

2001 EAST HARTMAN ROAD

CHILLICOTHE, IL 61523



PROPERTY DESCRIPTION

5885 sq. ft. updated office building available for lease and could be subdivided to accommodate a lease of approximately 2400 sq. ft. The all brick and concrete building features 8 offices, an executive office with a restroom, 2 large restrooms, a classroom, server room, 2 entrances, a reception area, 2 large workspaces, fiber internet, 3 phase electric, a full backup generator, and updated carpet, paint, kitchen, and HVAC zoned for each office. There is also a large industrial parking lot that can be available to the tenants making this an ideal lease opportunity for a company with trucks or service vehicles.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	5,885 SF
Building Size:	5,885 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	255	3,518	13,834
Total Population	649	8,630	30,460
Average HH Income	\$150,298	\$124,568	\$105,741



TRADERS UNLIMITED

Each office independently owned and operated

Jessica Ball

Broker, REALTOR
309.363.2929
jessicaball@remax.net
Broker IL#475.175281



Justin Ball

Broker, REALTOR
309.323.0399
justin.ball@remax.net
Broker IL#475.175281



CommercialPeoria.com

Office: 3622 N Knoxville Ave
Peoria, IL 61603

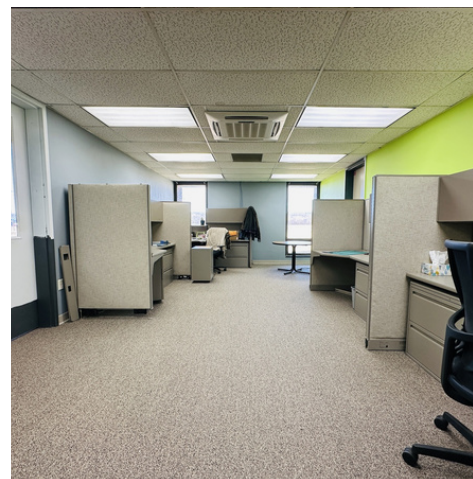
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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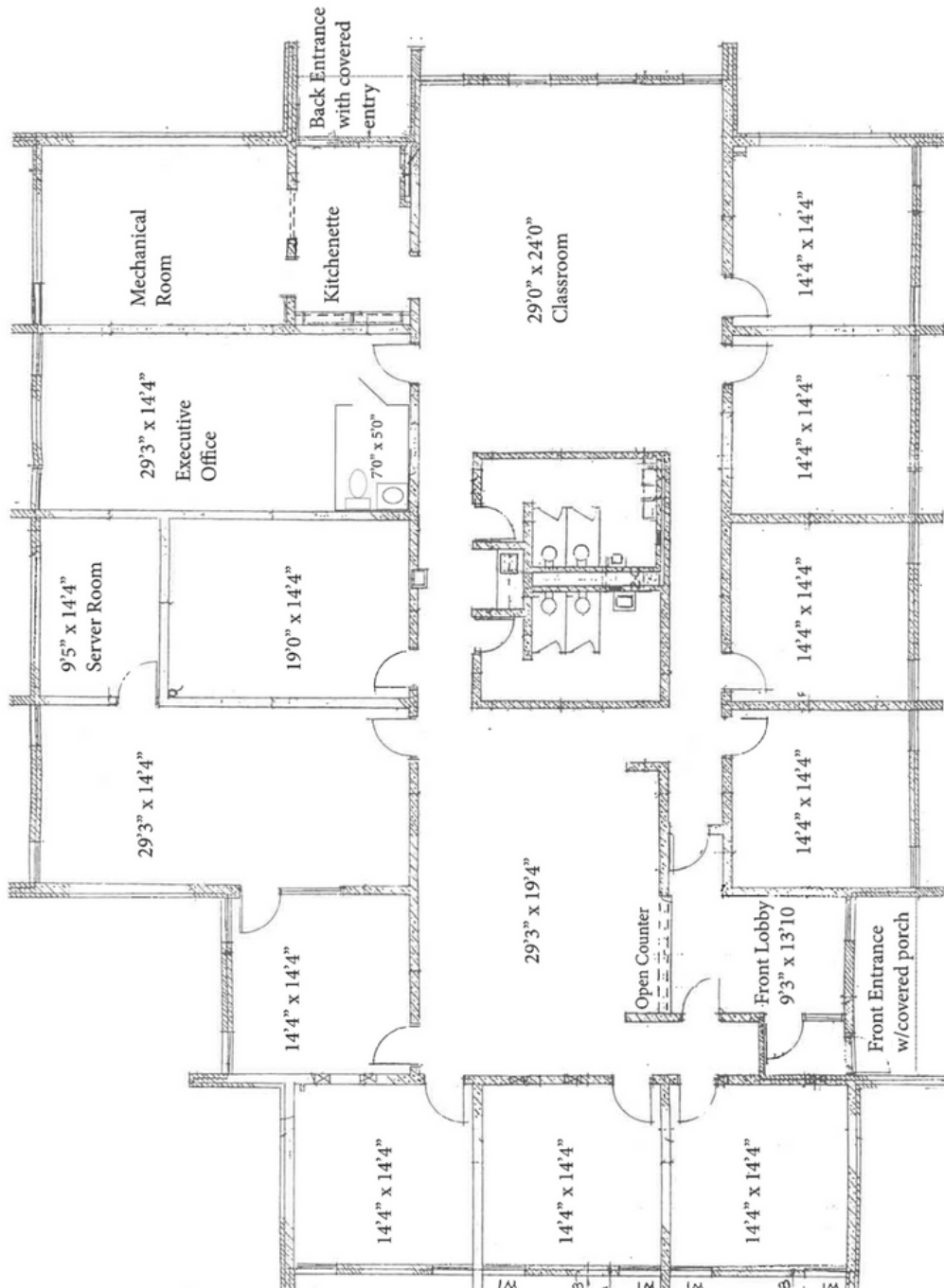
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OFFICE BUILDING

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LOCATION MAP

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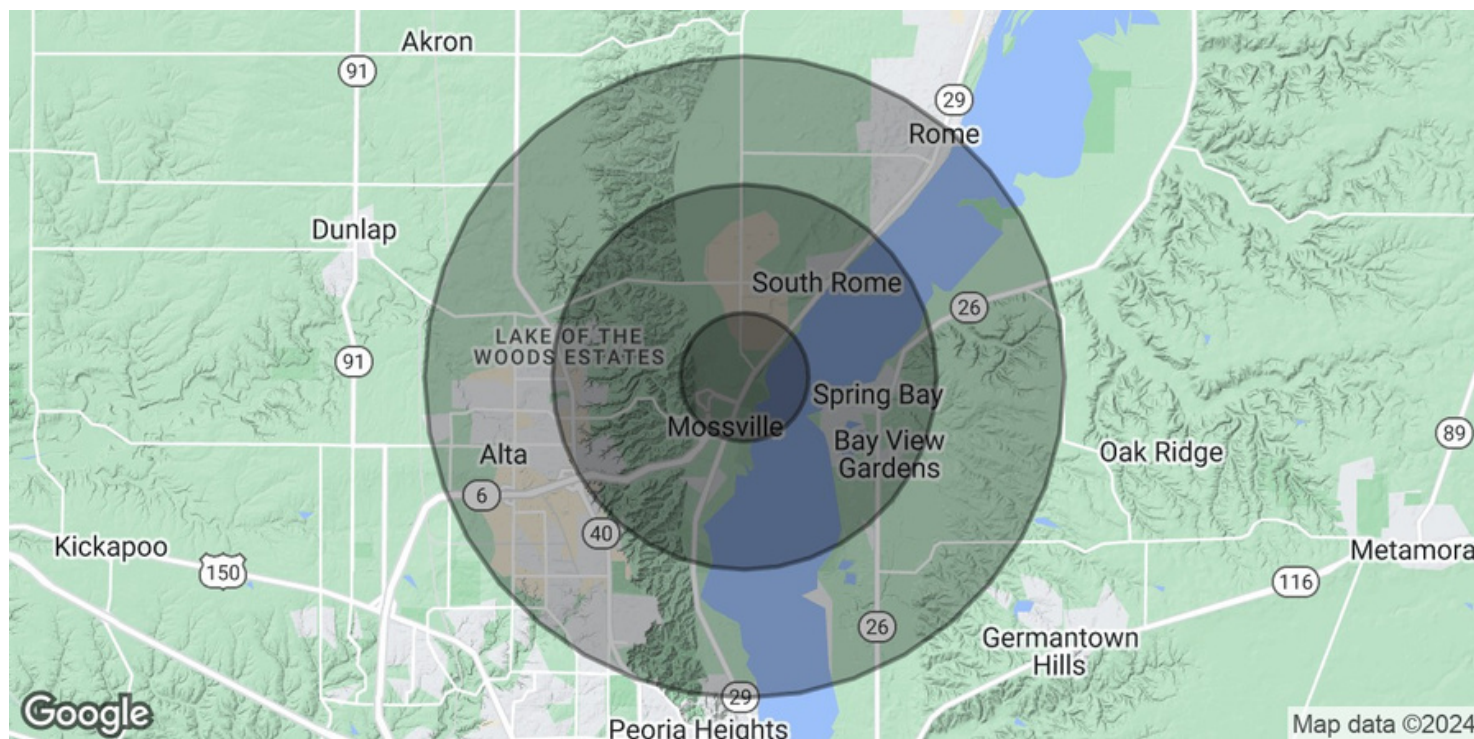


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	649	8,630	30,460
Average Age	45.8	41.8	42.9
Average Age (Male)	46.3	41.3	42.1
Average Age (Female)	45.4	44.1	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	255	3,518	13,834
# of Persons per HH	2.5	2.5	2.2
Average HH Income	\$150,298	\$124,568	\$105,741
Average House Value	\$253,793	\$229,687	\$212,282

* 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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