



## 8218 N. University St

is being offered for lease at

# \$8.00 / SF

### EXECUTIVE SUMMARY

Hair salon suite available for lease. Suite has shampoo bowls roughed-in, 2 restrooms (1 ADA), breakroom area and storage and a great open layout with large windows for natural light. This suite can remain as a hair salon or easily be converted into an open office or retail use as well as there are other similar businesses within the building. Easily visible from university and walk-in access to the front door for your clients. Join our community of businesses and take advantage of ample parking, professional property management, and the opportunity to grow your business. Don't miss out on securing this ideal office/retail suite!

### LISTING METRICS

**NET**  
LEASE TYPE

**760**  
AVAILABLE SF

**\$2.25**  
PASSTHROUGH / SF

**I-1**  
ZONING

**AVAILABLE FOR  
IMMEDIATE POSSESSION**

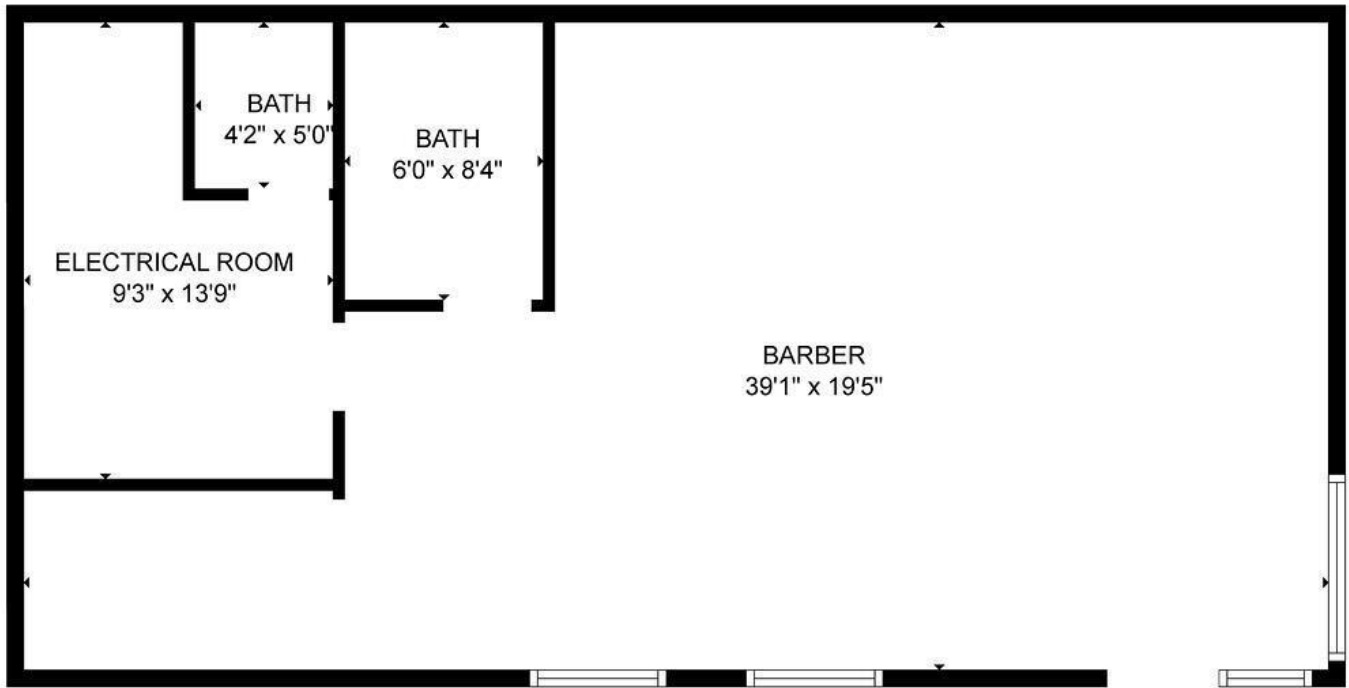
**Katie Kim**  
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katie@thekimgroup.com

**Justin Ball**  
(309) 323-0399  
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**Jessica Ball**  
(309) 363-2929  
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**Michael Kolbus**  
(309) 258-7746  
mkolbus@remax.net

## FLOORPLAN



TOTAL = 760 SF



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**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



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Justin Ball  
Tel: (309) 323-0399

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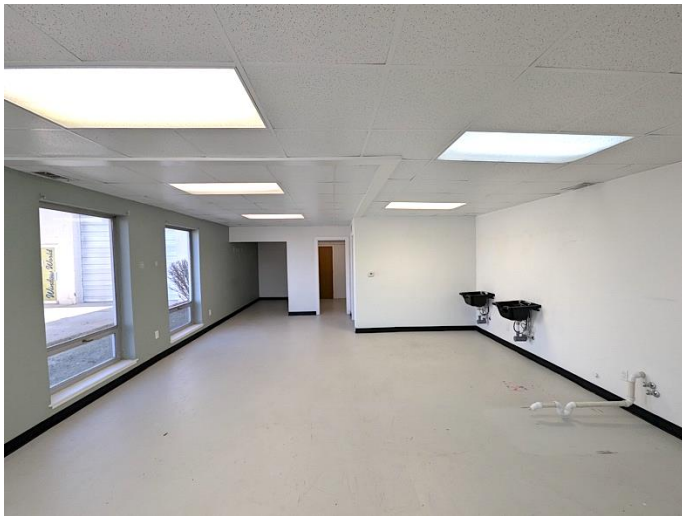
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8218 N. UNIVERSITY STREET

### PROPERTY DETAILS

|                     |                           |
|---------------------|---------------------------|
| ADDRESS             | 8218 N. University Street |
| CITY / STATE / ZIP  | Peoria, IL 61615          |
| PARCEL ID           | 14-05-303-001             |
| LOT ACRES           | 2.85                      |
| PROPERTY TYPE       | Retail / Office           |
| STORIES             | 1                         |
| ZONING              | I-1                       |
| TOTAL BUILDING SF   | 36,640 SF                 |
| <b>AVAILABLE SF</b> | <b>760 SF</b>             |



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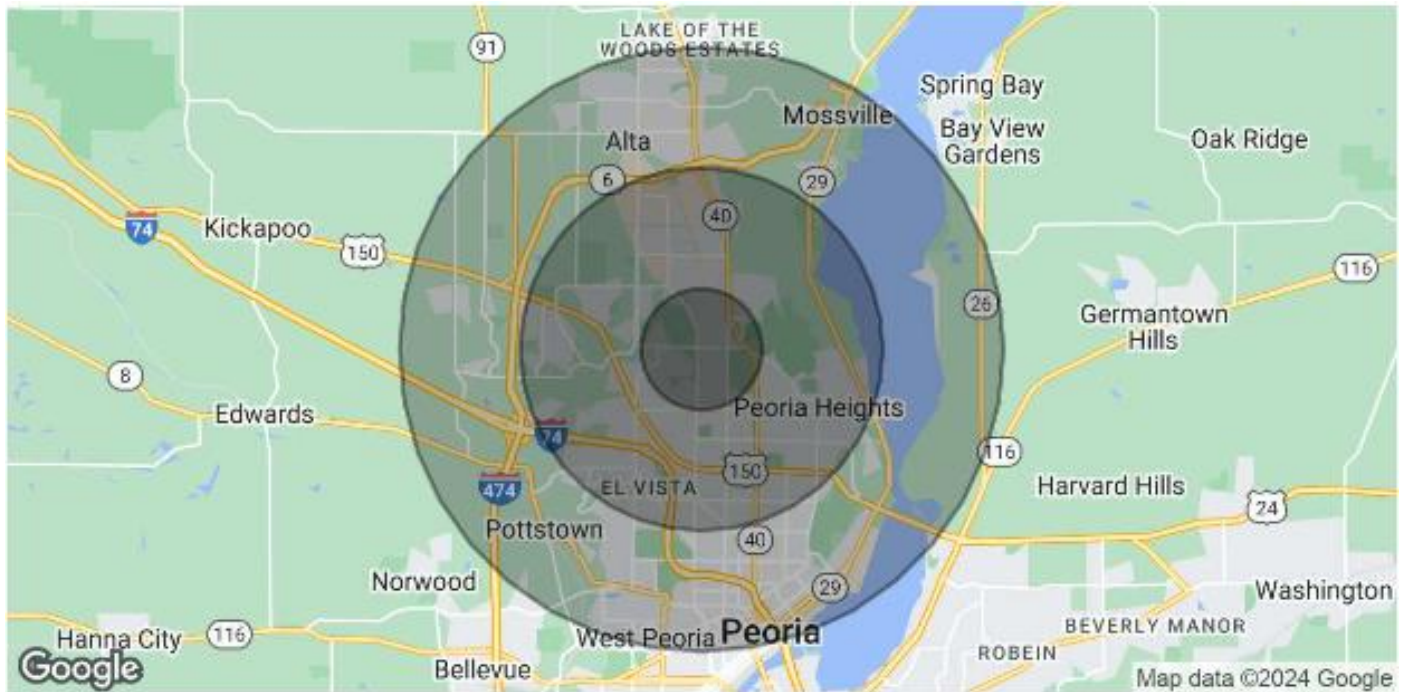
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## DEMOGRAPHICS MAP & REPORT – PEORIA, IL



| <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



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