

FULL 5% BROKER FEE W/
ACCEPTABLE LEASE TERMS

SHERIDAN PLAZA

4325 N SHERIDAN ROAD, PEORIA, IL 61614

RETAIL PROPERTY FOR LEASE

MADISON MALOOF

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PROPERTY DESCRIPTION

This property includes ample surface parking, separate utilities, and enticing lease incentives. The property's strong tenant mix ensures a vibrant and dynamic atmosphere, while its central Peoria location offers unparalleled convenience. With a focus on meeting the diverse needs of modern businesses, this center presents a unique opportunity for those seeking a thriving commercial environment.

LOCATION DESCRIPTION

These retail and office spaces are located near the corner of Lake Ave and Sheridan Road in Peoria, IL. Tenants include Dr. Ferlman, Discount Tobacco, Taco Loco, & The Fish Geek. Neighboring landmarks include Lake Court and Sheridan Village, which include businesses such as Hy-Vee, Kroger, Dairy Queen, Cefcu, Papa John's, and Cube Storage.

PROPERTY HIGHLIGHTS

- Surface Parking
- Separate Utilities
- Lease Incentives
- Strong Tenant Mix
- Great central Peoria location

OFFERING SUMMARY

Lease Rate:	\$11.50 - 13.00 SF/yr (NNN)
Available SF:	850 - 1,984 SF

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BROKER OWNED

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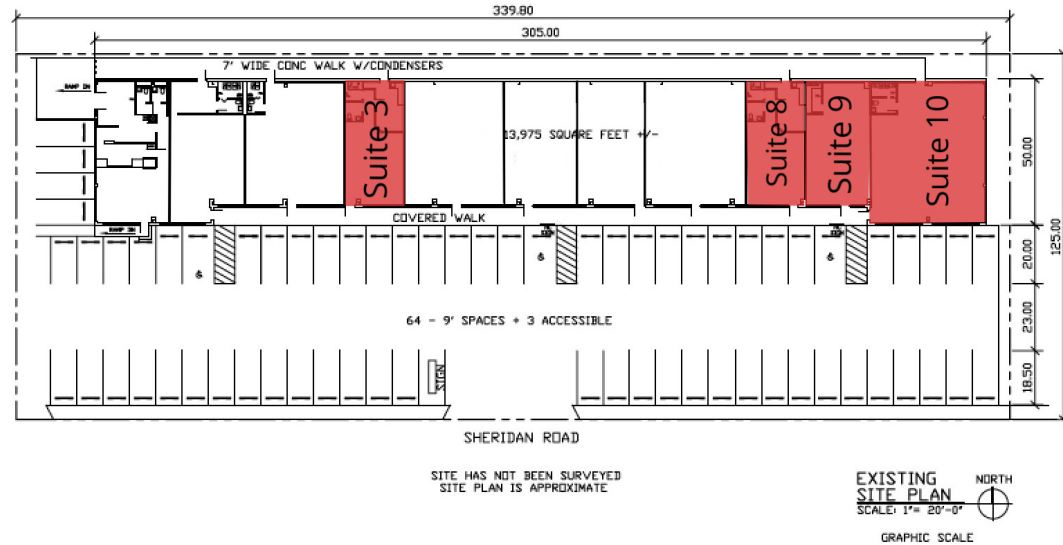
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AVAILABLE

LEASE TYPE		NNN
TOTAL SPACE		850 - 1,984 SF
LEASE TERM		Negotiable
LEASE RATE		\$11.50 - \$13.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
Suite 3	Available	850 SF	NNN	\$13.00 SF/yr
Suite 8	Available	1,111 SF	NNN	\$13.00 SF/yr
Suite 9	Available	989 SF	NNN	\$13.00 SF/yr
Suite 10	Available	1,984 SF	NNN	\$11.50 SF/yr

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