



921 E War Memorial Drive - Units S & E

\$18.00 / SF

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to lease Units S & E at 921 East War Memorial Drive in Peoria Heights, IL. The property represents a prime retail location at the lighted intersection of War Memorial/Route 150 and N Monroe Ave., across the highway from the new Beck's gas station complex.

This high visibility, storefront space features daily traffic counts over 26,000. This 2,700 SF space features entrances and storefront on the War Memorial/Rte. 150 side of the building. The space could be combined with an additional 1,300 SF (currently built out for retail, facing Monroe Ave.. Both units feature mezzanine space, private restrooms, and shared utilities pro-rated psf.

LISTING METRICS FOR LEASE

Two (2)
Retail Units

4,000
TOTAL AVAILABLE SF

B-2
ZONING

\$4.00/SF
EST. PASS-THROUGH COST

NNN
LEASE TYPE

5 Years
LEASE TERM

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PROPERTY DESCRIPTION

ADDRESS:	921 East War Memorial Drive
CITY:	Peoria Heights
STATE/ZIPCODE:	Illinois, 61616
PARCEL ID:	14-27-155-030
CROSS STREETS:	SE Corner: War Memorial & Monroe
AVAILABLE UNITS:	2 (S & E)
AVAILABLE SF:	4,000 SF
GROSS BUILDING UNITS:	4
GROSS BUILDING SF:	12,048 SF
FLOORS:	2
LOT AREA:	35,720 SF (0.82 Acres)
ZONING:	B - 2
ANNUAL TAX BILL (2023):	\$22,390
TAX CLASS:	217



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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

FOR LEASE | Retail / Office

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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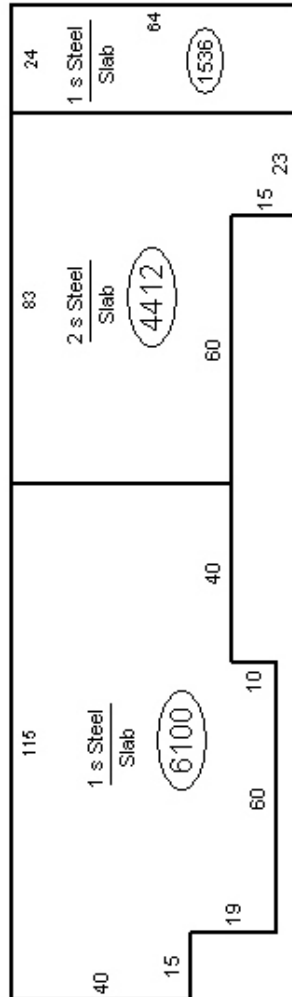
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FLOORPLANS

MONROE AVENUE



WAR MEMORIAL DRIVE

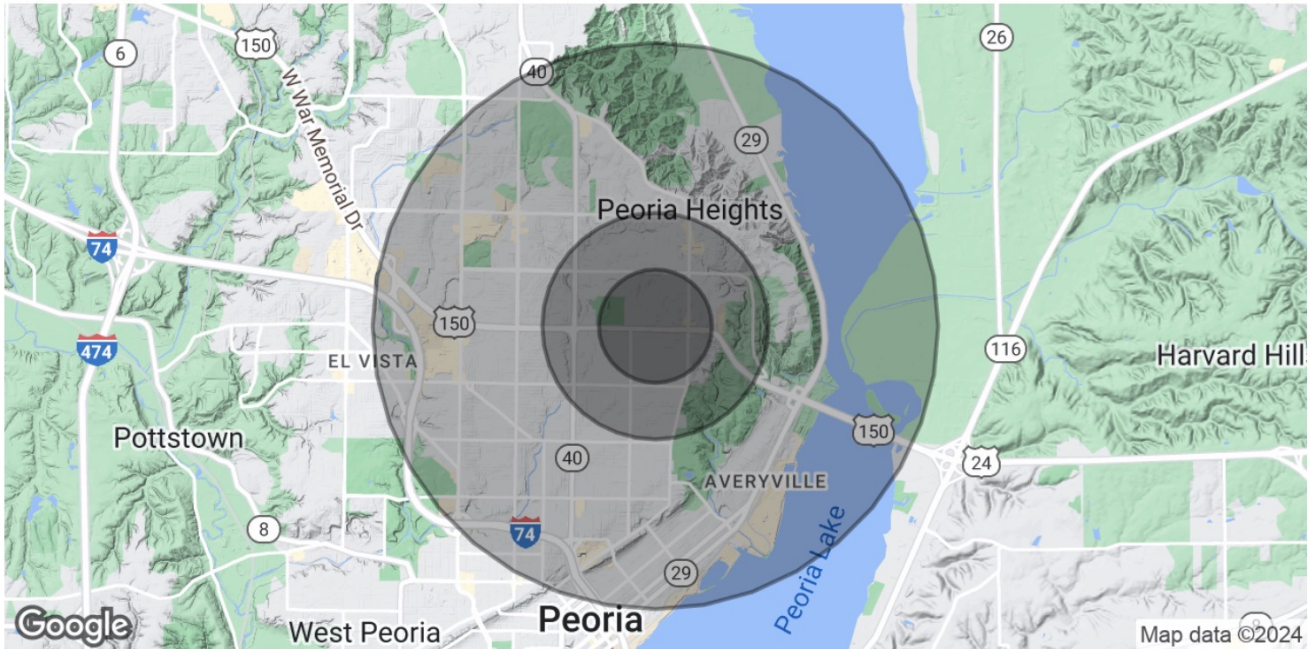
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
Total Population	2,970	10,564	43,823
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
Total Households	1,424	4,891	19,272
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,930	\$64,598	\$61,457
Average House Value	\$124,455	\$127,682	\$122,711

Demographics data derived from AlphaMap

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