

6808 N. KNOXVILLE AVENUE

PEORIA, IL 61614



PROPERTY DESCRIPTION

Great North Peoria location with high traffic counts at this all brick office building. This 800 sq. ft. unit has lots of natural light, a discreet, air-lock entry and features 2 large, private offices, conference room, a reception and waiting room area, kitchenette and restroom. The building has a full sprinkler system and is a perfect for many types of professional offices. The entrance to this unit is located on the backside of the building, Suite C.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	800 SF
Building Size:	13,310 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	935	3,251	6,785
Total Population	1,678	6,238	13,177
Average HH Income	\$74,026	\$75,760	\$74,228

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

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

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800.211.7710

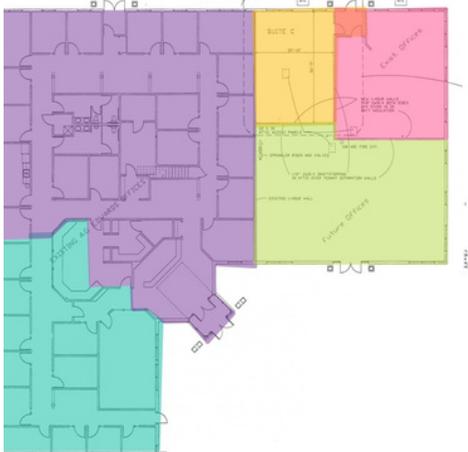
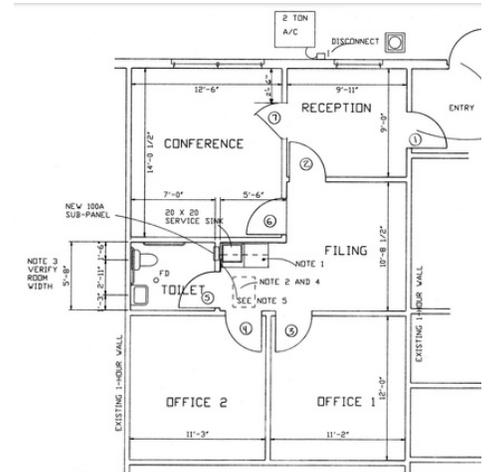
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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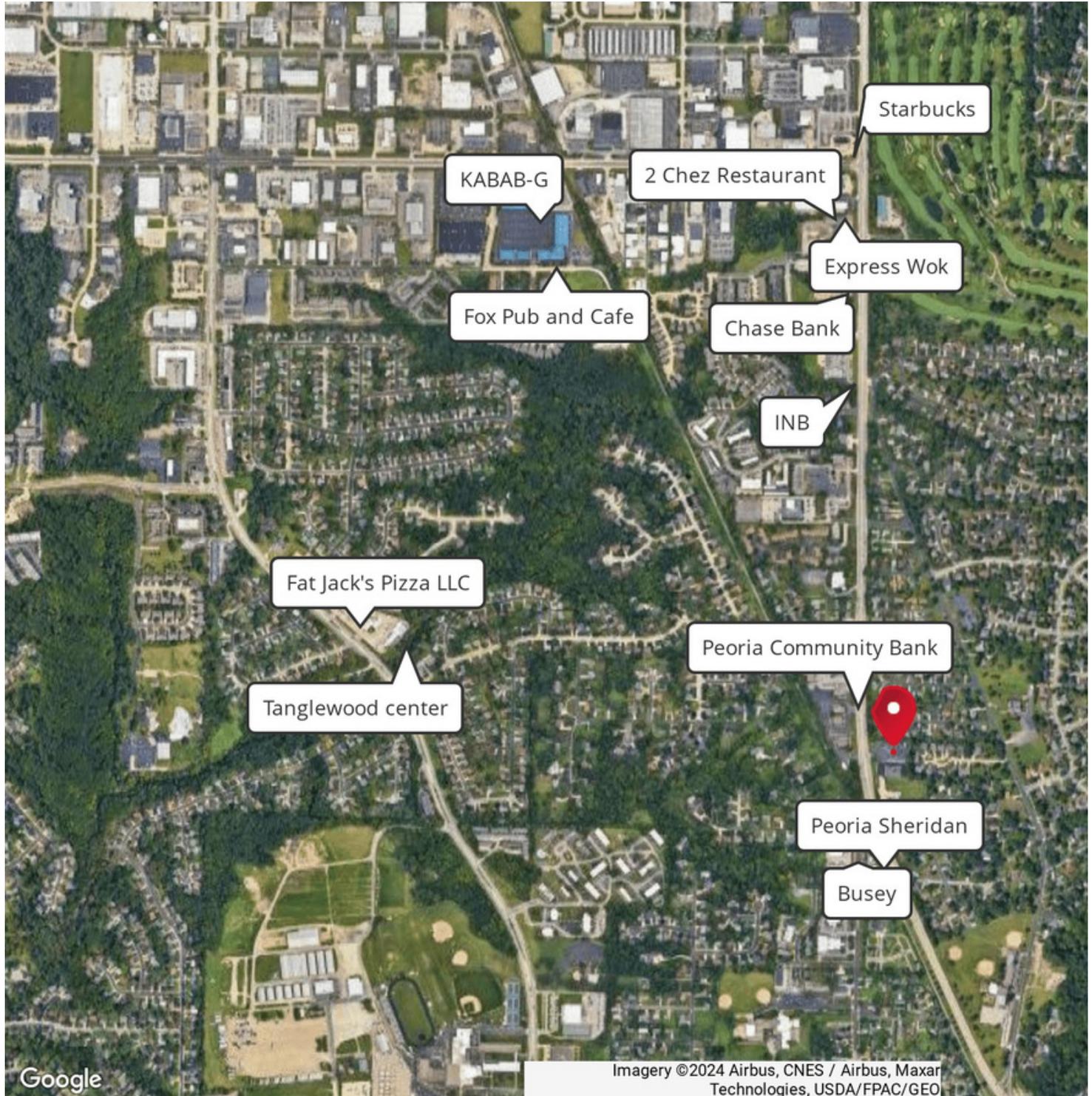
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LOCATION MAP

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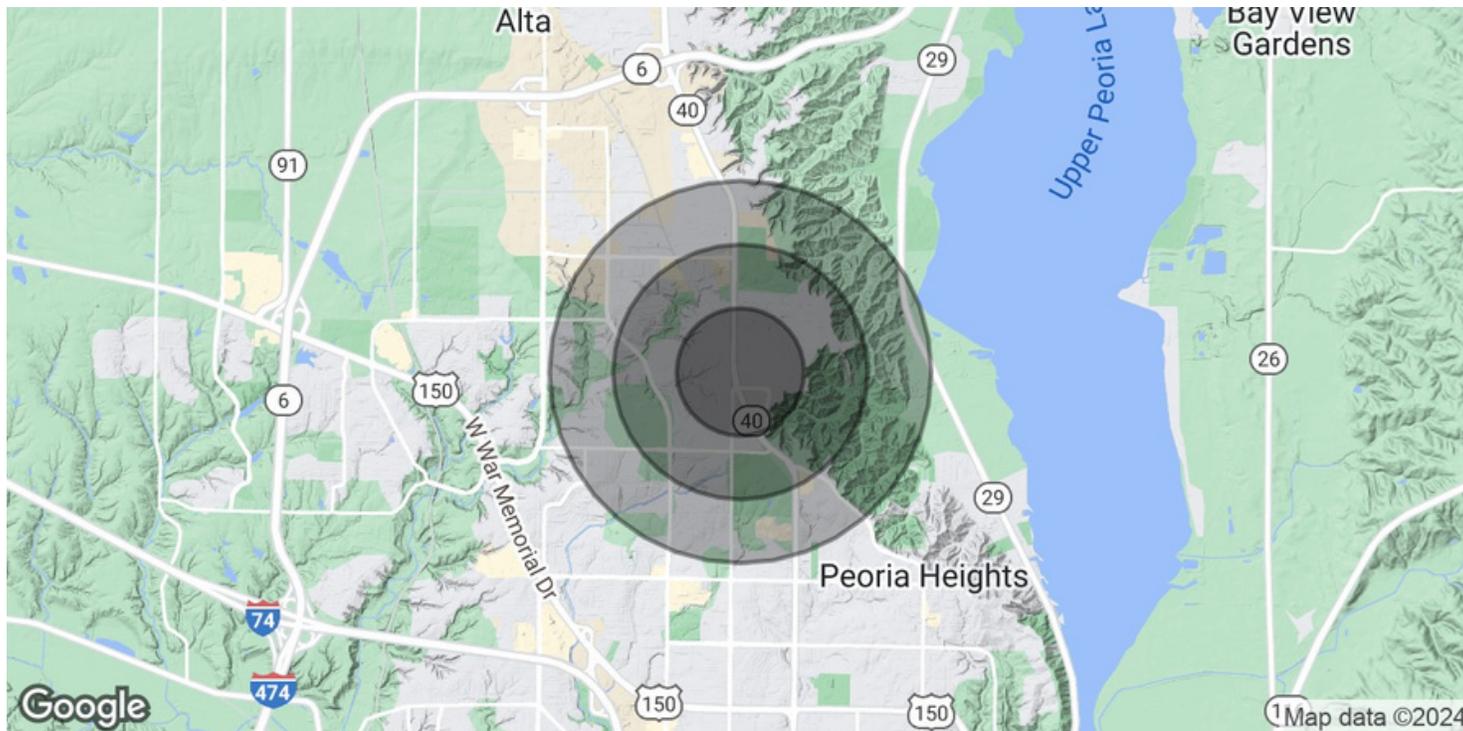


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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,678	6,238	13,177
Average Age	48.8	47.0	45.8
Average Age (Male)	48.1	44.8	43.8
Average Age (Female)	46.1	46.7	45.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	935	3,251	6,785
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$74,026	\$75,760	\$74,228
Average House Value	\$172,011	\$177,857	\$170,115

* 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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