

WAREHOUSE DISTRICT SPACE

428 SW WASHINGTON ST - PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

1,586 SF RETAIL/OFFICE/FLEX
\$14.00 PSF - NNN

PROPERTY FEATURES

- Street level loft style space for lease in the warehouse district.
- Currently set up as two units with one 1,586 SF space available for lease.
- Unit 1 is 4,775 SF and is currently occupied by a fitness user and set up with a mens and womens locker room/ restrooms and mostly open space.
- Unit 2 is currently set up for office use with two private offices, mens and womens restrooms and the remainder open area.
- Additional space available for storage in the basement.
- Small parking lot up front with additional street parking and surface lots nearby.

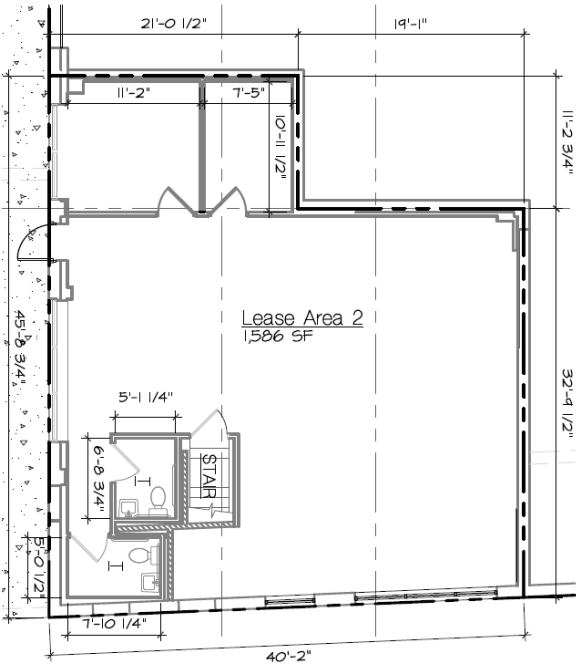


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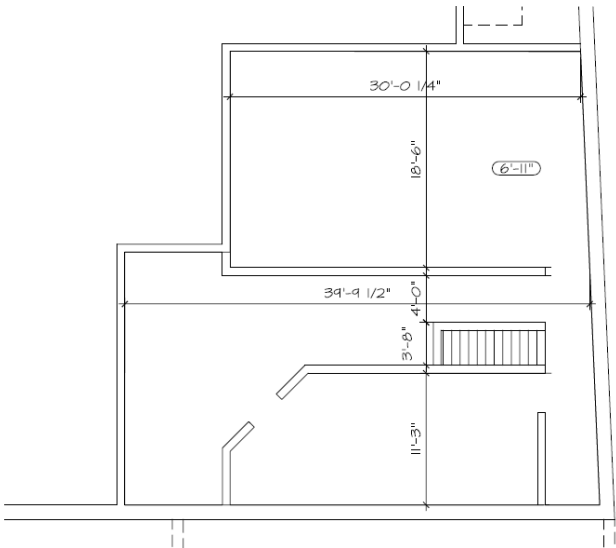
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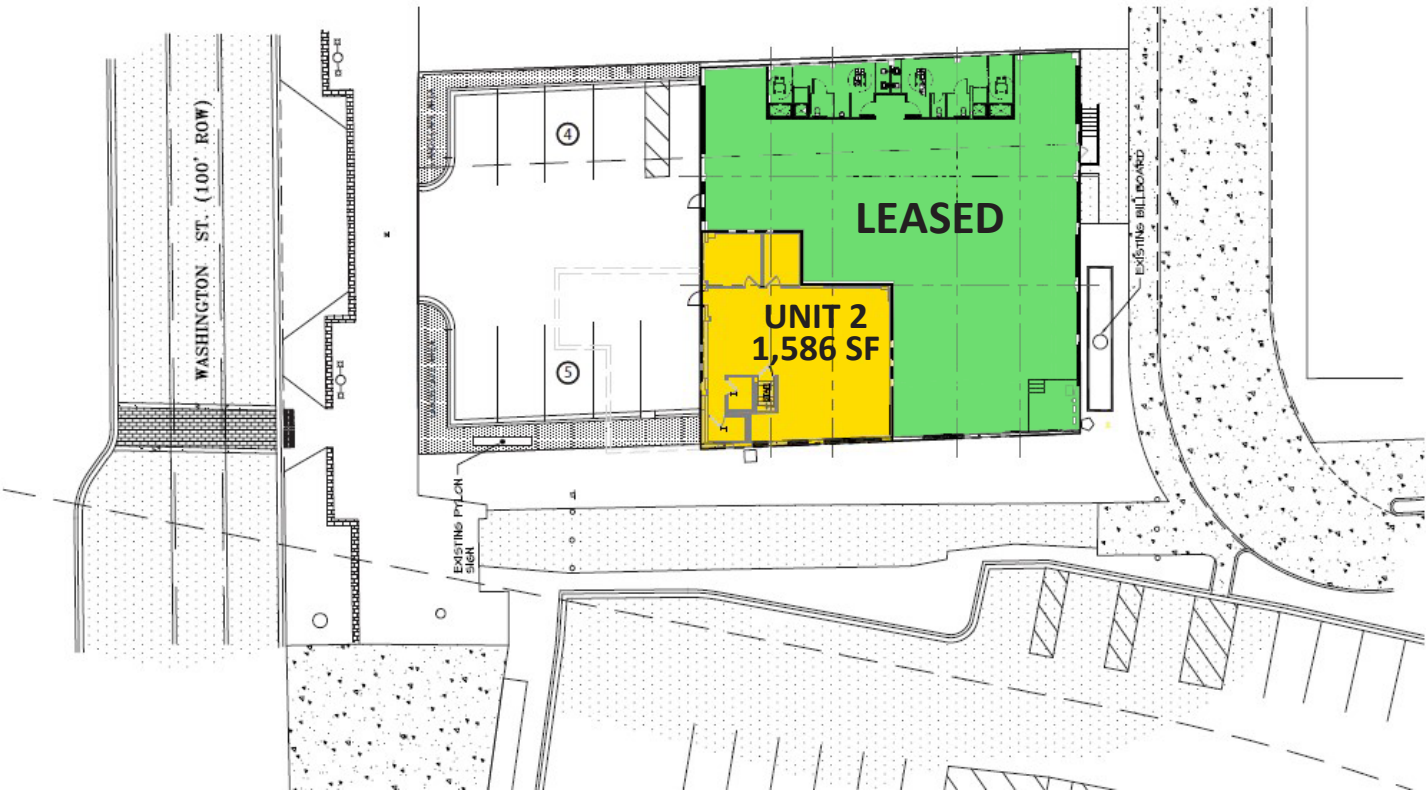
First Floor Plan



Basement Floor Plan



Site Plan



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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	6,400 SF
SPACE AVAILABLE	UNIT 2: 1,586
ZONING	B-1
PARKING	SURFACE LOT & STREET PARKING
YEAR BUILT	1970
LEASE RATE	\$14.00 PSF
LEASE TYPE	NNN

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,082	35,898	46,079
HOUSEHOLDS	5,098	17,207	21,864
AVG. INCOME	\$40,903	\$56,835	\$63,358
TRAFFIC COUNTS	17,600 CPD ON WASHINGTON ST.		

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