

FOR SALE | 7211 N. Knoxville Avenue

ASKING PRICE: \$329,000



EXECUTIVE SUMMARY

This large office property has high visibility from frontage on Route 40/Knoxville Ave but with safe, easy access just one block from the lighted intersection at Bethany Way. The front entrance and parking lot is located on W Country Meadow Lane with a large monument sign on Knoxville for business awareness. The building totals over 7,896 SF (3,452 SF Main Level, 2,589 SF Upper Level, and 1,855 SF Lower Level) with 18 parking spaces on a 0.90 acre lot. The roof was completely replaced in May 2025 and the sale includes the Generac backup generator. The property has previously been a medical office as well as traditional office space. The interior is ready to be remodeled and renovated to suit the next owner's business needs. The current layout features a lobby, waiting room, reception area, 10-12 office spaces, boardroom, meeting room, kitchenette, and large workspaces. The lower level is mainly built out for storage and utilities.



7,896
TOTAL SF



\$42
PRICE /SF



0.9
ACRES



O-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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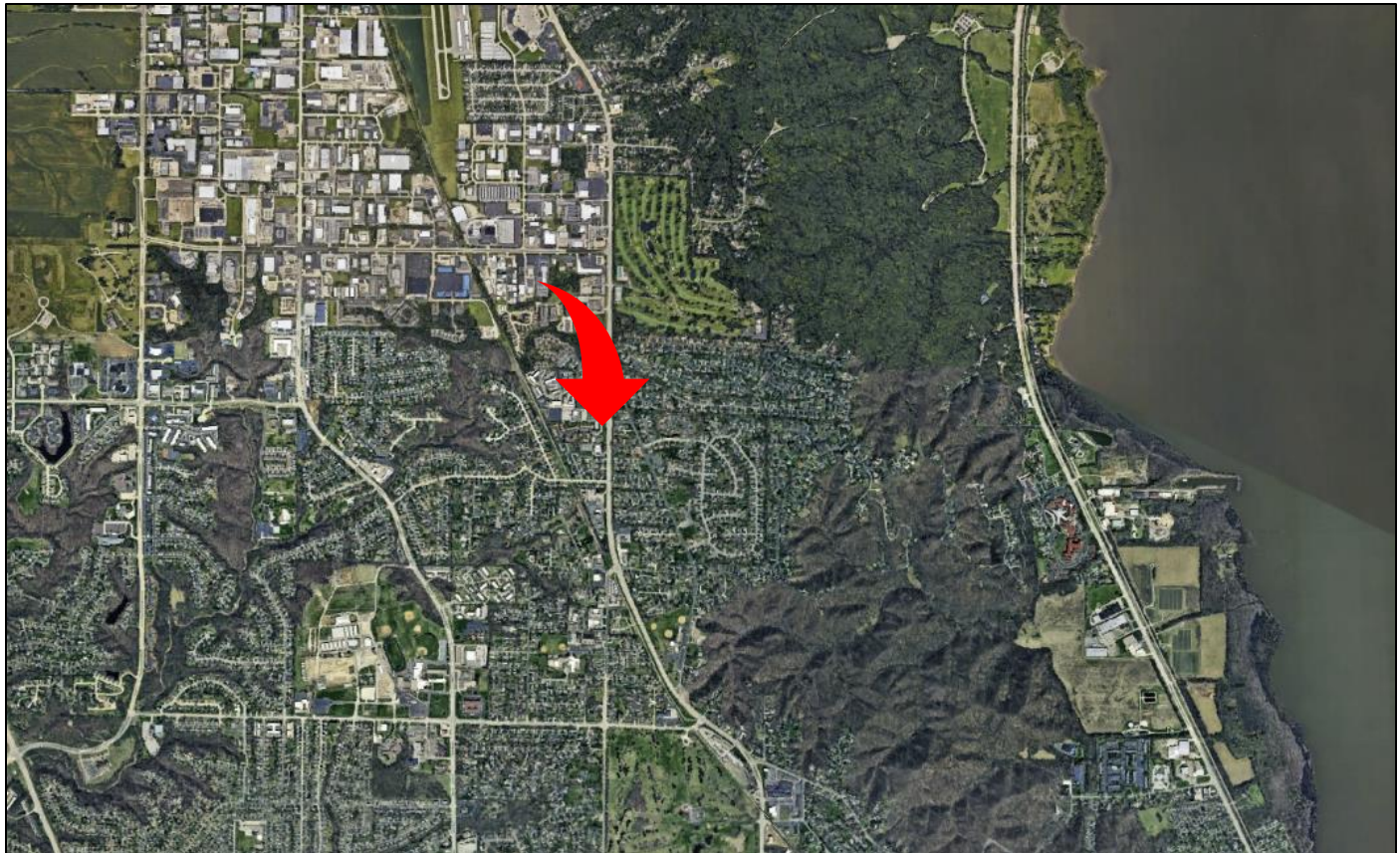
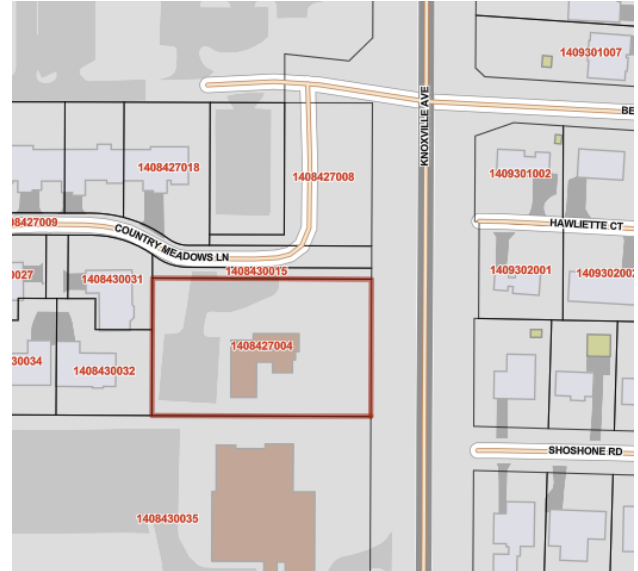
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PROPERTY INFORMATION

ADDRESS	7211 N. Knoxville Avenue
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-08-427-004
PROPERTY TYPE	Office Building
ZONING	O-1
TOTAL LOT ACRES	0.90
TOTAL BUILDING SIZE	7,896 SF
STORIES	2
YEAR BUILT	1930
ANNUAL TAXES (2024)	\$11,113.82



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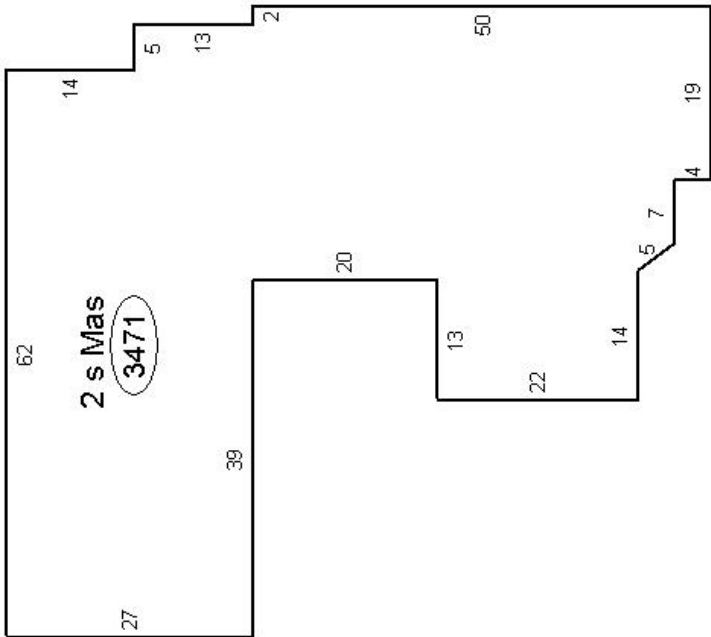
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FLOORPLANS

Country Meadows Ln



Knoxville
IL-40

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EXTERIOR PICTURES



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INTERIOR PICTURES



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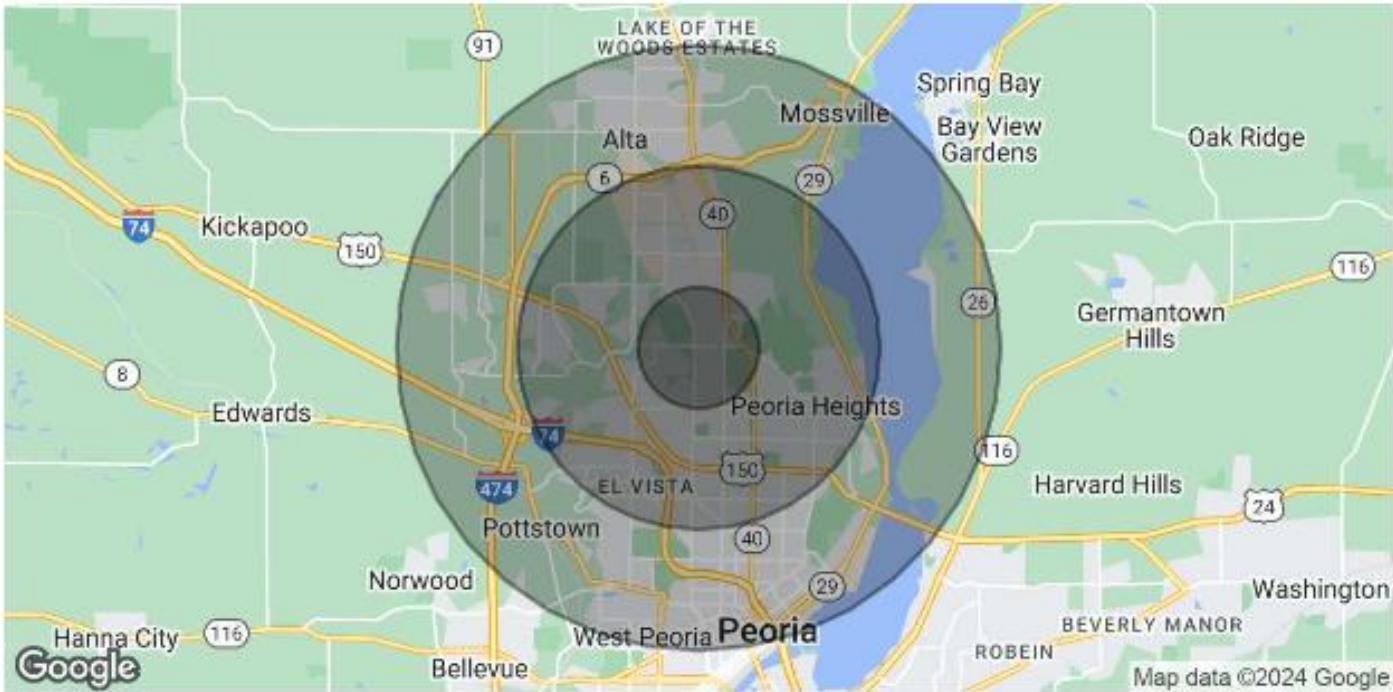
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PEORIA AREA DEMOGRAPHICS



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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