

# 456 FULTON ST. STE 200

PEORIA, IL 61602



## PROPERTY DESCRIPTION

Be in the middle of the downtown building district in the Twin Towers Plaza! Great location, easy parking, walk to shops, local restaurants and enjoy the after hours lifestyle at the Peoria Civic Center, Riverfront, museums and more. The office suite allows beautiful natural sunlight into the building. Features include private offices, library, a conference room and areas for open collaboration. Reception desk and sitting area welcomes you clients and guests into the office. Owner has made a lot of improvements in the suite . Additional storage closet across the hall not shown in the floor plan.

## OFFERING SUMMARY

Sale Price:	\$115,000
Lot Size:	3,200 SF
Building Size:	40,000 SF

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,354	5,067	10,224
Total Population	2,171	9,029	20,637
Average HH Income	\$23,903	\$24,831	\$32,934

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED

**Jessica Ball**  
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CommercialPeoria.com Office: 3622 N Knoxville Ave  
Peoria, IL 61603

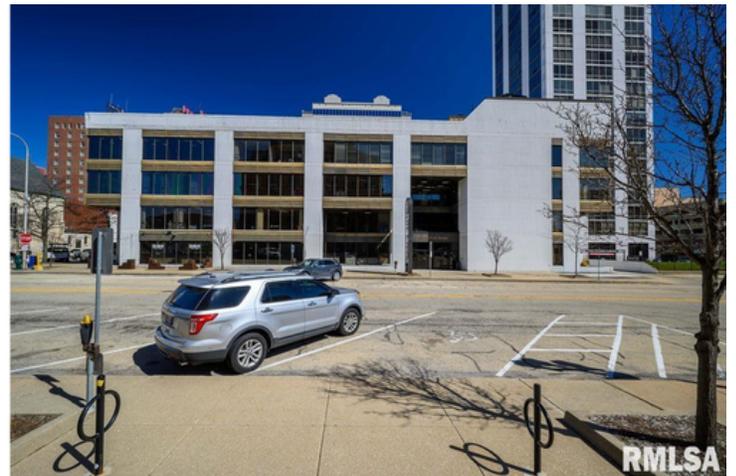
FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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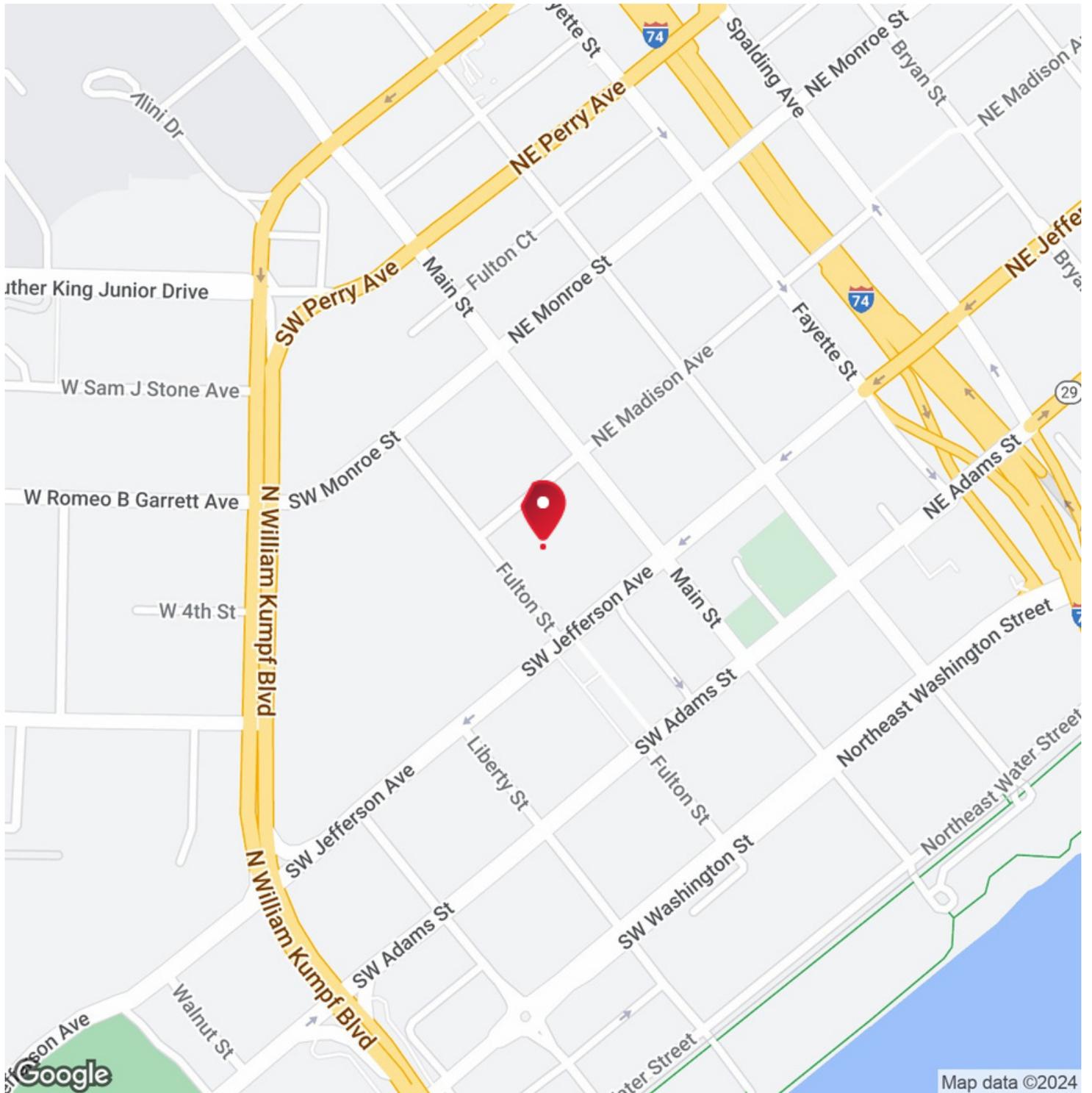
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,171	9,029	20,637
Average Age	35.3	32.7	32.2
Average Age (Male)	37.4	33.3	31.1
Average Age (Female)	36.1	33.3	33.2

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,354	5,067	10,224
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$23,903	\$24,831	\$32,934
Average House Value	\$114,106	\$86,814	\$81,695

2020 American Community Survey (ACS)

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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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