

INCOME PRODUCING COMMERCIAL PROPERTY
8001 N UNIVERSITY ST - PEORIA

Joseph & Camper 
COMMERCIAL



**FOR SALE OR
FOR LEASE:**

37,750 SF FOR SALE - \$1,900,000 or
4,207 & 4,501 SF FOR LEASE - \$9.50 PSF, NNN

PROPERTY **FEATURES**

- Income producing 37,750 sf office/retail/warehouse space for sale in North Peoria.
- 29,902 sf on the main level that is currently set up with four units.
- Unit 1A & a portion of Unit 1B is occupied by ARI thru November 30, 2024. Primarily office space with some warehouse in the rear with one 10 x 12 overhead door.
- Unit 1D is occupied by Batteries & Bulbs thru September 30, 2024.
- Property sits on 4.49 acres and offers abundant surface parking.
- 4,501 SF for lease on main level and an additional 4,207 SF of built out office space on 2nd level which is elevator served.
- Sprinkler system
- Financial information available upon request to qualified buyers with a signed NDA.



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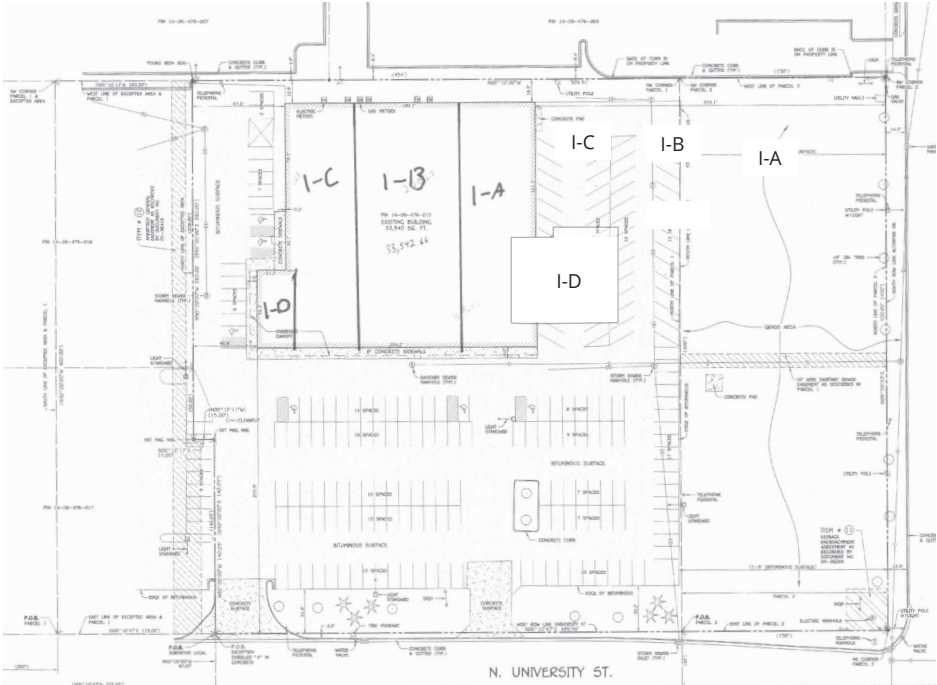
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SPACES AVAILABLE



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PROPERTY DETAILS

| PROPERTY TYPE | RETAIL/OFFICE/ WAREHOUSE |
|----------------------------------|--------------------------------|
| TOTAL BUILDING SQUARE FOOTAGE | 37,750 |
| AVAILABLE SPACES | 1-C: 4,501 SF 2-C: 4,207 SF |
| ACRES | 4.49 |
| ZONING | C2 |
| YEAR BUILT | 1964 |
| PARKING | APPROX. 203 SPACES |
| LEASE RATE | \$9.50 PSF |
| NNN | EST@\$2.08 PSF |
| REAL ESTATE TAXES | \$34,215.74 (2022) |
| SALE PRICE | \$1,900,000 |

PROPERTY DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|--|----------|----------|----------|
|  POPULATION | 10,365 | 150,003 | 291,995 |
|  HOUSEHOLDS | 4,405 | 62,265 | 119,660 |
|  AVG. INCOME | \$39,719 | \$55,645 | \$65,281 |

Will Hayes

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