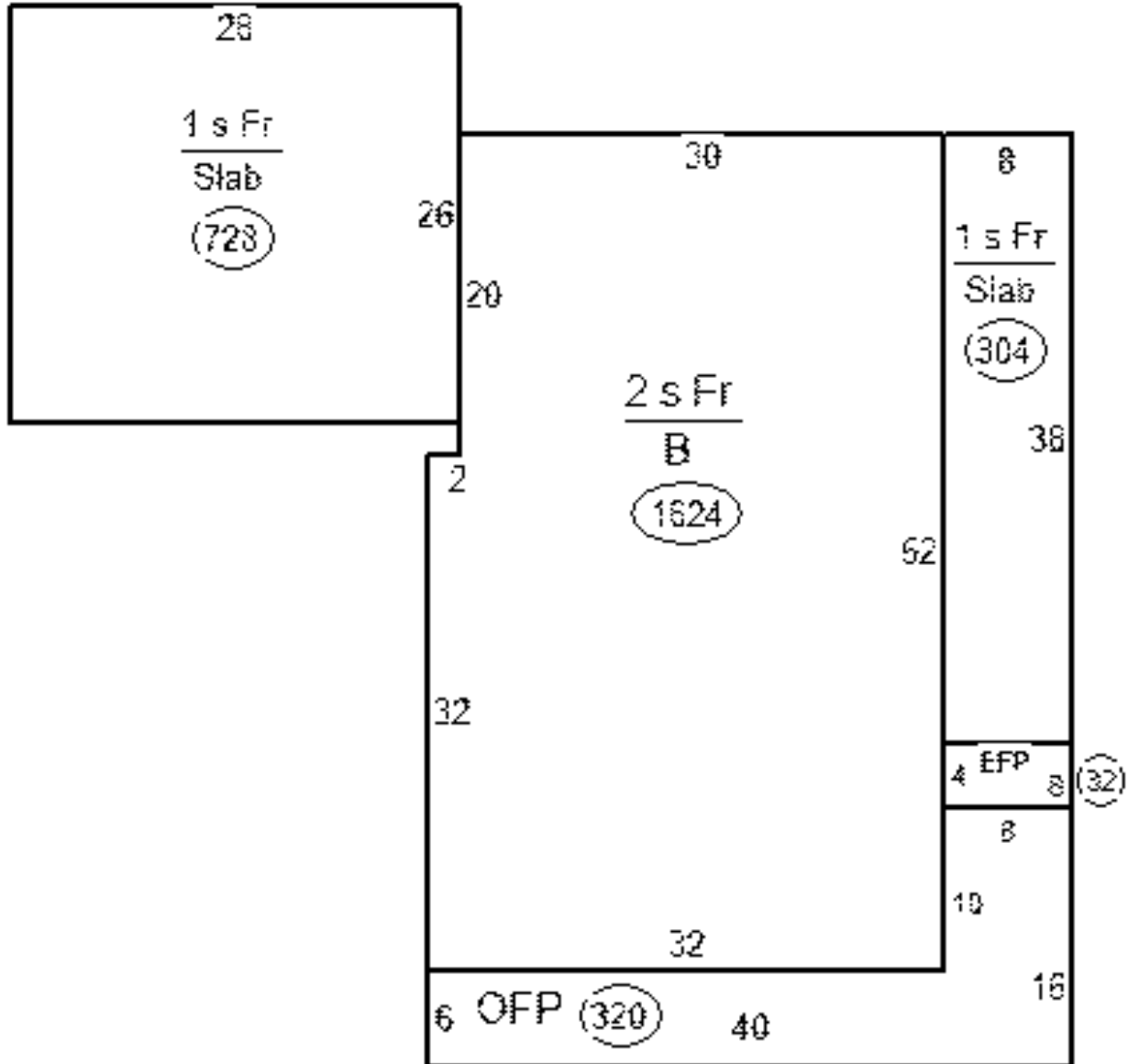
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GIS SKETCH



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DEMOGRAPHICS MAP & REPORT – PEKIN, IL



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap

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