

LEASE: **\$12.00 PSF NNN**

SALE PRICE: **\$465,600**

TWIN TOWERS, SUITE 345

456 FULTON STREET, SUITE 345 (#C3D), PEORIA, IL 61602

OFFICE BUILDING FOR SALE OR LEASE

DAN MALOOF

309.693.3000

dan@maloofofcom.com



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LOCATION DESCRIPTION

Located in the center of Peoria's downtown business district, this building is well positioned. City Hall, Peoria County Courthouse, and the Federal Building are all within walking distance. There are amenities of nearly every kind in the nearby vicinity including food, lodging, and transportation. Interstate I-74 is just blocks away making travel very convenient.

PROPERTY HIGHLIGHTS

- 10,800± sq. ft. available on 3rd floor
- Several private offices & a conference room
- HOA fees are \$3,718.96/month
- Close to interstate access
- Central location offers variety of surrounding business
- Space is fully furnished

OFFERING SUMMARY

Sale Price:	\$465,600
Lease Rate:	\$12.00 psf NNN

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,067	59,768	115,566
Total Population	9,029	122,667	248,689
Average HH Income	\$24,831	\$53,391	\$68,860



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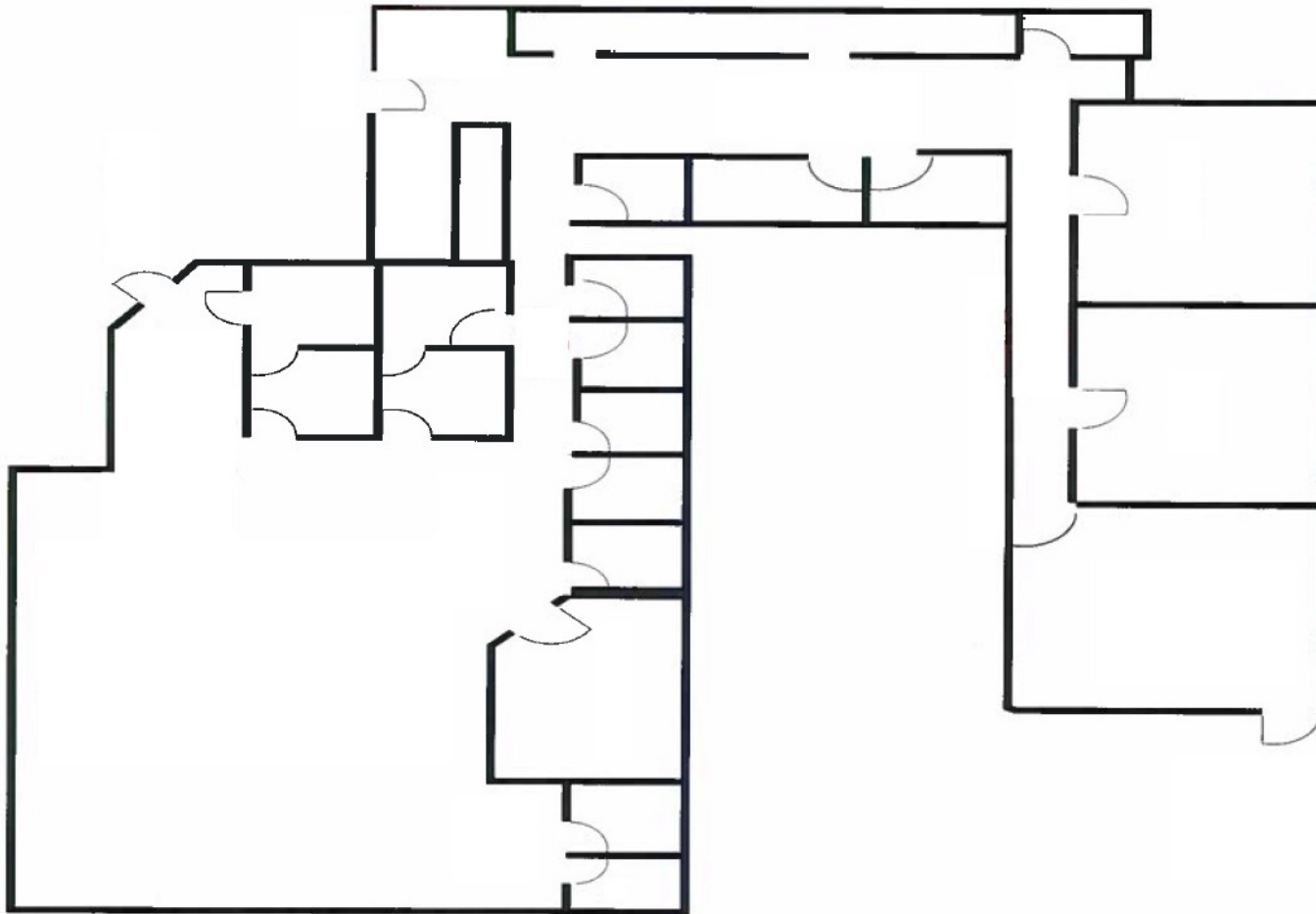
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