

# SUNSET PLAZA

PEKIN, IL 61554



**RE/MAX**  
COMMERCIAL®  
TRADERS UNLIMITED



# FOR LEASE | SUNSET PLAZA

ASKING RATE: \$10/SF



## EXECUTIVE SUMMARY

Sunset Plaza at 2910-2996 Court Street in Pekin has suites for lease to meet a variety of office, retail and warehouse needs. Plaza leases provide ample parking, unit and monument signage opportunities, high traffic counts on Court Street of 15,000+ cars per day, and destination traffic for businesses throughout the plaza.



1,200-  
3,600  
AVAILABLE SF



3.0  
ACRES



4  
UNITS



B-3  
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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## PROPERTY INFORMATION

ADDRESS	2910-2996 Court St
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	10-10-12-216-020
PROPERTY TYPE	Retail/Office/Warehouse
ZONING	B-3
TOTAL LOT ACRES	3.00
TOTAL UNITS	4



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## AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE PSF (ANNUALLY)	NOTES
2926	1,258	Gross	\$10.00	This corner retail/office space at Sunset Plaza on Court Street in Pekin is ready for a new business to lease! This unit is currently built out with a single office space, restroom and open retail space in the main area with cabinets and a sink.
2950	1,907	Gross	\$10.00	Owners will add a garage door if negotiated in lease. The plaza features ample parking, and high traffic counts on Court Street (15,000+ ADT) and destination traffic throughout the plaza. This unit is currently built out with a lobby/reception area, two office spaces, warehouse space, a work area that could be converted into additional offices, and access to common area restrooms.
2970	3,663	Gross	\$10.00	This former government services office space at Sunset Plaza on Court Street in Pekin is ready for a new business to move in and lease! Clean, ready to go unit with ample parking, high traffic counts on Court Street (15,000+ ADT) and destination traffic throughout the plaza.
2982	1,300	Gross	\$10.00	Ready for a renovation and new tenants. T.I. is negotiable to get this unit prepared for your business' use and features ample parking, high traffic counts on Court Street (15,000+ ADT) and destination traffic throughout the plaza. This unit is currently built out with several storage rooms and a restroom.



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2926 COURT



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2950 COURT



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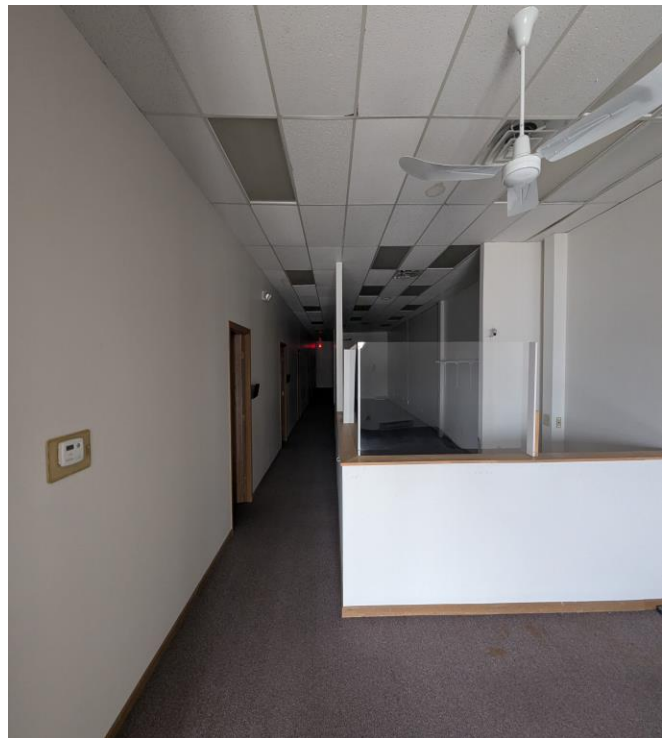
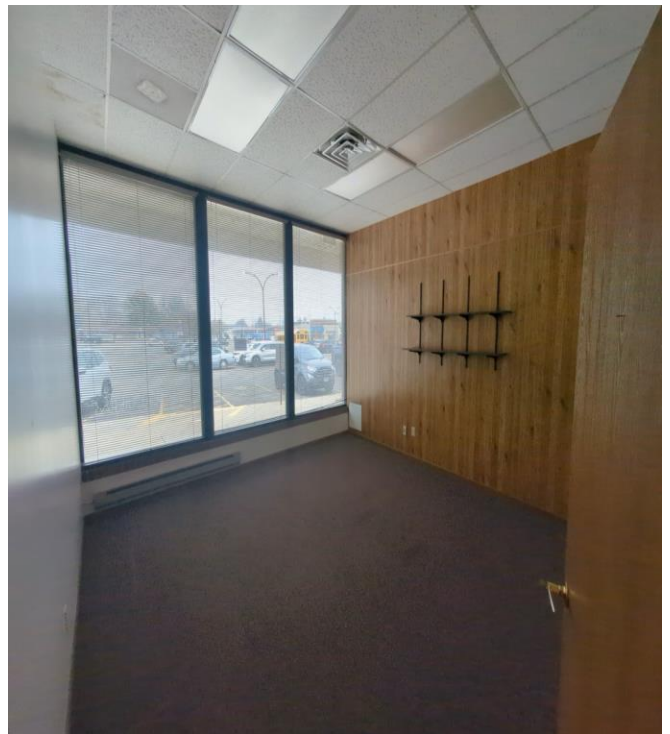
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2970 COURT



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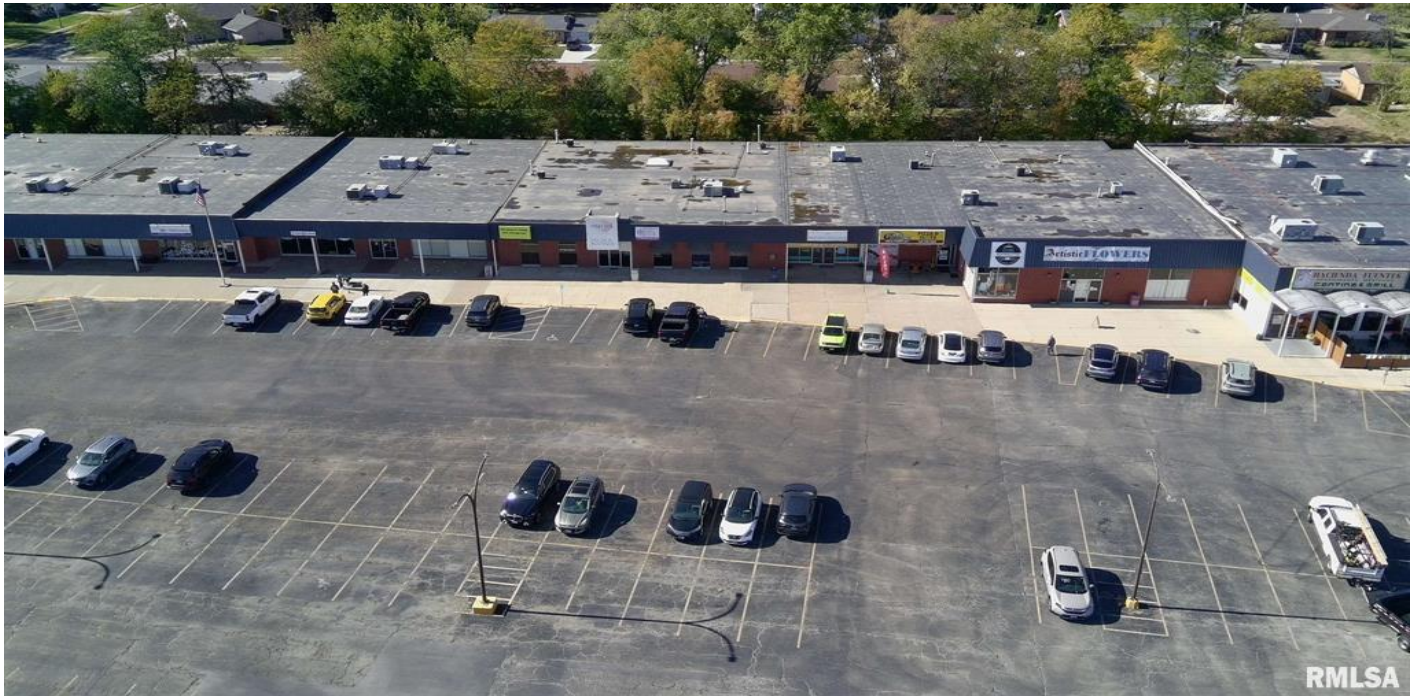
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2982 COURT



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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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Each office is independently owned and operated.  
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