

COMMERCIAL BUILDING

322 E WAR MEMORIAL DR - PEORIA



FOR LEASE:

700-2,150 SF OFFICE/RETAIL
\$12.50 PSF

PROPERTY FEATURES

- Small office space available for lease on War Memorial Dr.
- Main level space offered is 2,150 SF and can be divided to offer 1,500 SF down to 700 SF.
- Available space is directly off the front entrance to the building.
- Located directly across the street from Peoria Stadium.
- Competitive rental rates
- Traffic counts of 27,600 CPD.
- Pylon sign out front in War Memorial offers excellent visibility from a main road.



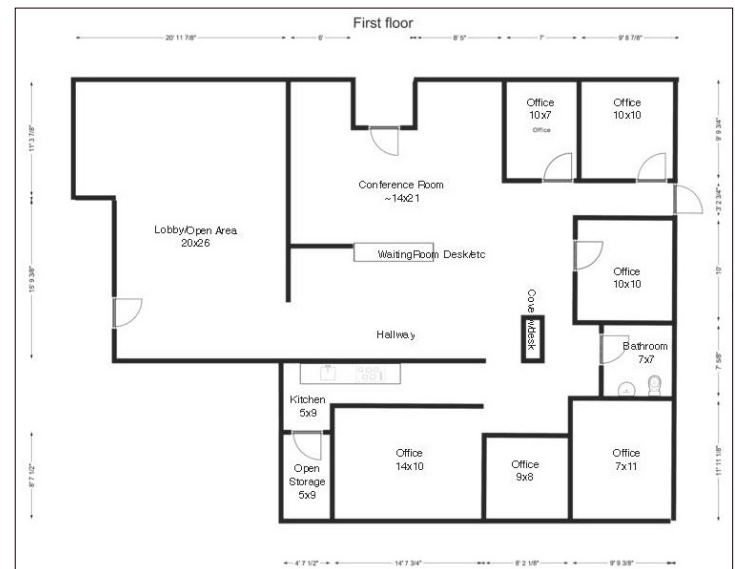
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PROPERTY DETAILS

PROPERTY TYPE	OFFICE
SPACE AVAILABLE	2,150 SF (DIVISIBLE DOWN TO 1,500 or 700 SF)
ZONING	CN
YEAR BUILT	1965
PARKING	23 SPACES
LEASE RATE	\$12.50 PSF
LEASE TYPE	GROSS + UTILITIES



Combined Space for a total of
2,150 SF divisible to 700 SF

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