



8826 N. University St

is being offered for lease at

\$8.00 / SF

EXECUTIVE SUMMARY

Introducing an opportunity for a small business seeking an office or retail suite in Pioneer Industrial Park! This 1200 sq. ft. office space offers visibility and ease of access off of University. Benefit from the convenience of being situated in a prime location with easy access to Interstate 74 and the advantages of the nearby Enterprise Zone. 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

1,200
AVAILABLE SF

\$2.25
PASSTHROUGH / SF

I-1
ZONING

**AVAILABLE FOR
IMMEDIATE POSSESSION**

Katie Kim
(309) 693-9900
katie@thekimgroup.com

Justin Ball
(309) 323-0399
justin.ball@remax.net

Jessica Ball
(309) 363-2929
jessicaball@remax.net

Michael Kolbus
(309) 258-7746
mkolbus@remax.net



8226 N University St

PROPERTY DETAILS

ADDRESS	8226 N. University Street
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID	14-05-303-001
LOT ACRES	2.85
PROPERTY TYPE	Office / Retail
STORIES	1
ZONING	I-1
TOTAL BUILDING SF	3,644 SF
AVAILABLE SF	1,200 SF



Katie Kim
Tel: (309) 693-9900

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

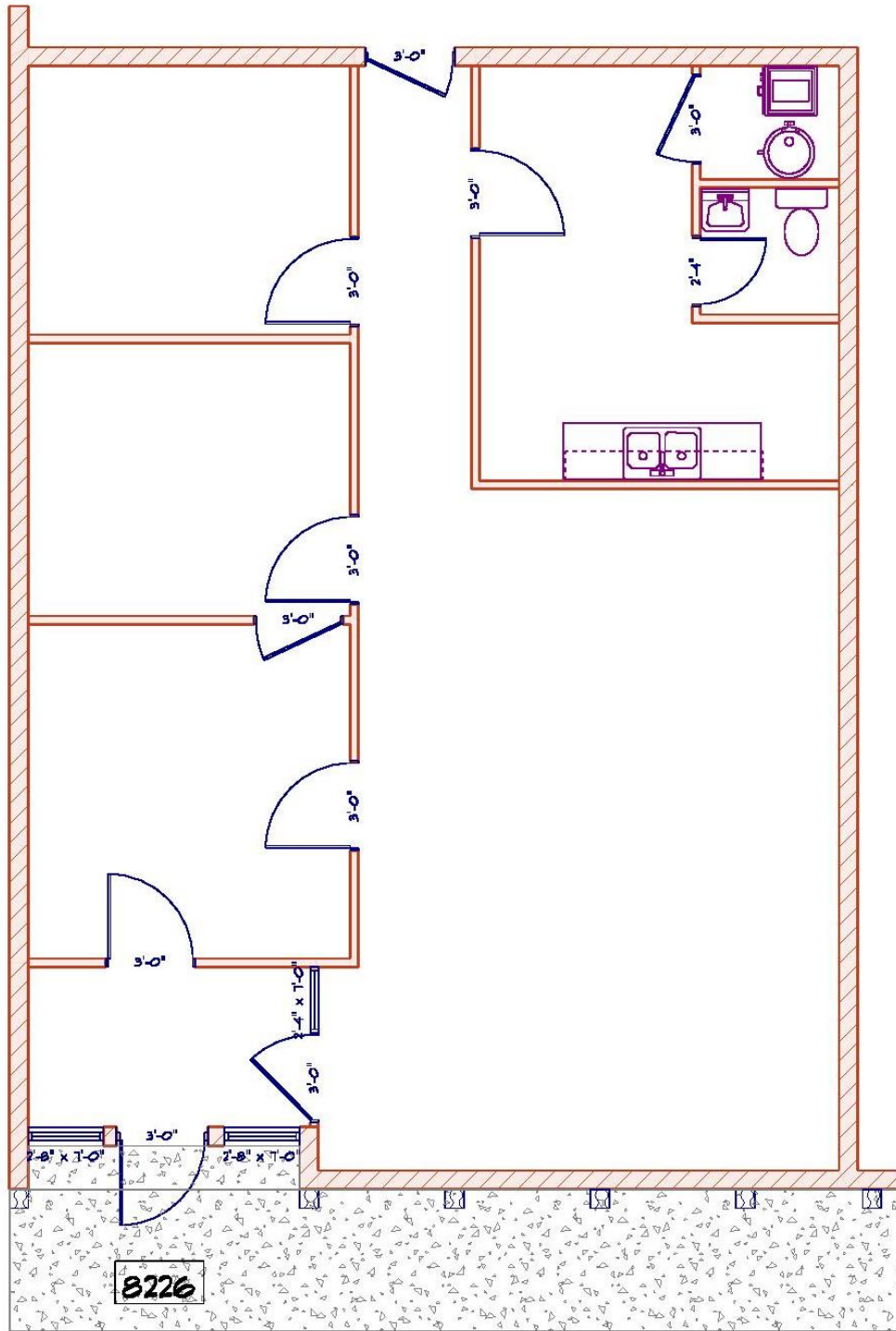
Michael Kolbus
Tel: (309) 258-7746

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

FLOORPLAN



NORTH UNIVERSITY STREET



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

EXTERIOR PHOTOS



Katie Kim
Tel: (309) 693-9900

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

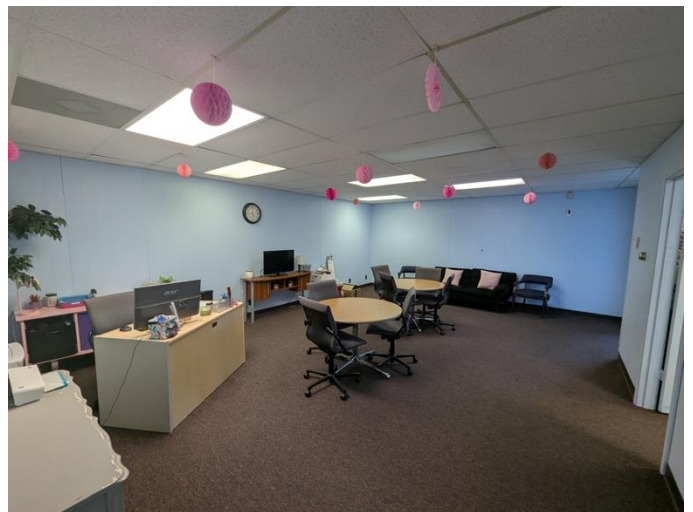
Michael Kolbus
Tel: (309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

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

INTERIOR PHOTOS



Katie Kim
Tel: (309) 693-9900

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

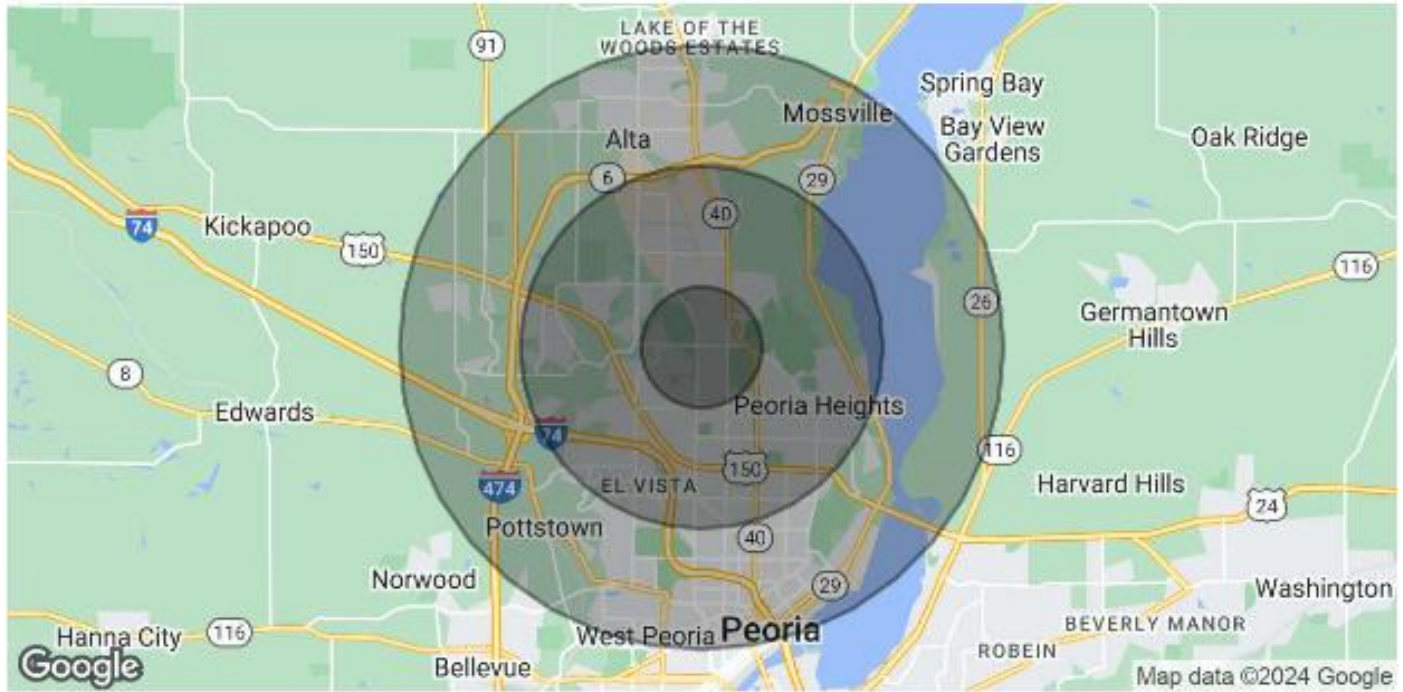
Michael Kolbus
Tel: (309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



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



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



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





O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



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
Lic #475.213462

www.CommercialPeoria.com

3622 N Knoxville Avenue, Peoria, IL 61603