

# COMMERCIAL RETAIL BUILDING

7810 N UNIVERSITY ST - PEORIA



**FOR LEASE:**

1,780 SF RETAIL/OFFICE BUILDING  
\$13.00 PSF - NNN

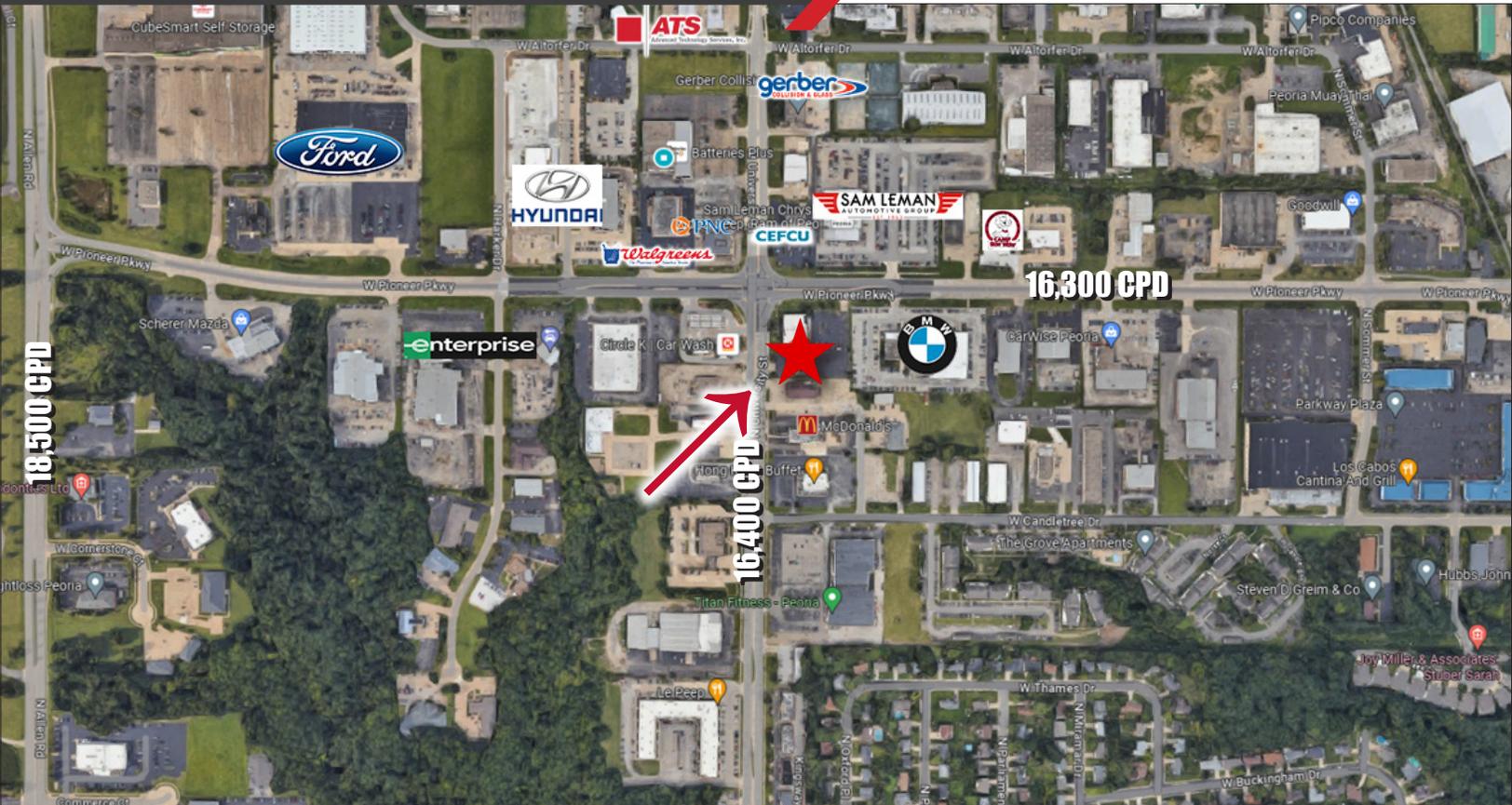
## PROPERTY FEATURES

- Hard to find 1,780 SF Freestanding commercial building for lease on North University.
- Located just off the corner of Pioneer Parkway and University Street.
- Space is primarily open with two private offices, one ADA restroom and a small kitchenette in the rear.
- 33 parking spaces on site.
- Excellent space for a small retail or office user. Space is not available for a restaurant use.
- Abundant natural light throughout and heavy electrical setup.



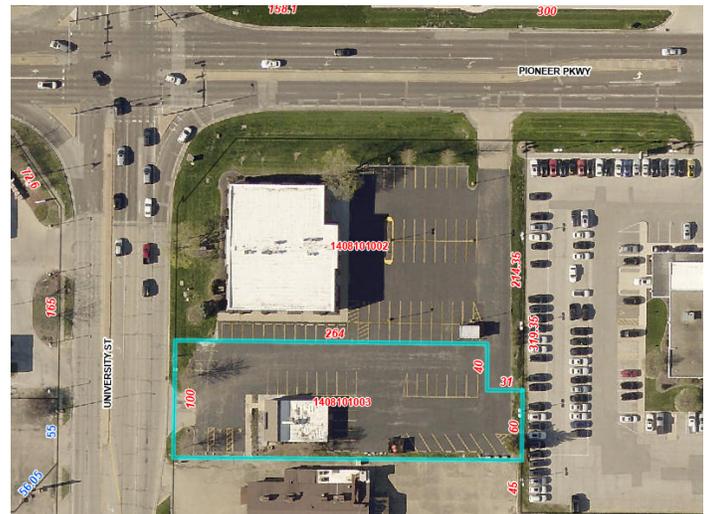
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### PROPERTY DETAILS

|               |                   |
|---------------|-------------------|
| PROPERTY TYPE | RETAIL/OFFICE     |
| SPACE SIZE    | 1,780 SF          |
| ZONING        | C-1               |
| PARKING       | 33 PARKING SPACES |
| YEAR BUILT    | 1977              |
| LEASE PRICE   | \$13.00 PSF       |
| LEASE TYPE    | NNN               |



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