

# VALUE-ADD MULTI-TENANT COMMERCIAL OPPORTUNITY

8001 N UNIVERSITY ST - PEORIA

Joseph & Camper  
COMMERCIAL



**PRICE REDUCED!!!**

**FOR SALE OR  
FOR LEASE:**

37,750 SF | 4.49 Acres | 203 Parking Spaces

For Sale: \$1,750,000 (\$46/SF) • For Lease: \$9.50 psf NNN

## PROPERTY FEATURES

- 37,750 sf office/retail/warehouse space for sale in North Peoria.
- 33,750 sf on the main level that is currently set up with four units.
- Unit 1A & Unit 1B is leased thru Nov 2027 but can be available to an owner / user with 180 days' notice to tenant.
- 1A & 1B is 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, 2030.
- Property sits on 4.49 acres and offers abundant surface parking.
- Vacant areas include 4,501 SF for lease on main level and an additional 4,207 SF on 2nd level which is elevator served.
- Sprinkler system
- Tall ceilings allow for a conversion from office to warehouse if needed.
- 1A & 1B tenant would consider staying longer if a buyer desired.
- Financial information available upon request to qualified buyers with a signed NDA.



## Investment Highlights

- Priced Far Below Replacement Cost- over 37,000 SF on nearly 4.5 acres for under \$50/SF.
- Partial Vacancy – Owner/User or Investment
- Enterprise Zone Incentives
- Flexible Office / Retail / Warehouse Configuration
- 203 Parking Spaces (5.3/1,000 Ratio)
- Elevator-Served Second Floor
- Strong Traffic Counts



## Current Occupancy

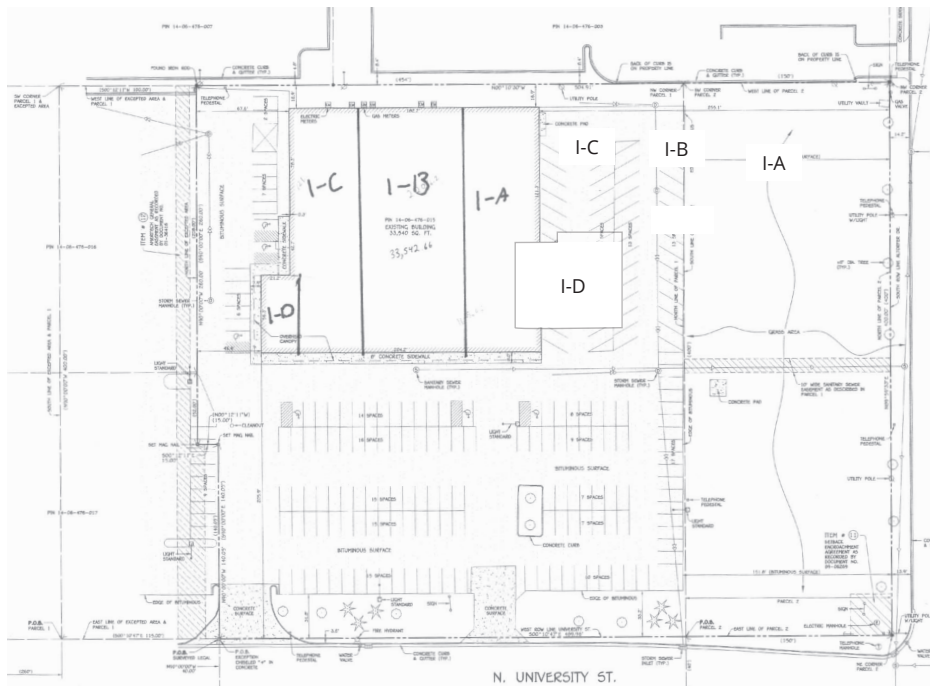
- 1D- Batteries & Bulbs – Leased thru Sept 2030
- 1A & 1B –ARI - Leased thru Nov 2027 (Mutual termination option with 180 days notice)
- 4,501 SF – Vacant (Main Level)
- 4,207 SF – Vacant (2nd Floor)



# COMMERCIAL PROPERTY

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## SPACES AVAILABLE



# COMMERCIAL PROPERTY




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### PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE/ WAREHOUSE
TOTAL BUILDING SQUARE FOOTAGE	37,750
IMMEDIATELY AVAILABLE SPACES	1-C: 4,501 SF 2-C: 4,207 SF
ACRES	4.49
ZONING	C2 Enterprise Zone Incentives
YEAR BUILT	1964
PARKING	APPROX. 203 SPACES
LEASE RATE	\$9.50 PSF
NNN	EST@\$2.08 PSF
REAL ESTATE TAXES	\$37,100.04
SALE PRICE	\$1,750,000

### PROPERTY DEMOGRAPHICS

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

**Will Hayes**

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