

7014 NORTH UNIVERSITY STREET

PEORIA, IL 61614



PROPERTY DESCRIPTION

High visibility, affordable office or retail suite for lease in North Peoria. This 1,300 sq. ft. space is currently laid out with a small reception area, 5 offices, restroom, storage room and kitchenette. The unit could be demised for a new buildout. Available at \$1,300 per month gross lease with tenant paying utilities, including dumpster.

OFFERING SUMMARY

Lease Rate:	\$1,300.00 per month (Gross)
Available SF:	1,300 SF
Building Size:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	393	1,485	6,058
Total Population	984	3,711	14,337
Average HH Income	\$52,905	\$53,501	\$45,574

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



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

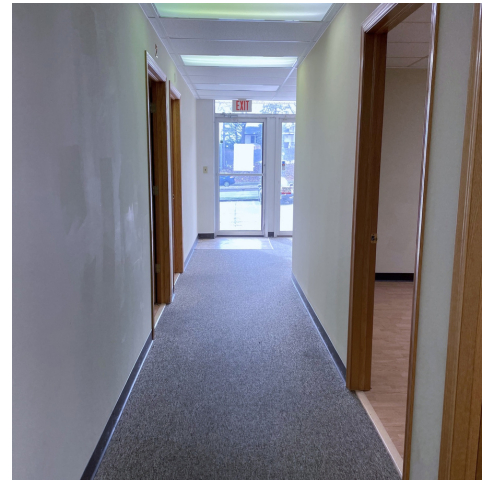
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

7014 NORTH UNIVERSITY STREET

PEORIA, IL 61614



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

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

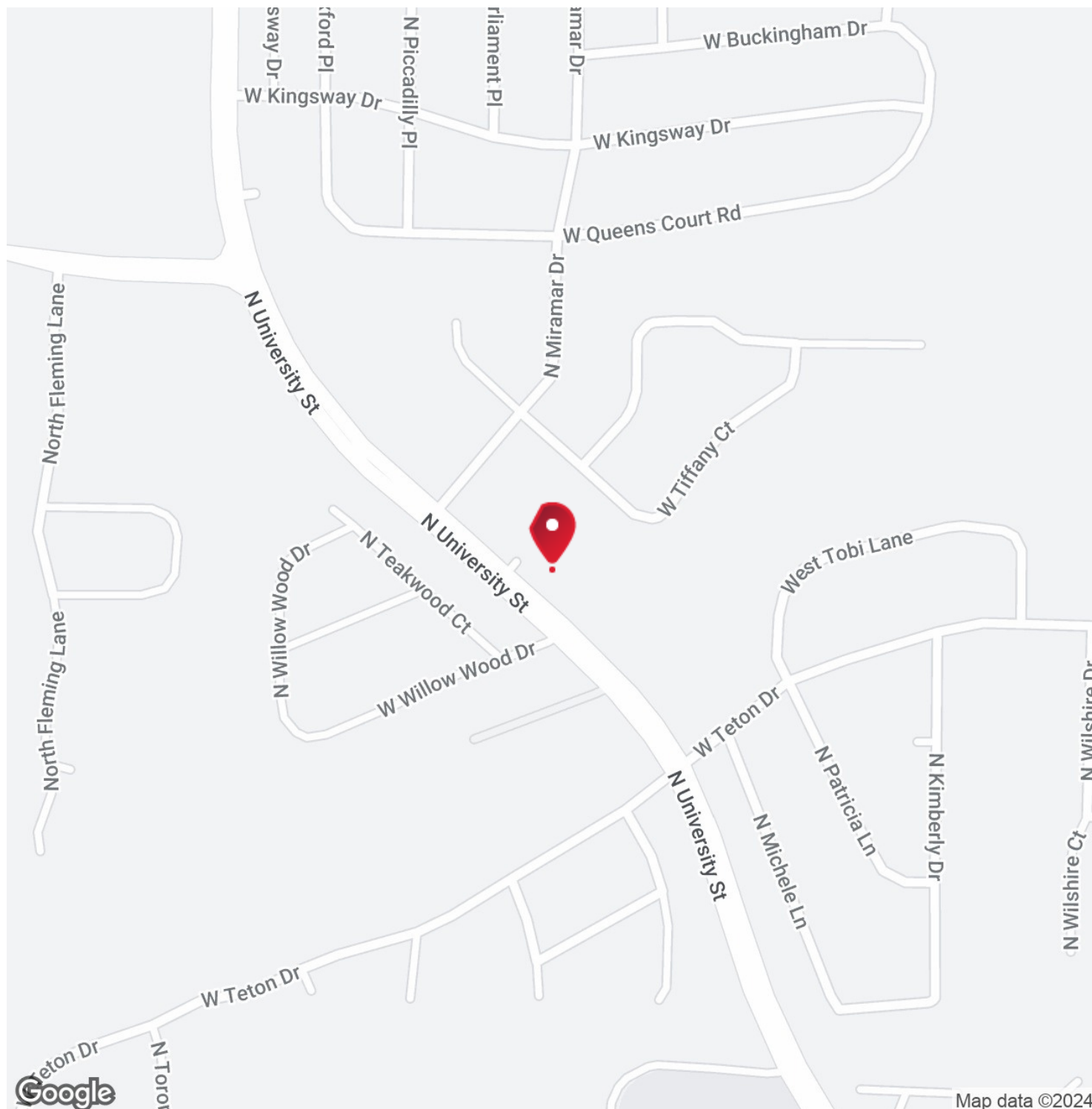
FOR LEASE

OFFICE BUILDING

LOCATION MAP

7014 NORTH UNIVERSITY STREET

PEORIA, IL 61614



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



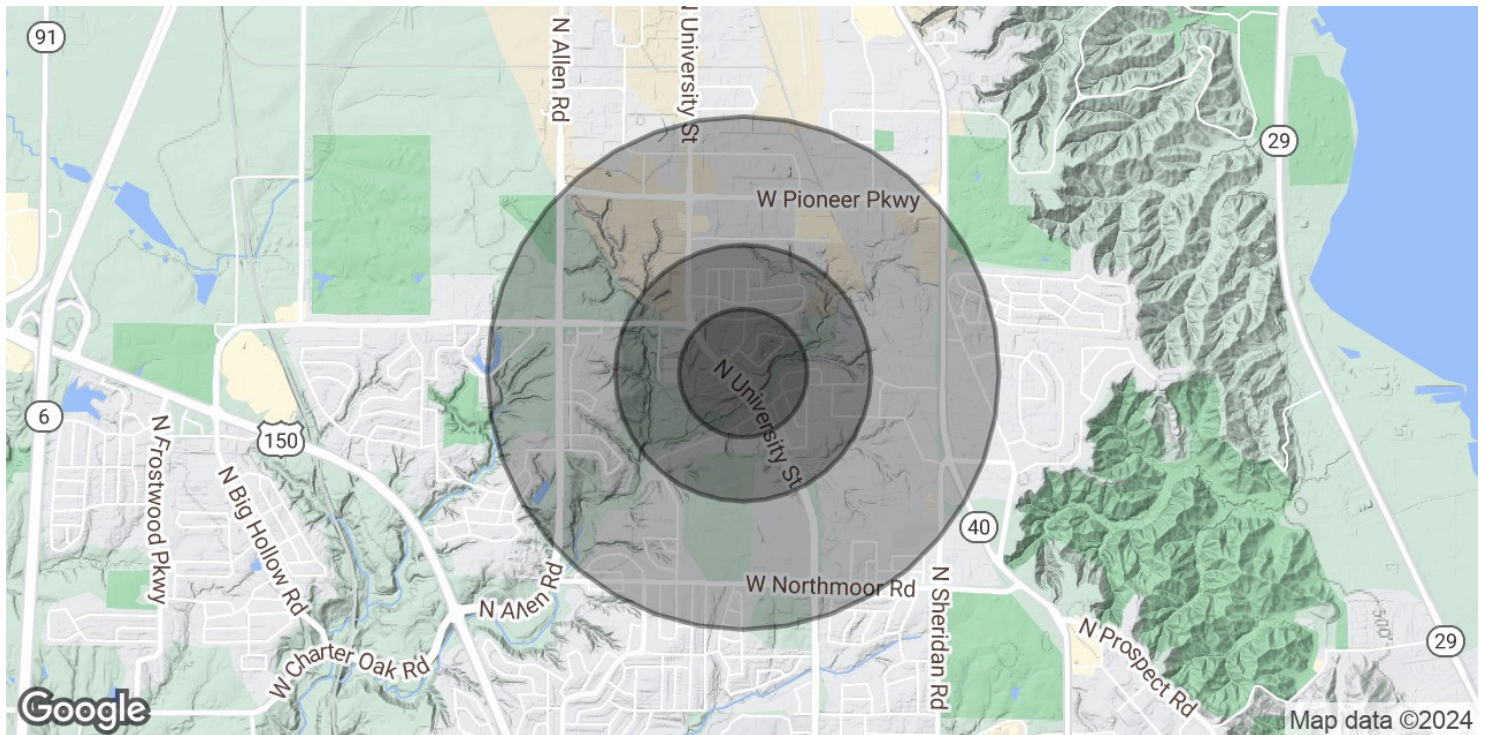
CommercialPeoria.com

Office: 3622 N Knoxville Ave
Peoria, IL 61603

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

7014 NORTH UNIVERSITY STREET

PEORIA, IL 61614



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	590	2,436	8,498
Average Age	37.7	37.2	39.4
Average Age (Male)	34.4	34.4	36.5
Average Age (Female)	40.5	38.7	40.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	283	1,237	4,509
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$73,298	\$68,552	\$64,510
Average House Value	\$180,534	\$166,414	\$160,152

* Demographic data derived from 2020 ACS - US Census



7014 NORTH UNIVERSITY STREET

PEORIA, IL 61614

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.



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