

DERBY STREET

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE OR LEASE | 1310&1306 DERBY STREET

ASKING PRICE: \$280,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell or lease 1310 Derby St , a 7,044 SF Investment property building in Pekin, IL. This 7,044 sq ft building has two tenants – Darcy's Café (1,400 SF gaming lounge) and Like New Parts (3,844 SF powder coating). The third space was formerly a laundromat at 1,800 SF. 1306 Derby St, previously the Derby Street Laundromat, is 1800 sq ft unit with lease rate of \$900/month plus tenant pays utilities. With the sale or lease of 1310 Derby (Darcy's), it will include all Furniture, Fixtures and Equipment (FF&E) for the new tenant or owner to open their own gaming café. Can be combined with 1400 sq ft unit, 1310 Derby Street, for \$2,100/month + utilities.



7,044
TOTAL SF



\$6
PRICE /SF



2
UNITS



B-3
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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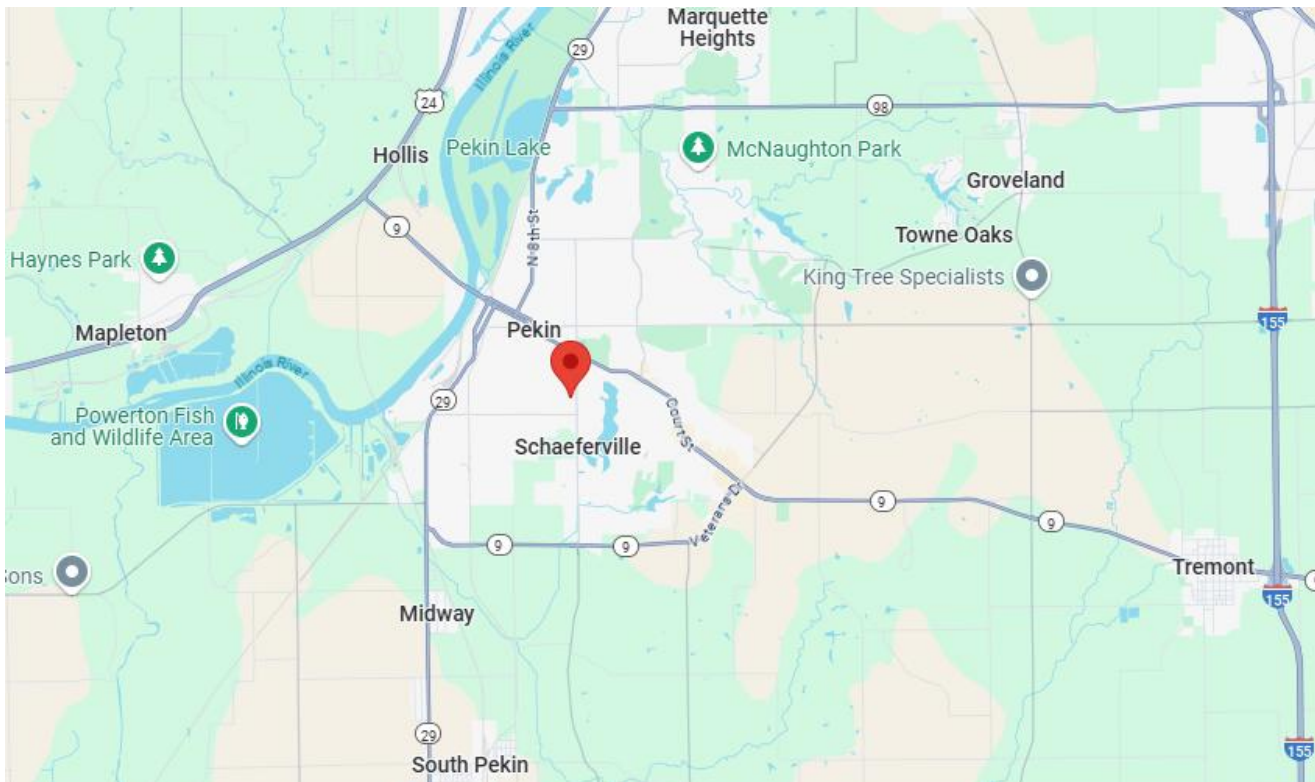
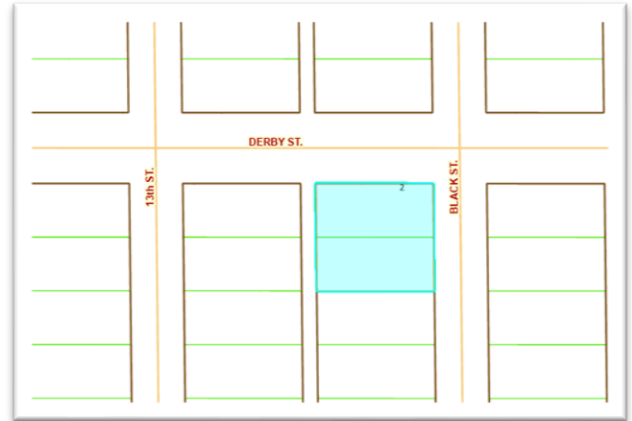
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PROPERTY INFORMATION

ADDRESS	1310 Derby Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	04-10-02-413-014
PROPERTY TYPE	Office / Bar & Tavern
ZONING	B-3
TOTAL LOT ACRES	0.25



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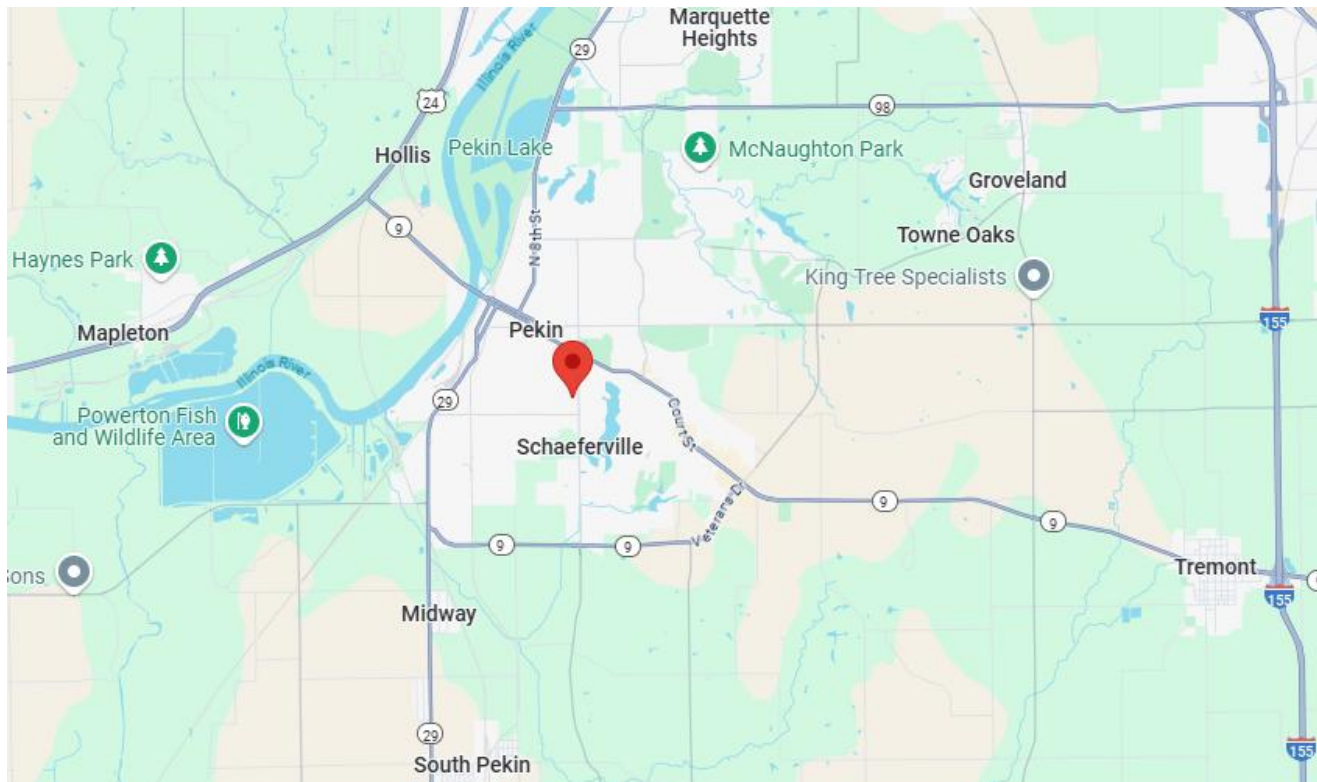
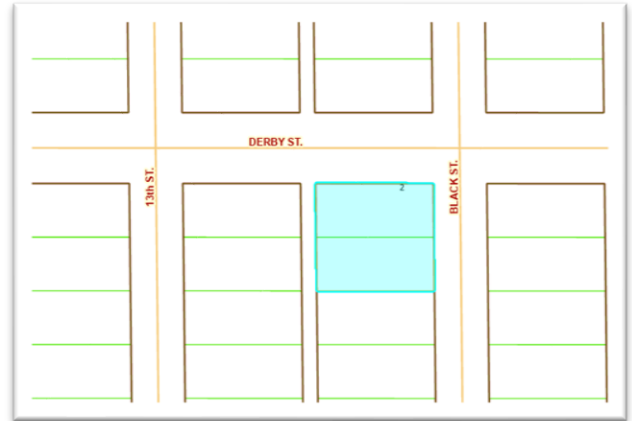
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PROPERTY INFORMATION

ADDRESS	1306 Derby Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	04-10-02-413-014
PROPERTY TYPE	Office / Retail
ZONING	B-3
TOTAL LOT ACRES	0.25



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EXTERIOR PICTURES



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INTERIOR PICTURES



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PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

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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