

PEORIA JOURNAL STAR

Kepple Real Estate Group

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COVER PAGE

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

LOCATION MAPS

DEMOGRAPHICS MAP

RETAILER MAP

Peoria Journal Star

PEORIA, IL



KW COMMERCIAL

2426 W. Cornerstone Court

Peoria, IL 61614

PRESENTED BY:

JOHN KEPPLER

Agent

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PEORIA JOURNAL STAR

1 News Plaza, Peoria, IL 61643



OFFERING SUMMARY

AVAILABLE SF:	11,000 SF
LEASE RATE:	\$10.00 SF/yr (MG)
LOT SIZE:	182,175 SF
BUILDING SIZE:	11,000

PROPERTY OVERVIEW

Office space with a variety of amenities, collaborative areas and private offices includes a separate office suite with outside entrance. Secure building with front receptionist. Natural light and great view. Plenty of parking. Loading dock access close to office space. Utilities included. Internet & phone system negotiable. Approximately 11,000 sq ft available - space can be divided.

PROPERTY HIGHLIGHTS

- Secured Building - Key Fob Access for Employees / Receptionist for Visitors
- Conference Room
- 9 Private Offices
- Office Suite - 2 Offices, Teller Area, Inside & Outside Entrance
- Cafeteria/Common Area with Full Kitchen
- First Aid Station
- 2 Handicapped Restrooms
- Separate Women's & Men's Restrooms
- Office Furniture - negotiable
- Janitorial - not included

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OFFICE FOR LEASE

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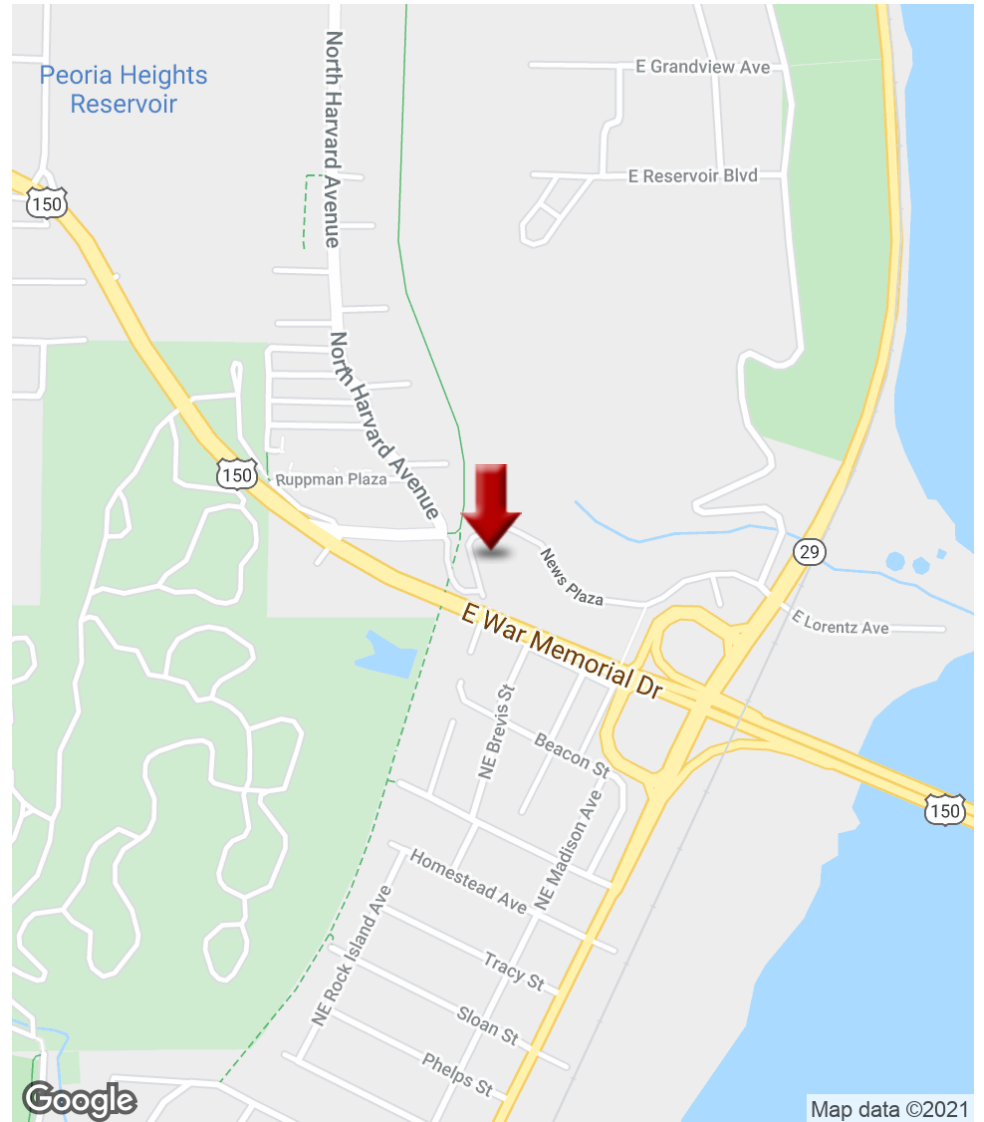
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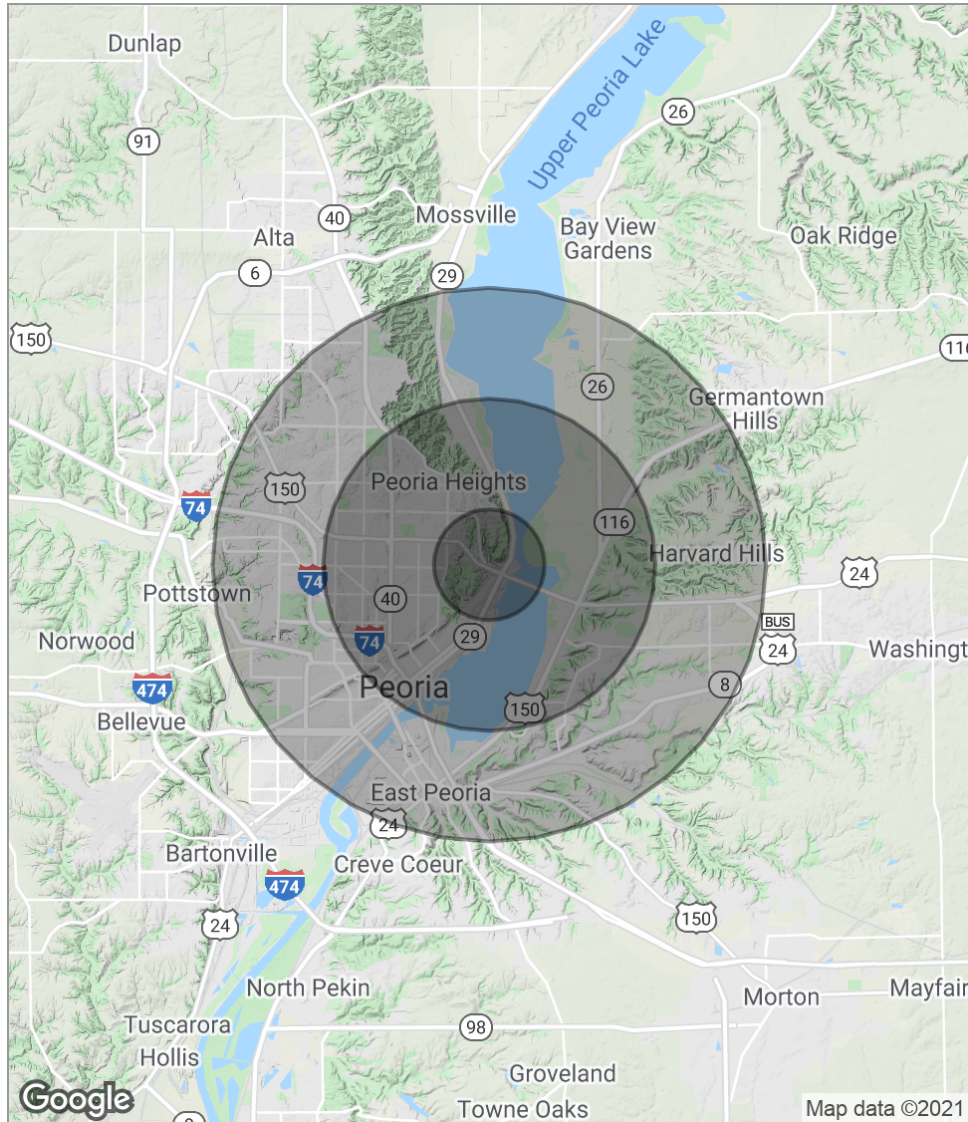
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,716	47,023	121,466
Median Age	34.1	35.8	35.7
Median Age (Male)	33.1	34.5	34.0
Median Age (Female)	36.4	37.9	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,740	20,629	50,164
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$50,172	\$58,242	\$62,285
Average House Value	\$54,890	\$118,533	\$149,295

* Demographic data derived from 2010 US Census

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