

1613 WEST PIONEER PARKWAY

PEORIA, IL 61615



PROPERTY DESCRIPTION

This property was formerly the Byrider car dealership, sales and service center and is available for immediate lease. It provides high visibility and traffic counts on Pioneer Parkway with easy access to North Peoria, Dunlap, Route 6, I-74 and several other Peoria car dealerships. This entire facility, including building and grounds, is available for immediate sublease with potential lease availability through July 31, 2028. This net (NNN) lease has a base rent of \$9,406.25 per month.

The sales center side includes 5 private offices, 5 semi-private offices, foyer, lobby with coffee bar, open work area (suitable for 4 cubicles), 2 ADA compliant restrooms, and storage. The service center side includes 7 bays with 10'x10' overhead doors and floor drains, with 6 bays having auto lifts, as well as a shop restroom, electric room and utility room. The service center also has a separate entrance, lobby with ADA compliant restroom, and service office. There are well lit parking lots around the building with 85+ spaces.

NNN are available and should be verified with owner for sublease agreement - estimated at \$12.00 psf annually. This property is located in the Peoria Urban Enterprise Zone Amendment #8.

OFFERING SUMMARY

Lease Rate:	\$9,406.25 per month (Base Monthly + NNN)
Number of Units:	1
Available SF:	6,800 SF
Lot Size:	2.24 Acres
Building Size:	6,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,560	18,444	41,560
Total Population	4,658	38,281	85,915
Average HH Income	\$69,136	\$86,584	\$78,416



TRADERS UNLIMITED

Each office independently owned and operated

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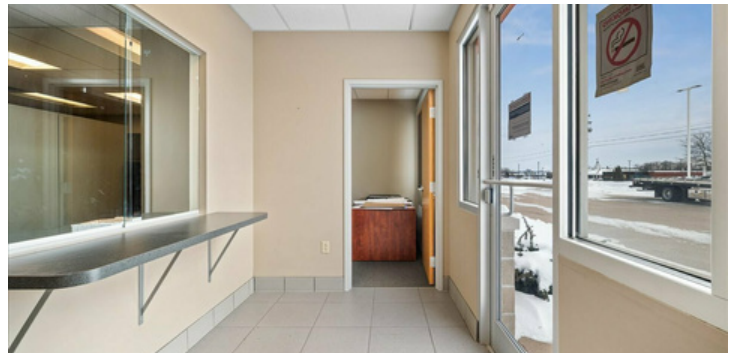
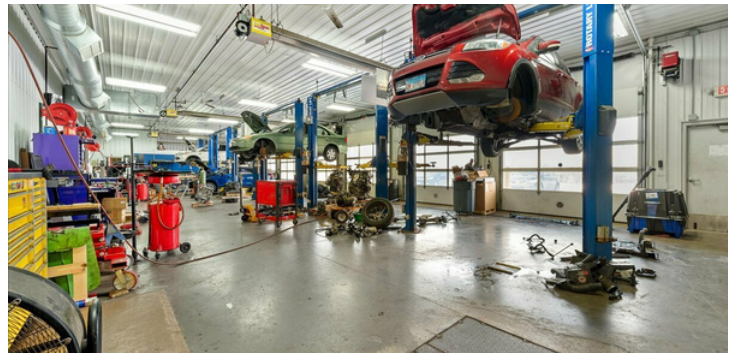
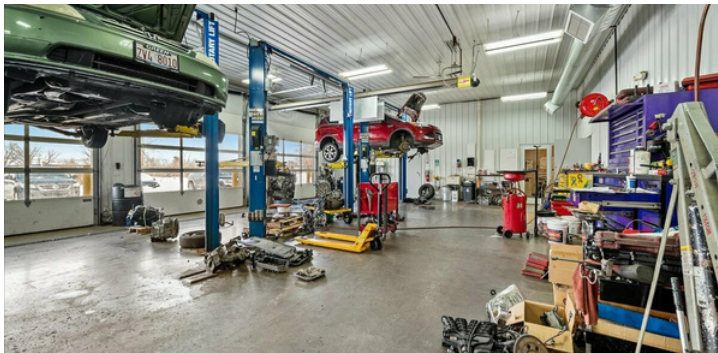
FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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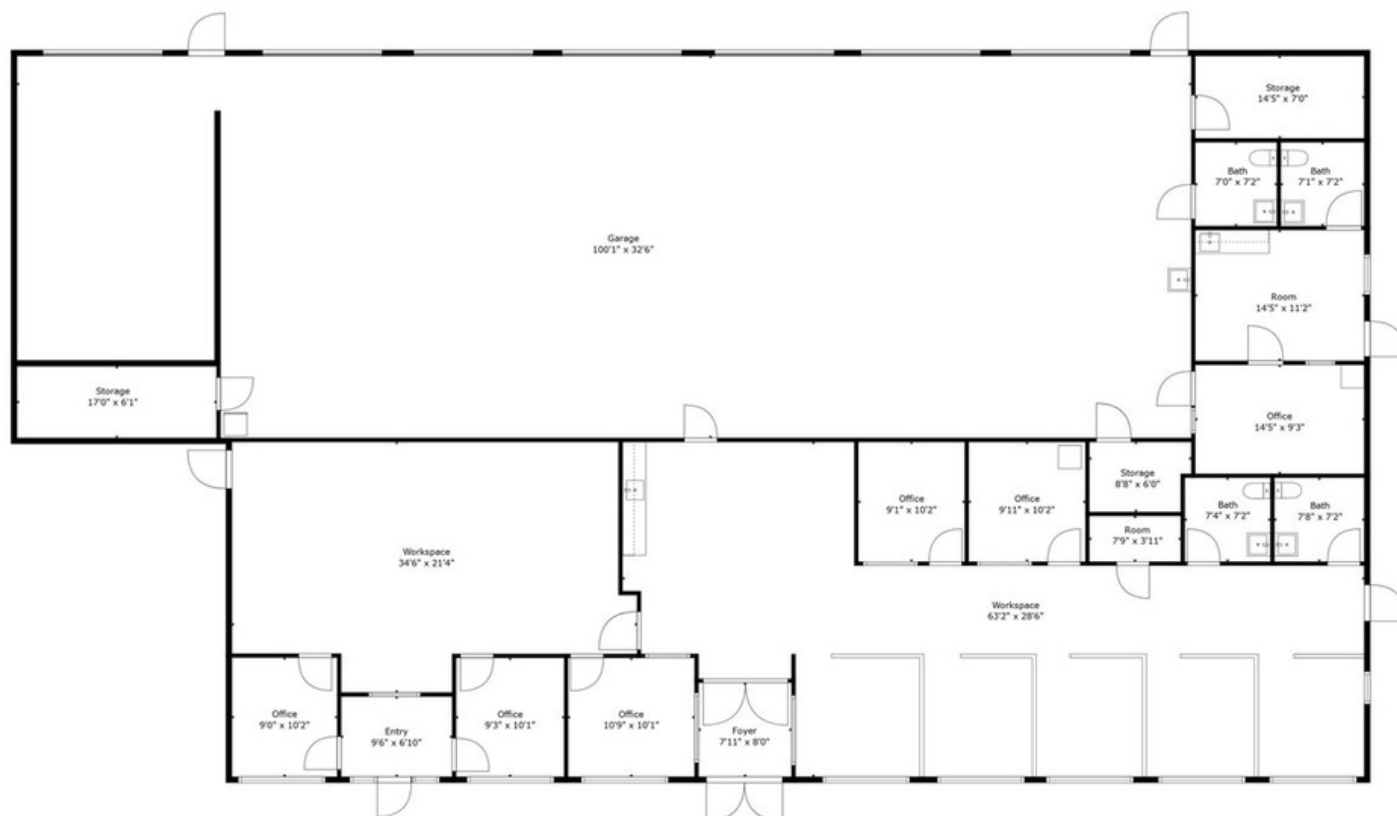
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FLOOR PLAN

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Measurements Are Deemed Highly Reliable But Not Guaranteed



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LOCATION MAP

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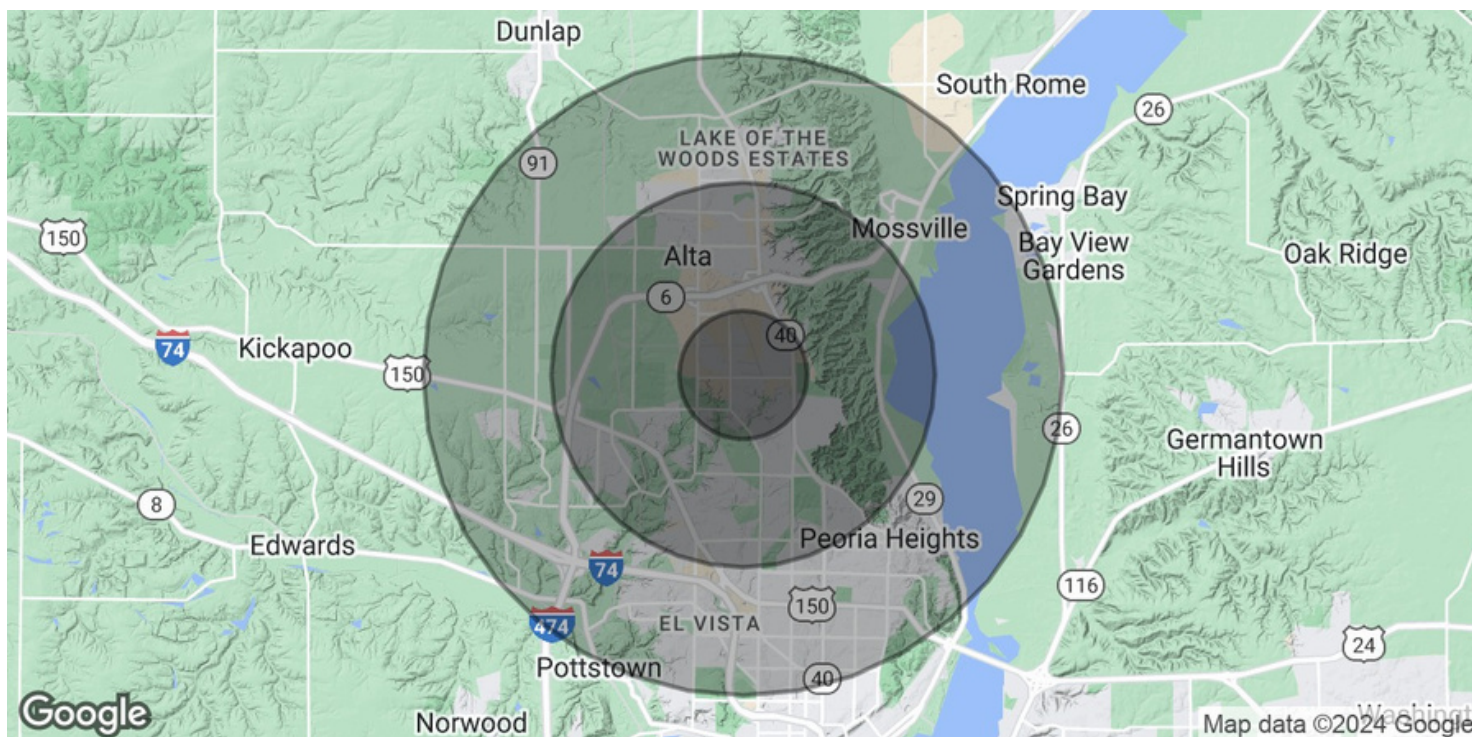
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,658	38,281	85,915
Average Age	41.6	40.9	40.2
Average Age (Male)	40.2	39.1	37.7
Average Age (Female)	43.1	42.1	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,560	18,444	41,560
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$69,136	\$86,584	\$78,416
Average House Value	\$158,920	\$176,635	\$155,527

* Demographic data derived from 2020 ACS - US Census



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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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