



## 7327 Radnor Road

is being offered at

# \$13.00 / SF

### PROPERTY DESCRIPTION

1,800 Sq. Ft. retail space available in North Peoria, located at the corner of Willow Knolls & Radnor Road with Weavers Fresh Food, Subway, Tropical Sno, Wild Birds, & Polished near many professional buildings, medical buildings, and retail as well as near Ridgeview School & Peoria Academy and Kellogg Golf Course. Great location for retail, office or restaurant space with drive thru already approved by city. Suite has wide open floor plan with 1 private office, 2 restrooms, utility closet and large windows to let natural light into the suite.

### LISTING METRICS

**1,800**  
TOTAL SF

**C-2**  
ZONING

**\$6.63**  
NNN /SF

**2012**  
YEAR BUILT

**AVAILABLE FOR  
IMMEDIATE  
OCCUPANCY**

#### Katie Kim

Tel: (309) 693-9900  
katie@thekimgroup.com

#### Justin Ball

Tel: (309) 323-0399  
justinashbyball@gmail.com

#### Jessica Ball

Tel: (309) 363-2929  
jessicaball@remax.net

#### Michael Kolbus

Tel: (309) 258-7746  
mkolbus@remax.net





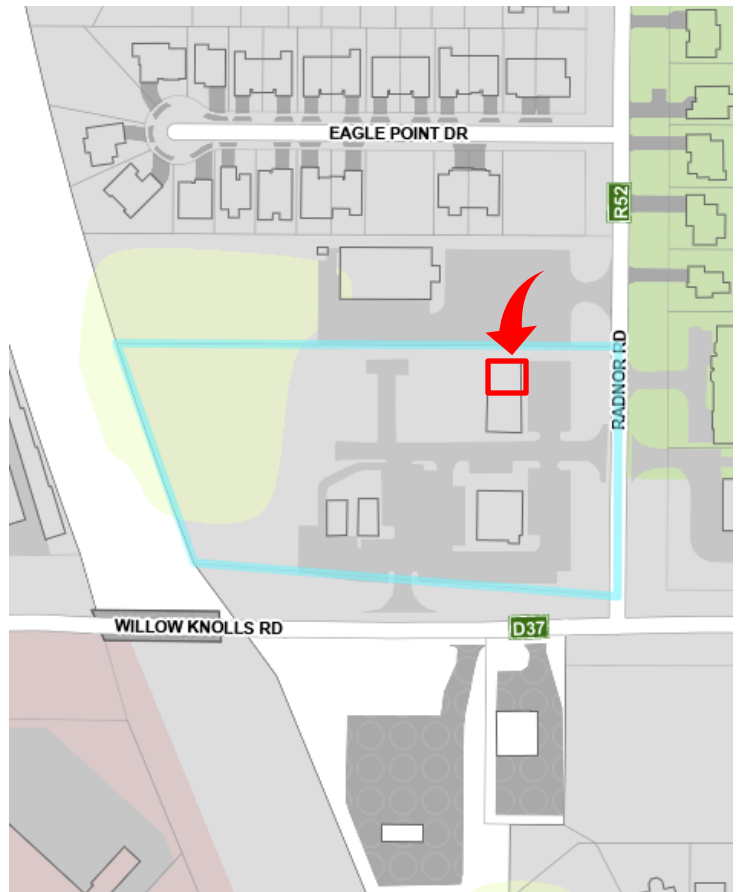
## PROPERTY DESCRIPTION

### LOCATION INFORMATION

<b>ADDRESS</b>	7327 N Radnor Road
<b>CITY / STATE / ZIP</b>	Peoria, IL 61615
<b>CROSS STREET</b>	Willow Knolls Rd
<b>PARCEL ID</b>	13-12-100-021

### BUILDING INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>AVAILABLE SF</b>	1,800
<b>TOTAL BLDG SF</b>	5,000
<b>STORIES</b>	1
<b>BATHROOMS</b>	2



Katie Kim  
Tel: (309) 693-9900

Justin Ball  
Tel: (309) 323-0399

Jessica Ball  
Tel: (309) 363-2929

Michael Kolbus  
Tel: (309) 258-7746

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE

**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED

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



## EXTERIOR PHOTOS



Katie Kim  
Tel: (309) 693-9900

Justin Ball  
Tel: (309) 323-0399

Jessica Ball  
Tel: (309) 363-2929

Michael Kolbus  
Tel: (309) 258-7746

O'BRYAN AND BALL  
COMMERCIAL REAL ESTATE



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



## INTERIOR PHOTOS



Katie Kim  
Tel: (309) 693-9900

Justin Ball  
Tel: (309) 323-0399

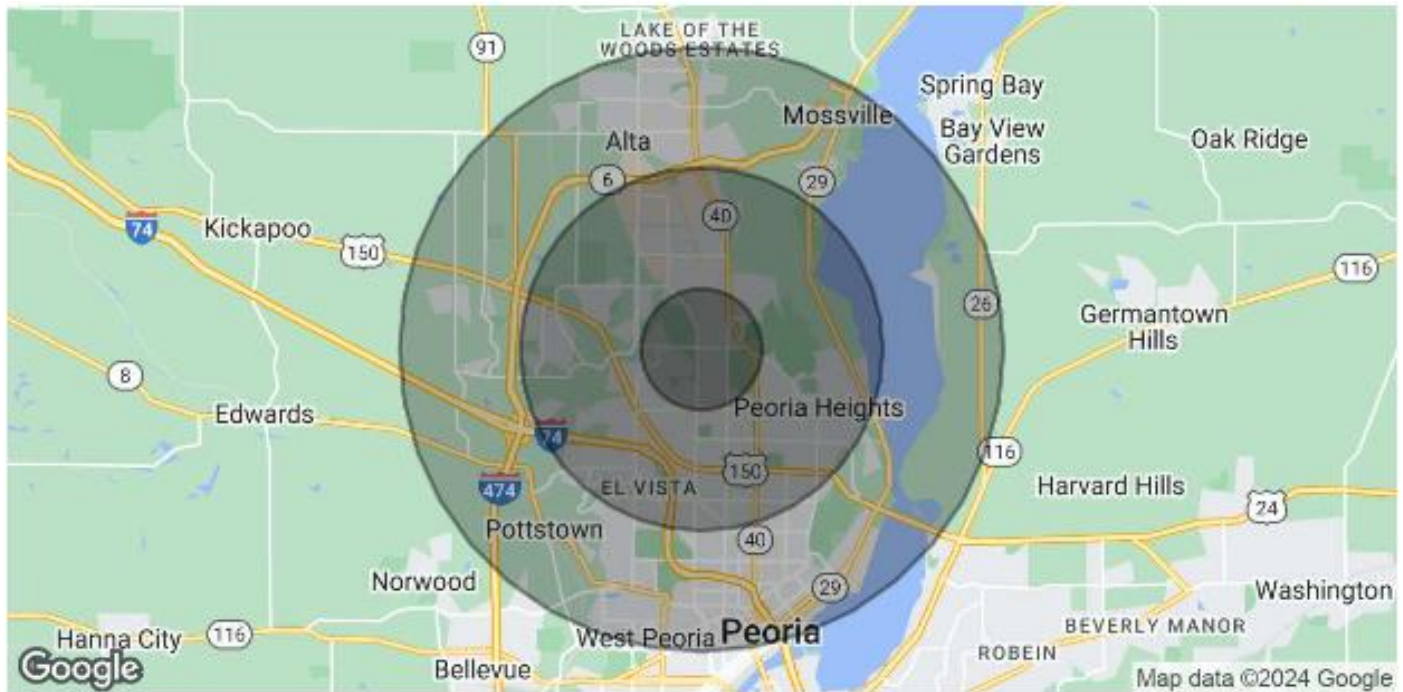
Jessica Ball  
Tel: (309) 363-2929

Michael Kolbus  
Tel: (309) 258-7746

O'BRYAN AND BALL  
COMMERCIAL REAL ESTATE  
**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED

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

## DEMOGRAPHICS MAP & REPORT – PEORIA, IL



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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



Katie Kim  
Tel: (309) 693-9900

Justin Ball  
Tel: (309) 323-0399

Jessica Ball  
Tel: (309) 363-2929

Michael Kolbus  
Tel: (309) 258-7746

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE







Is your business looking for the right location and can't find anything that fits?  
Let us Design/Build something for your business in our "Future Development" area on the Willow Knolls & Radnor campus. Call us today to discuss your business needs and what it could look like to locate your business here.



**Katie Kim**  
CEO / Designated Managing  
Broker - The Kim Group  
Tel: (309) 693-9900  
Katie@thekimgroup.com



**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



**Michael Kolbus**  
Broker, REALTOR  
Tel: (309) 258-7746  
MKolbus@remax.net

[www.CommercialPeoria.com](http://www.CommercialPeoria.com)

3622 N Knoxville Avenue, Peoria, IL 61603