

FOR SALE OR LEASE

BED BATH & BEYOND

4816 N. UNIVERSITY STREET, PEORIA, IL 61604

BIG BOX RETAIL FOR LEASE OR SALE

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RETAIL PROPERTY FOR LEASE OR SALE

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LEASE SPACE CAN BE SUBDIVIDED



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail or neighborhood center investors: a spacious 31,250 SF building in a prime location. Boasting a recent parking lot resurfacing and a roof update for long-term durability, this property provides convenience and peace of mind. Situated at a lighted intersection, it offers high visibility and accessibility, with nearby interstate access to drive customer traffic. The versatile layout caters to a range of retail or neighborhood center needs, while ample natural light creates an inviting atmosphere for customers. With its well-maintained exterior, this property presents a professional and attractive space for businesses to thrive.

PROPERTY HIGHLIGHTS

- Spacious 31,250 SF open floor plan
- Recently resurfaced parking lot for customer convenience
- Roof installed in 2019 for long-term durability
- Centrally located at a lighted intersection for high visibility
- Nearby access to the interstate for increased customer traffic

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Sale Price:	\$3,300,000
Building Size:	31,250 SF
Lot Size:	2.79 Acres

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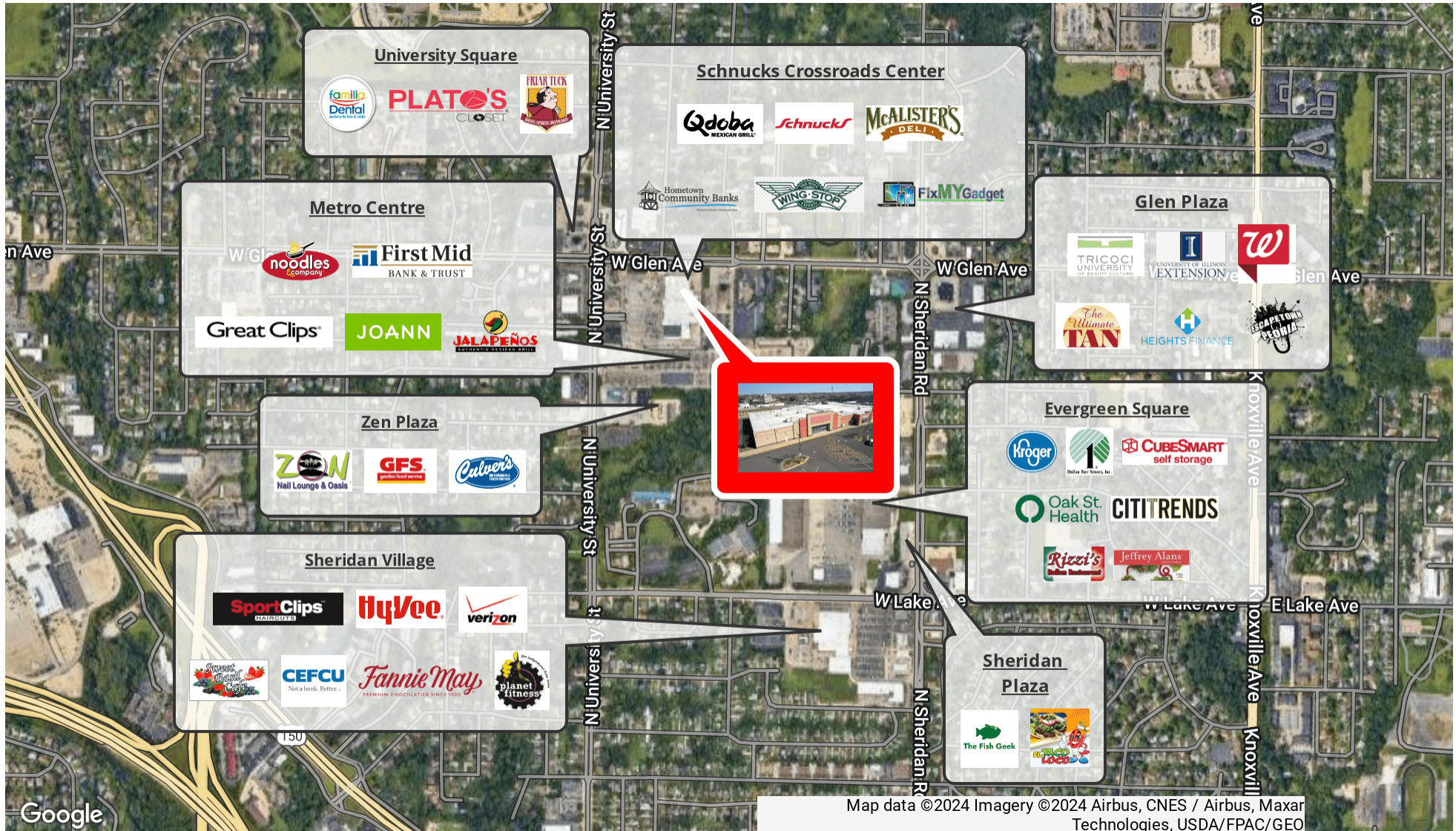
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