

RETAIL SPACE AVAILABLE

3125 N UNIVERSITY ST - PEORIA

Joseph & Camper
COMMERCIAL



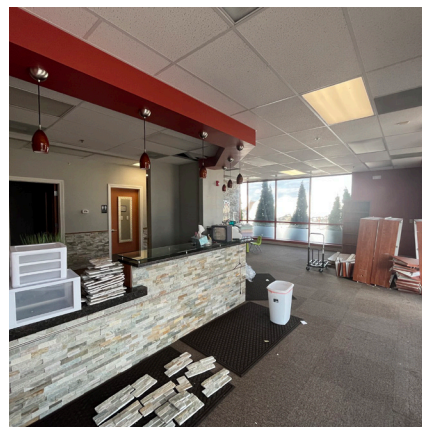
LEASING INCENTIVES!!!

FOR LEASE:

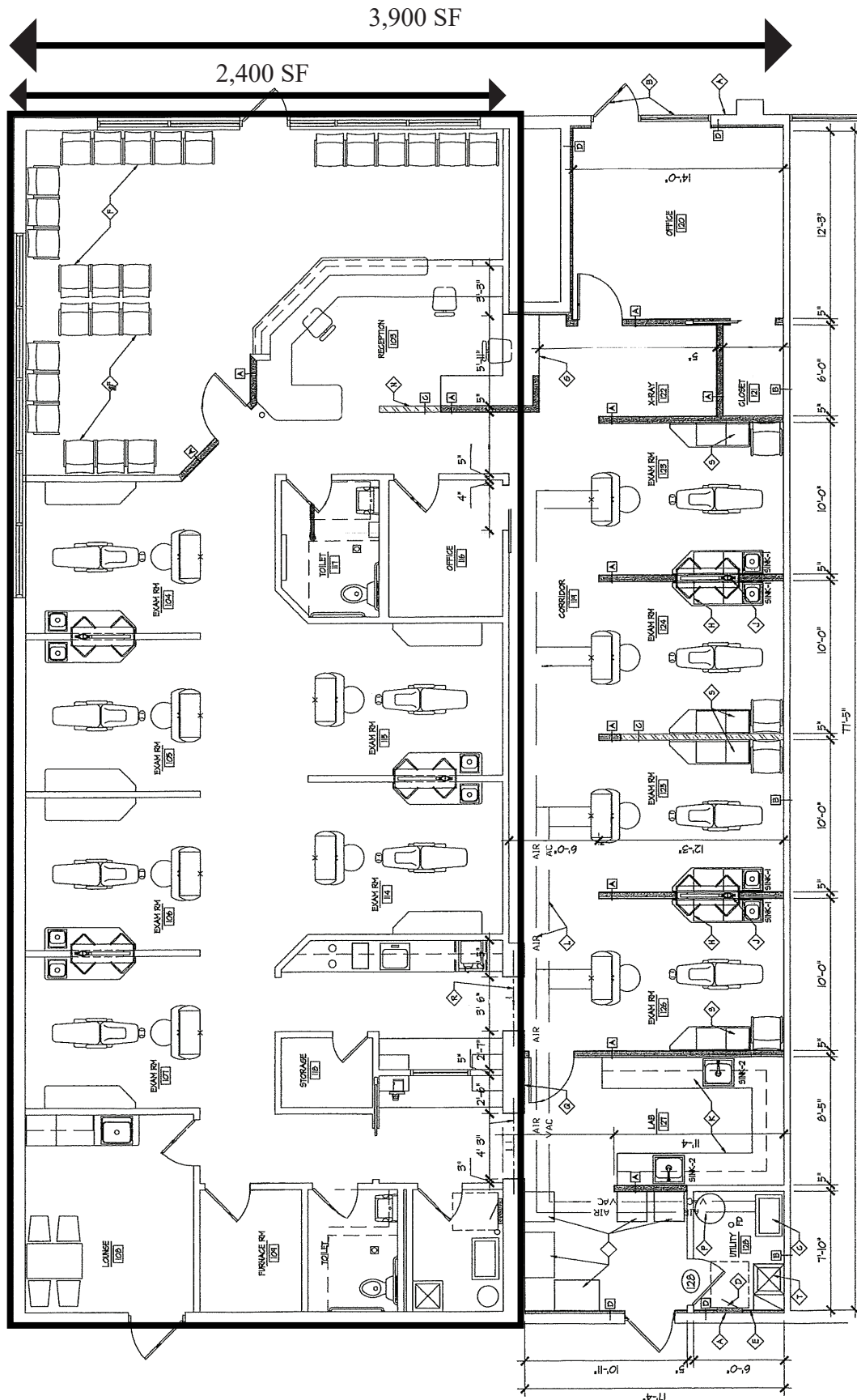
2,400-3,900 SF RETAIL/OFFICE SPACE
\$10.00-11.00 PSF - NNN

PROPERTY FEATURES

- 3,900 SF Retail/Medical office space for lease. Divisible down to 2,400 SF.
- Located in a multi-tenant retail center on University adjacent to Walmart.
- Co-tenants include Papa Murphy's Pizza, The Co-op Shop, Dotty's, Trinity Compassionate Care, Metro by T-Mobile and Rumburgers.
- Vacant Space was formerly setup as a full service dental clinic with existing plumbing still in place.
- Ideal for another dental clinic or medical use.
- Existing layout includes a reception area, waiting room, ten dental exam stations, two private offices, x-ray room, lounge/break room and two ADA accessible restrooms.
- Located on a prominent retail corridor on University in between Forest Hill and War Memorial Dr.
- **LEASING INCENTIVES:** 3 months free for any new 3 year lease or 5 months free for any 5 year lease signed before 5-31-24. Tenant improvement allowance available. Call agent for details.



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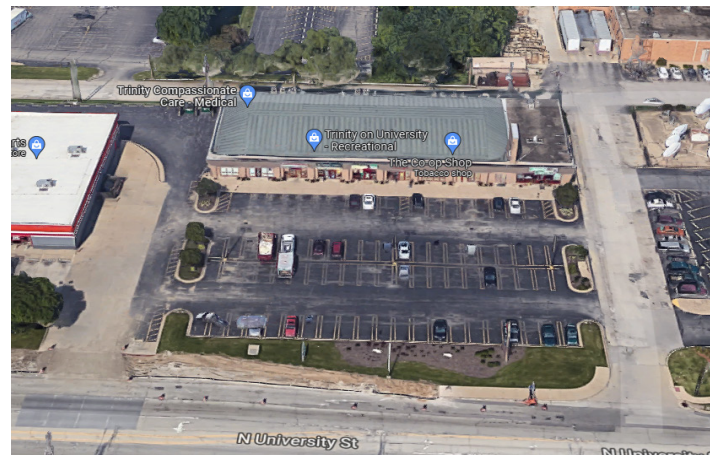
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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/MEDICAL OFFICE
BUILDING SIZE	16,895 SF
SPACE AVAILABLE	3,900 SF DIVISIBLE TO 2,400 SF
LEASE PRICE	3,900 SF - \$10.00 PSF 2,400 SF - \$11.00 PSF
LEASE RATE	NNN
INCENTIVES	3 or 5 MONTHS FREE RENT! (For any new 3 or 5 year lease signed before 5-31-24). Tenant improvement allowance available!



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