

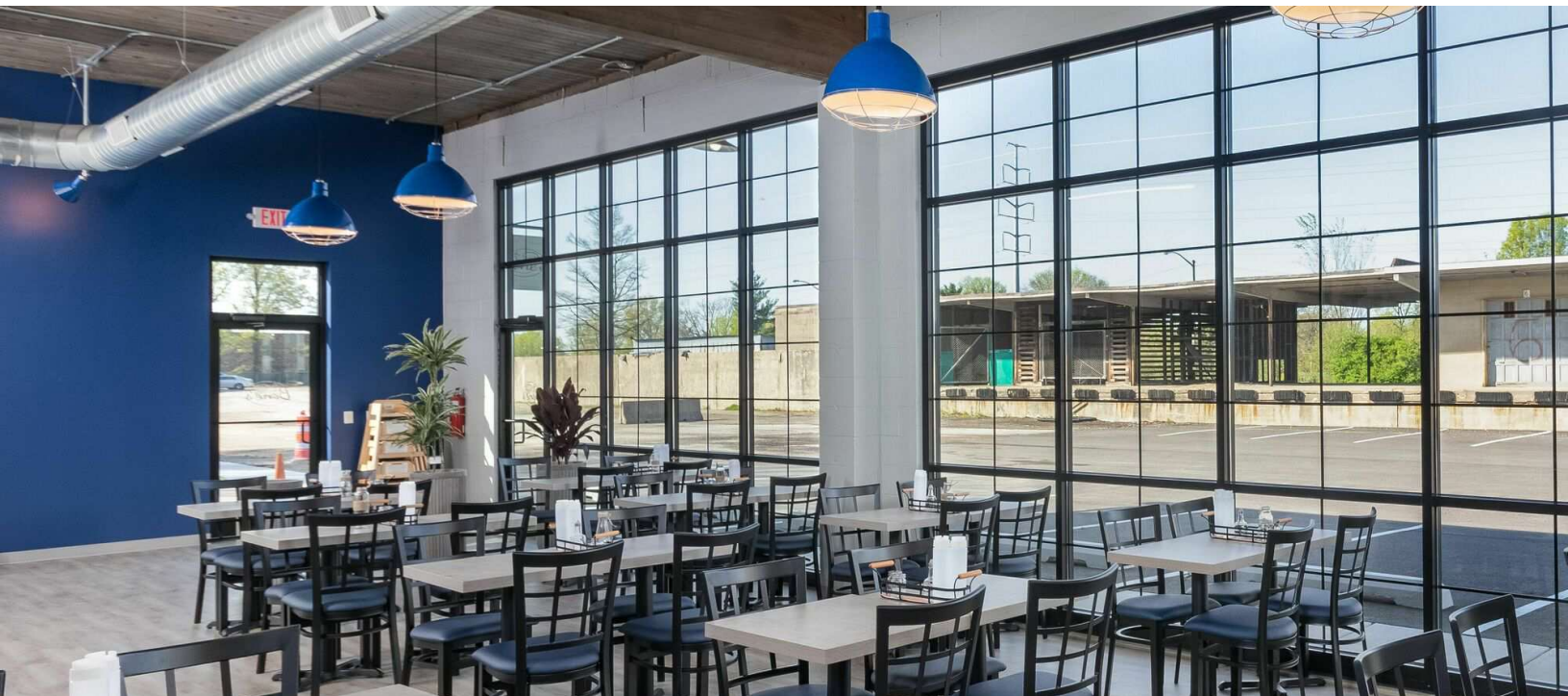


## EXECUTIVE SUMMARY

KELLER STATION

## FOR LEASE

6015 N. KNOXVILLE AVENUE, PEORIA, IL 61614



### OFFERING SUMMARY

Available SF: 1,793 - 4,734 SF

Lease Rate: \$15.30 - 19.00 SF/yr (NNN)

Building Size: 9,351 SF

Zoning: Commercial

Number of Stories: 1

Number of Units: 5

### PROPERTY OVERVIEW

Introducing an exceptional opportunity for restaurant entrepreneurs at Keller Station! We are delighted to present a remarkable 2nd generation restaurant space, featuring 1,793 square feet of interior space, an 800-square-foot patio with stunning views of Donovan Park and the Rock Island Running/Walking Trail. This space boasts 14'4" natural wood ceilings, large storefront windows for abundant natural light, and existing equipment including a hood, ansul system, make-up air, walk-in cooler, and plumbing rough-ins. Located along the highly traveled Knoxville Avenue, this prime location offers excellent visibility and accessibility, with a vibrant community and diverse mix of tenants within Keller Station, ensuring a bustling atmosphere and steady foot traffic. Don't miss out on the opportunity to establish your restaurant in this prime location with exceptional features. Schedule a tour today and explore the endless possibilities awaiting you at Keller Station.

### PROPERTY HIGHLIGHTS

- 2nd generation restaurant space
- restaurant rough-ins done and ready to go
- equipment with suite: hood and ansul system, walk-in cooler and more!

### KATIE KIM

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## LEASE SPACES

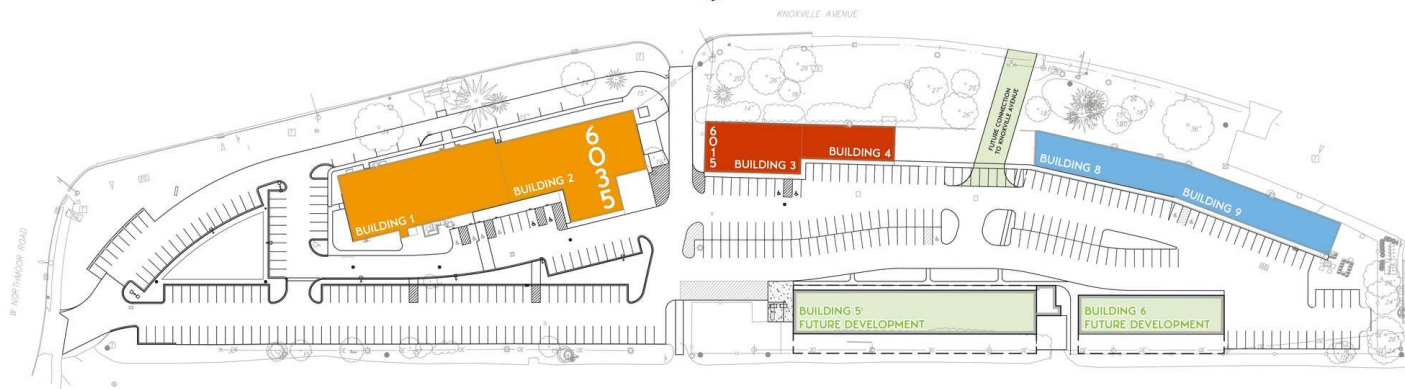
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VISIT US ONLINE AT [WWW.KELLERSTATION.COM](http://WWW.KELLERSTATION.COM)



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,793 - 4,734 SF	Lease Rate:	\$15.30 - \$19.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Keller Station - Building 4 - Suite 100	Available	1,793 - 2,600 SF	NNN	\$19.00 SF/yr	2nd generation restaurant space with hood, ansul, make-up air, walk-in cooler, sink rough-ins, galley style kitchen, fast casual counter and service area, open dining area with large windows
Keller Station - Bldg 4 - Suite 102	HUE SALON	886 SF	NNN	LEASED	-
Keller Station - Bldg 4 - Suite 103	CXT OFFICE	886 SF	NNN	LEASED	-

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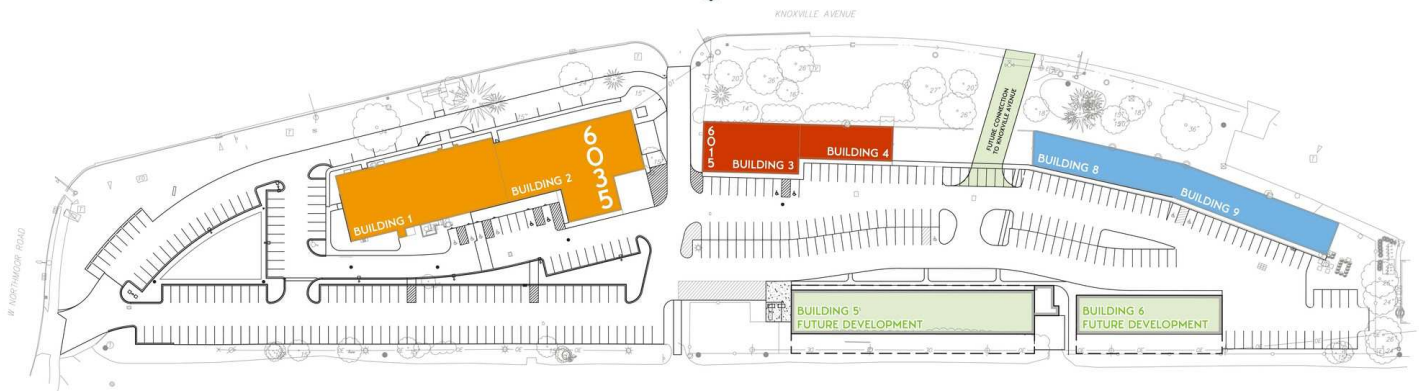
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Keller Station - Bldg 3 - Suite 104	Available	2,338 - 4,734 SF	NNN	\$15.30 SF/yr	Urban office feel with tons of natural light into the suite! Glass wall conference room welcomes your guests and team across from reception area. Two (2) semi-private office suites and fully enclosed executive office allow for private work areas and open office layout accommodates cubicles and open workflow throughout office. Suite also has kitchenette and restrooms. Signage available along exterior of building and along Knoxville.
Keller Station - Bldg 3 - Suite 105	Available	2,396 - 4,734 SF	NNN	\$16.00 SF/yr	2nd generation retail space or open office layout or both! Prior tenant outgrew the space and is still at Keller Station. This suite is located across from CxT Coffee at Keller Station and offers wide open working areas as well as some large private areas, small office, restrooms and so much more! Large storefront windows allow tons of natural light to come into the suite.

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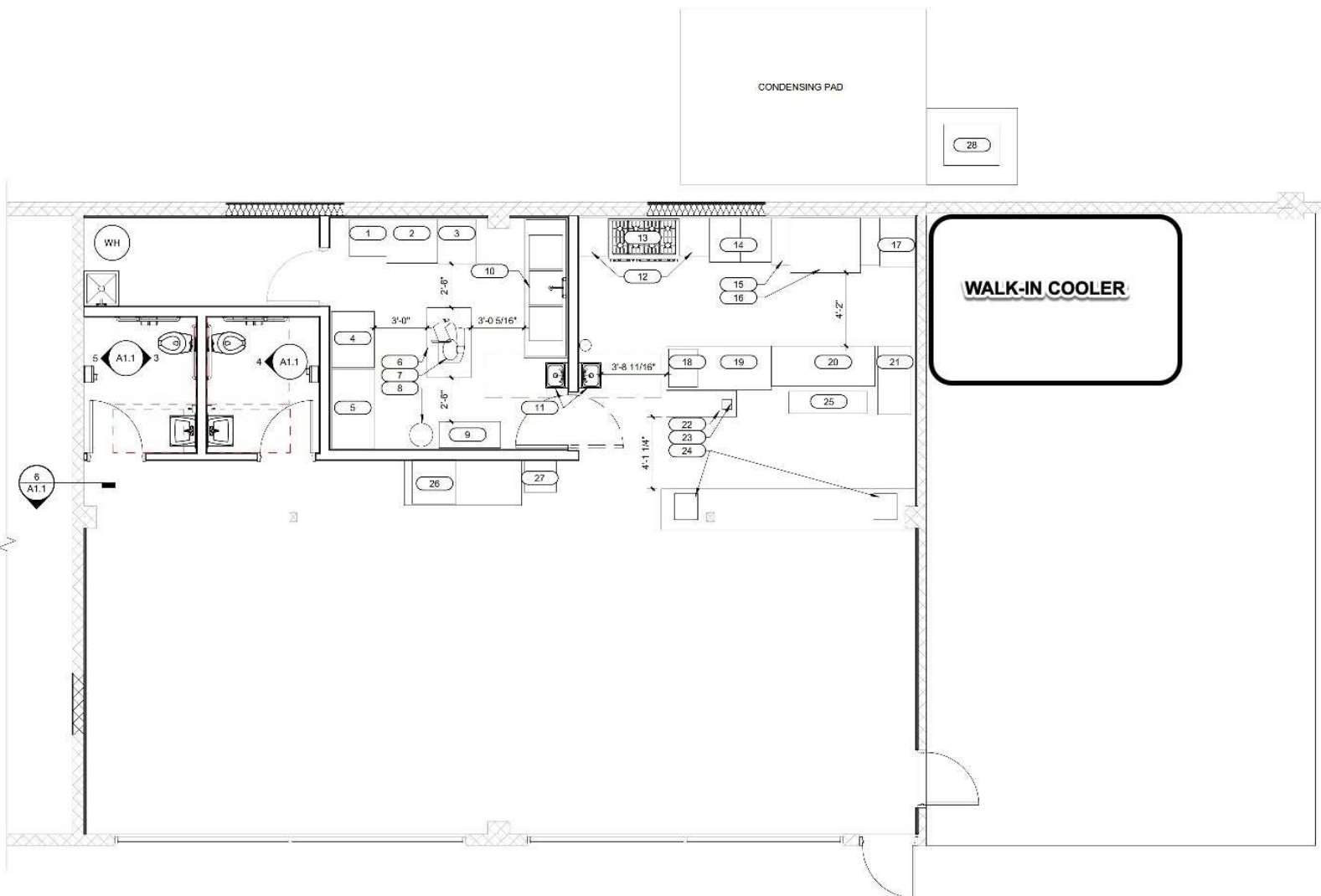


## FLOORPLAN

KELLER STATION

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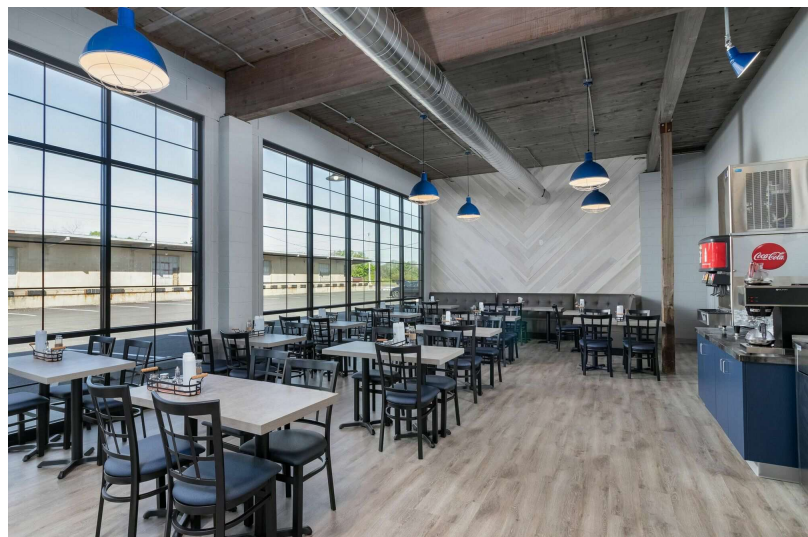
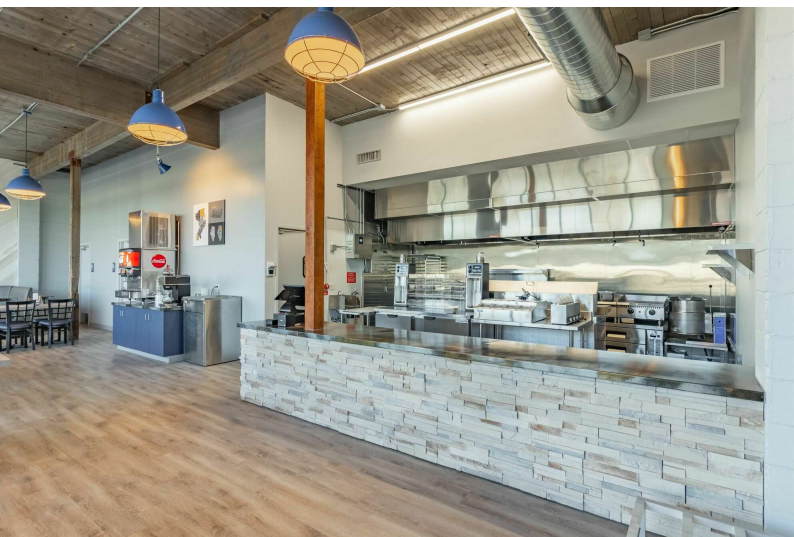


## SUITE PHOTOS

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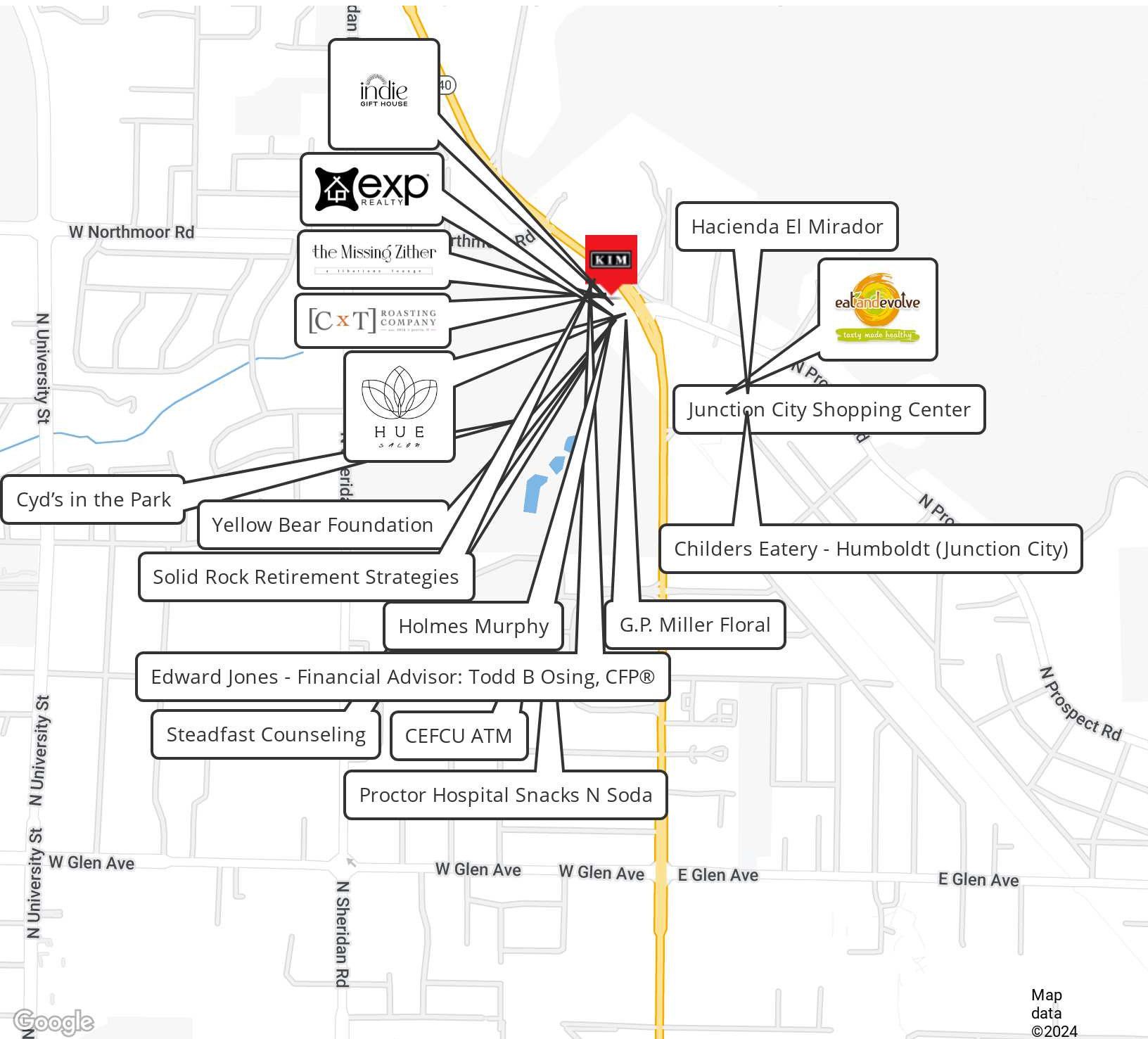


## RETAILER MAP

KELLER STATION

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## CO-LISTING BROKERS

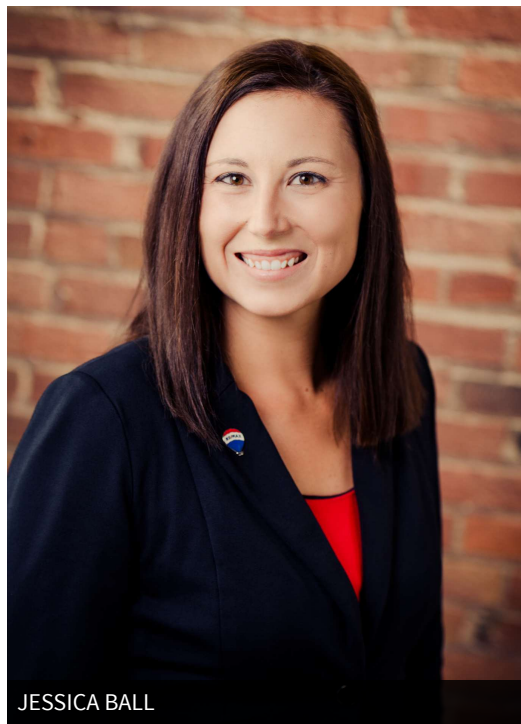
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JESSICA BALL



JUSTIN BALL

### THE KIM GROUP

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Add text here...

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