

Executive Office Space For Lease - 22,000 Sq Ft

PEORIA, IL



LEASE BROCHURE

KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

PRESENTED BY: ZACH TAYLOR - (309) 361-8012

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

Kepple Real Estate Group

1

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

PLANK ROAD RETAIL MAP

LOCATION MAPS

SITE PLAN

DEMOGRAPHICS MAP

OFFICE FOR LEASE

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



OFFERING SUMMARY

AVAILABLE SF:	22,000 SF
LEASE RATE:	\$7.00 SF/yr (MG)
LOT SIZE:	16.9 Acres
BUILDING SIZE:	231,442 SF
ZONING:	Industrial

PROPERTY OVERVIEW

2 story office space.
Commission for lease is \$70,000 flat.

PROPERTY HIGHLIGHTS

- 2 Story Office Space
- 2 Private Entries
- Designated Parking
- Independent Offices
- Executive Suites
- Classrooms
- Full Kitchen/Break Room
- Open Area
- Storage Space
- Access Road off Major Highway

KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

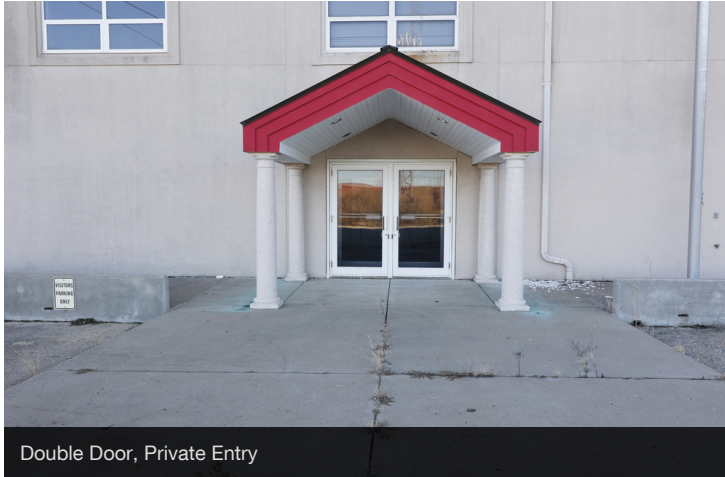
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343

OFFICE FOR LEASE

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343

OFFICE FOR LEASE

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343

OFFICE FOR LEASE

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

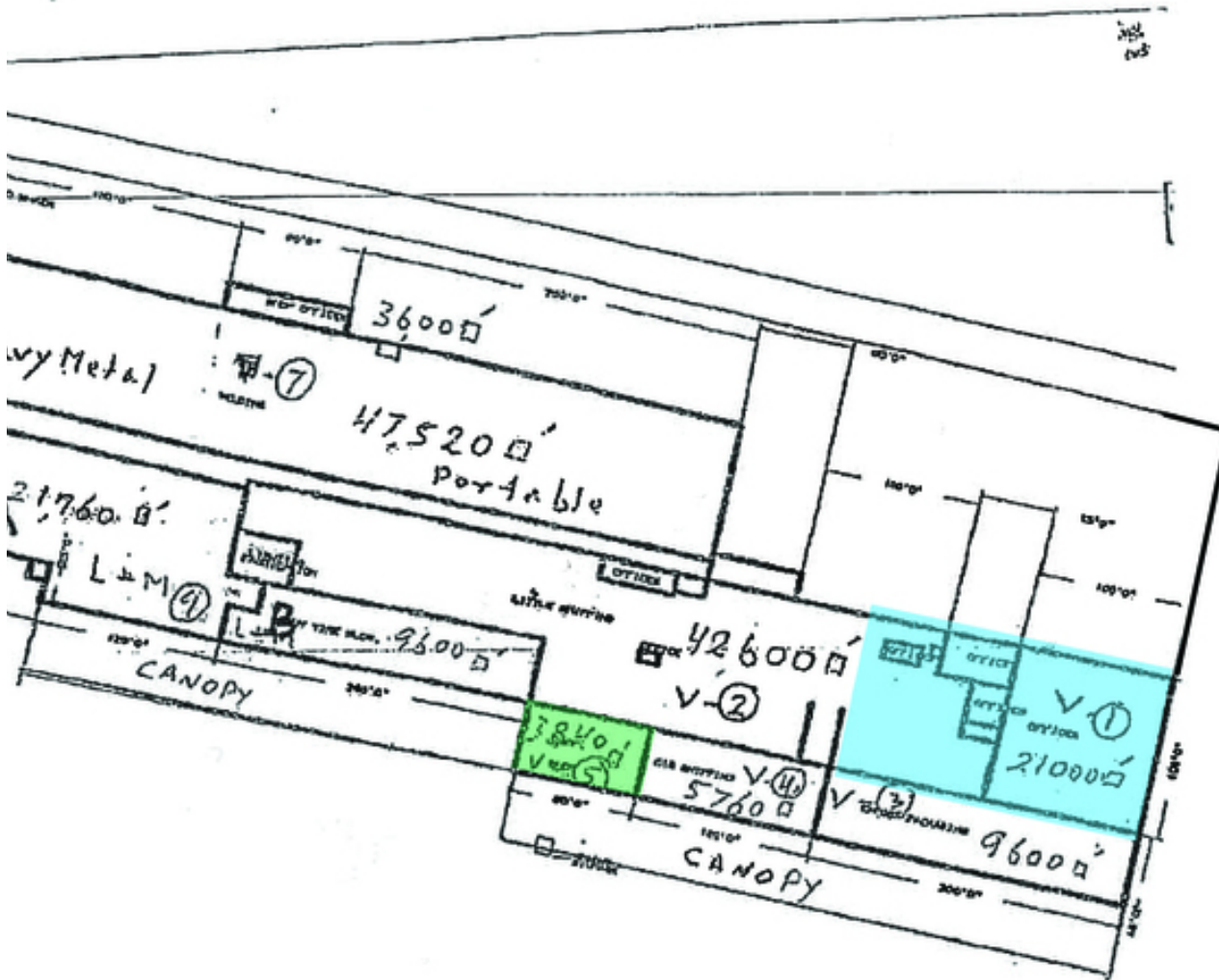
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT



KW
COMMERCIAL

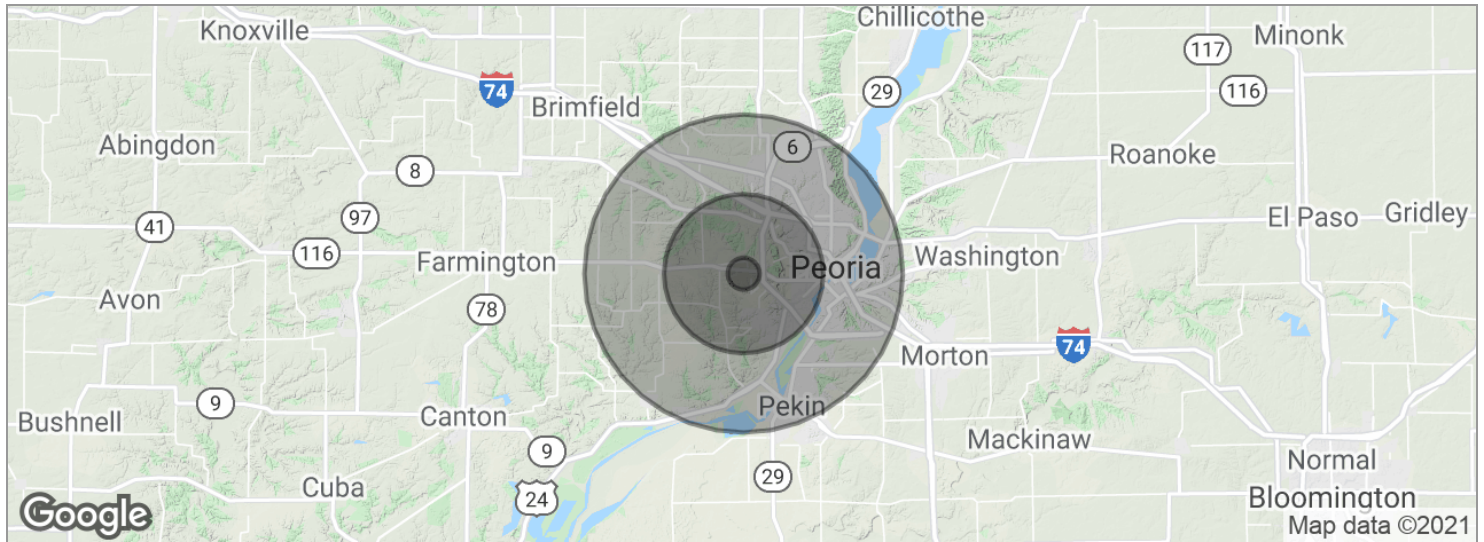


Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343

OFFICE FOR LEASE

EXECUTIVE OFFICE SPACE FOR LEASE - 22,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,104	45,999	234,357
Median age	41.6	39.5	36.6
Median age (male)	37.5	37.4	34.8
Median age (Female)	44.4	40.9	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	387	18,366	96,810
# of persons per HH	2.9	2.5	2.4
Average HH income	\$62,817	\$58,657	\$61,507
Average house value	\$111,716	\$117,773	\$132,029

* Demographic data derived from 2010 US Census

KW COMMERCIAL
2426 W. Cornerstone Court
Peoria, IL 61614

JOHN KEPPLER
Agent
O: 309.282.7373
C: 480.313.0788
john@kepplegroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5343