

3320 NE ADAMS STREET

PEORIA, IL 61603

RETAIL/FLEX BUILDING FOR SALE

ZAC MALOOF

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PROPERTY HIGHLIGHTS

- 26,380 sf flex building with a large open retail/office floor plan
- 13,190 sf main level w/ 10,000 sf being finished office/retail space
- 3,000 sf warehouse w/ OH door on main level & 13,190 sf warehouse in the lower level
- (2) additional OH doors in lower level warehouse
- Security system & concrete flooring throughout
- Great street visibility & quick access to US Hwy 150

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,988	55,686
Total Population	3,449	49,204	114,216
Average HH Income	\$43,795	\$52,161	\$56,733

LOCATION DESCRIPTION

This area is surrounded by a mix of retail, industrial, and residential. Companies in this area include Rohn Products, Ivex Speciality Paper, Southard Cycle, Messing Roofing, and Lambie Heating & A/C. Komatsu is 1 mile to the south and the Central Business District is just about 2.5 miles to the south.

Access to US Hwy 150 is just 2 blocks to the north. This provides a direct route to Washington, East Peoria, Germantown Hills, and Metamora.

OFFERING SUMMARY

Sale Price:	\$215,000
Building Size:	26,380 SF

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