

456 Fulton Street

PEORIA, IL 61602



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 456 FULTON ST SUITE 350

ASKING PRICE: \$180,000



EXECUTIVE SUMMARY

Office condominium directly across the street from City Hall and the Peoria Civic Center. Close to everything downtown! Multiple offices and conference room. Ideal location for a law firm or professional office. High end office furniture is included in the lease or can be removed prior to leasing.



4,512
AVAILABLE SF



OFFICE
PROPERTY
TYPE



350
SUITE #



B-1
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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ASKING RATE: \$9.00/SF + NNN



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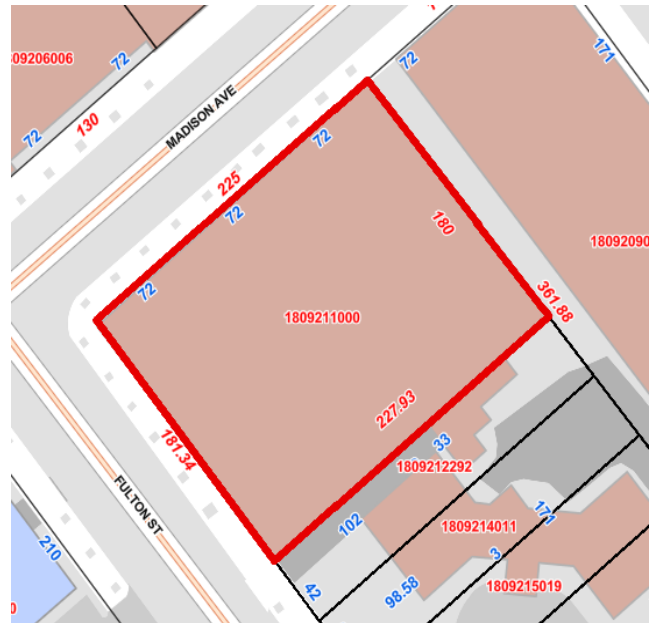
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PROPERTY INFORMATION

ADDRESS	456 Fulton Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID(s)	18-09-211-013
PROPERTY TYPE	Office
ZONING	B-1
YEAR BUILT	1984
AVAILABLE SF	4,512
SUITE #	350



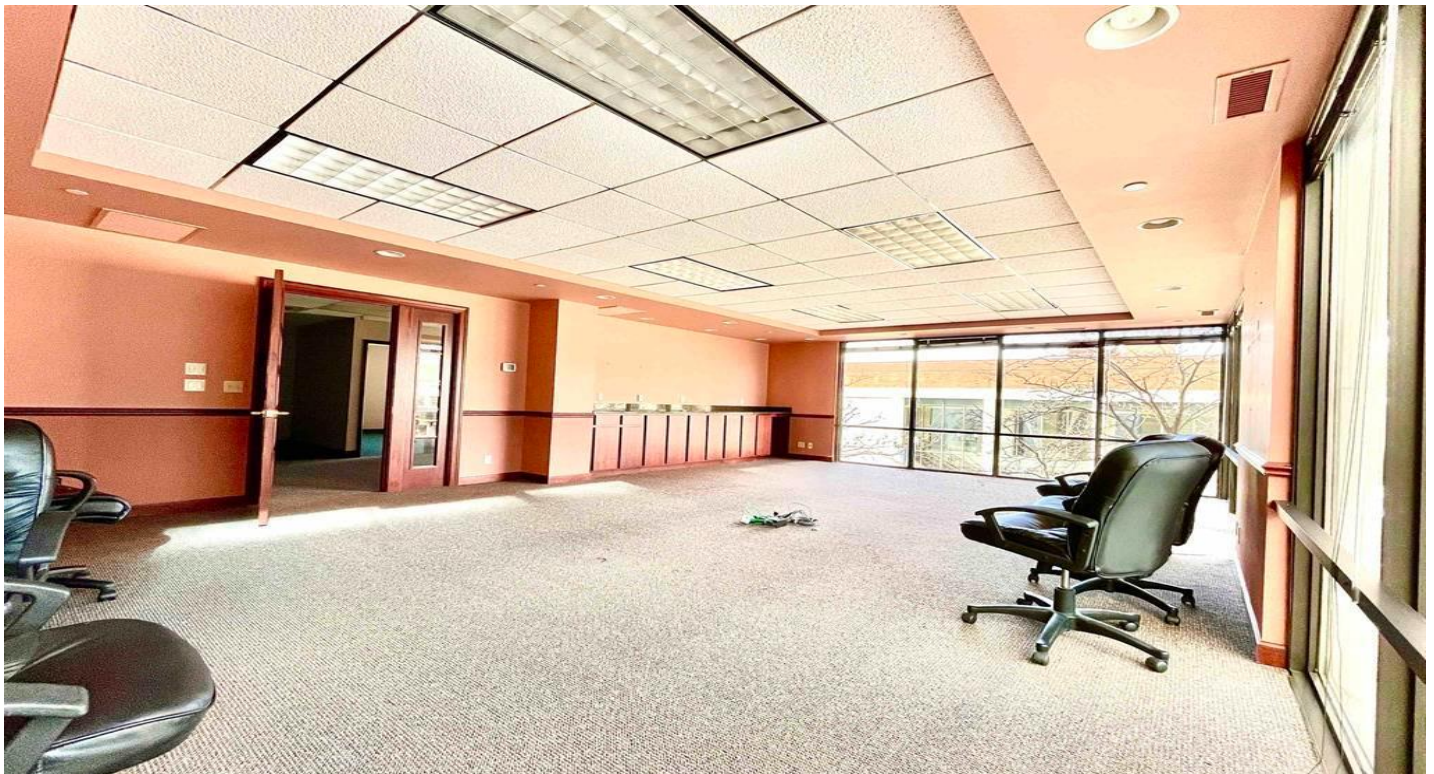
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INTERIOR PICTURES



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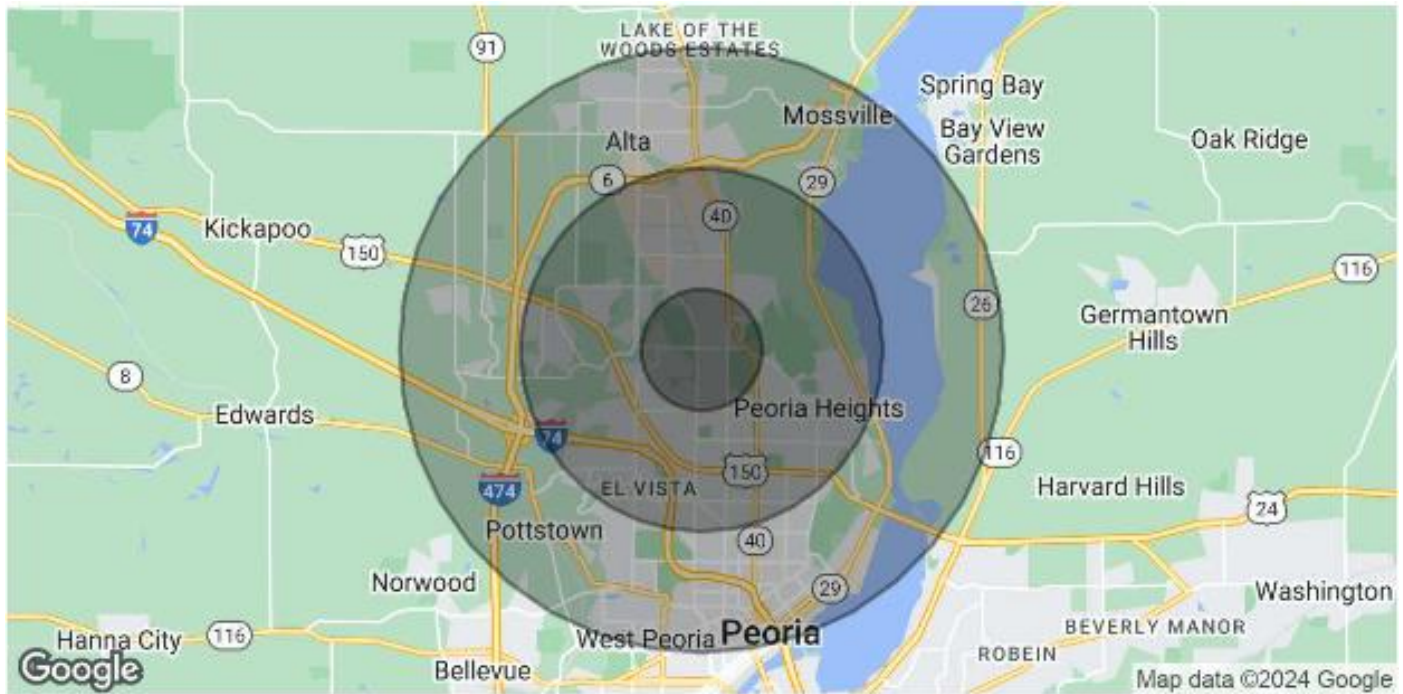
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PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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Each office is independently owned and operated.
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