

6009 N Knoxville Avenue

PEORIA, IL 61614



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 6009 N KNOXVILLE AVE

ASKING RATE: \$16.00 - \$18.00/SF



EXECUTIVE SUMMARY

Be a part of this historical development in the heart of Peoria! This 7-acre corner property is located within an Enterprise Zone and offers an exceptional location for your business. Keller Station is comprised of 9 separate buildings with an excellent mix of business types (office, retail, and restaurant), providing the flexibility to accommodate both current and future needs. It also provides direct access to the Rock Island trail as well as Donovan Park. Do not miss out on this one-of-a-kind opportunity to join a growing development in one of Peoria's most dynamic commercial corridors! Each listing for 6009 N Knoxville is for a land lease or future building, built to suit, from 5,000 SF to 10,000 SF.



**5,000-
10,000**
AVAILABLE SF



NET
LEASE TYPE



300
PARKING SPACES



COMMERCIAL
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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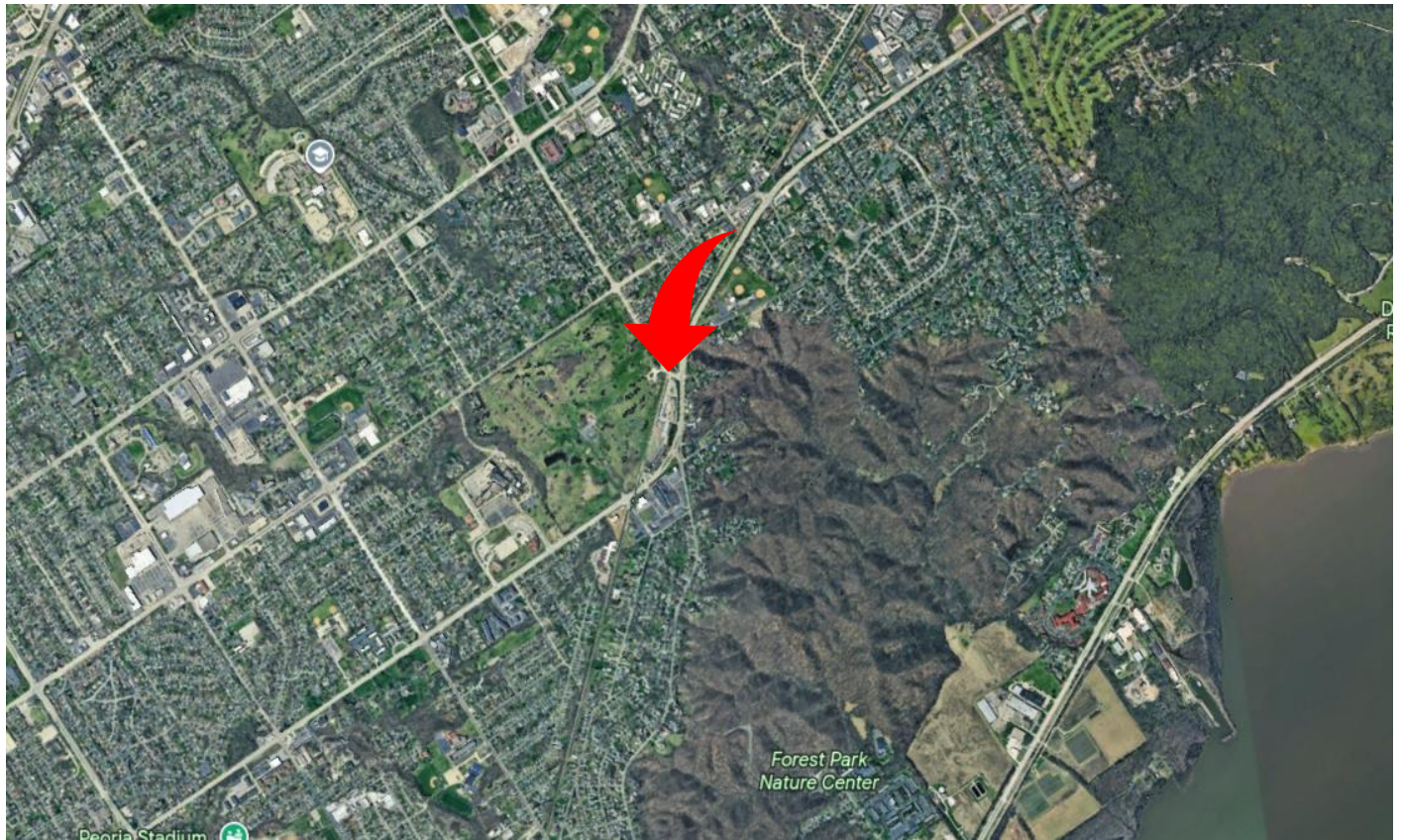
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PROPERTY INFORMATION

ADDRESS	6009 N Knoxville Avenue
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-16-327-008
PROPERTY TYPE	Industrial, Office, Retail, Restaurant, Warehouse, Other
ZONING	Commercial
TOTAL LOT ACRES	7.09
Parking Spaces	300
AVAILABLE SF	5,000 - 10,000



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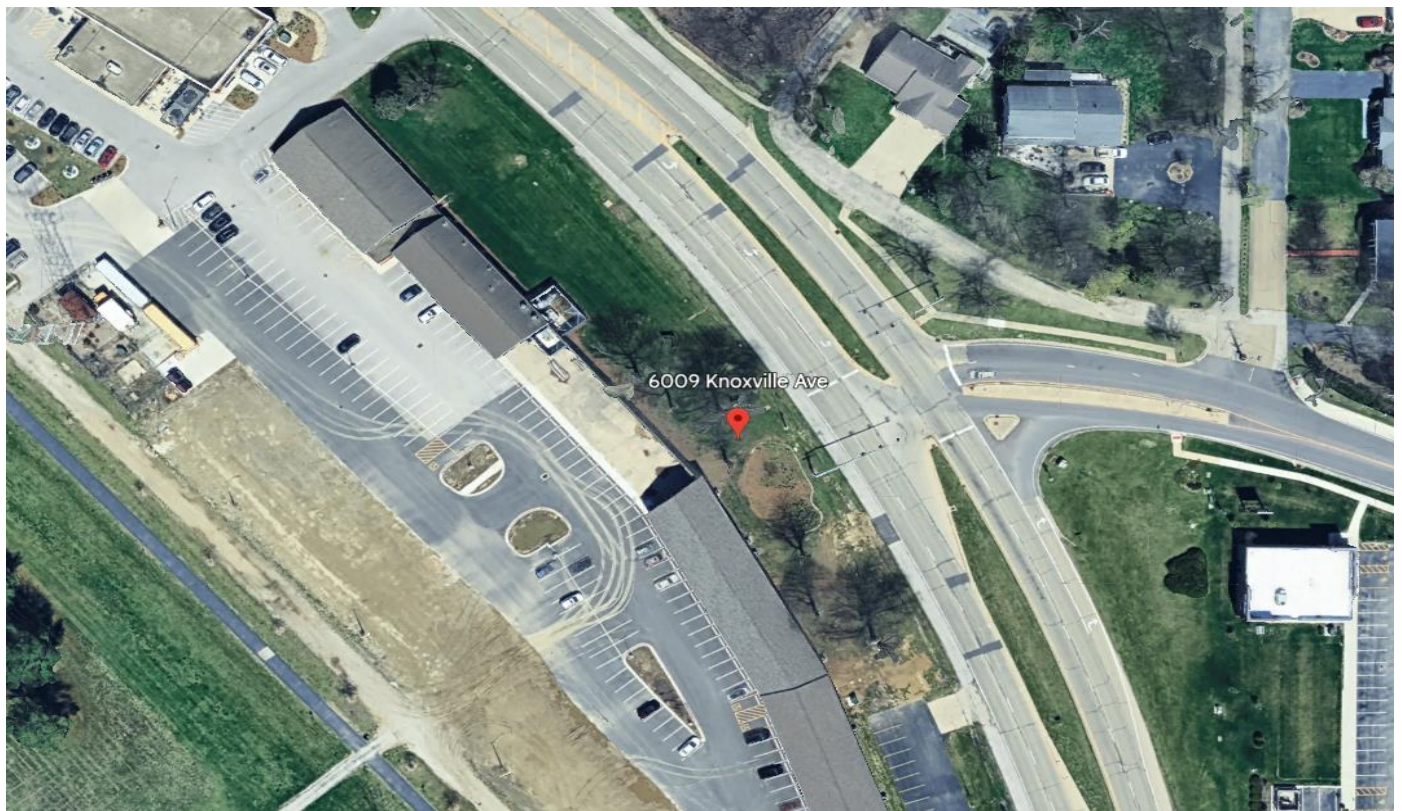
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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	\$/MO
100	10,000	Net	\$16.00
101	5,000	Net	\$18.00
102	5,000	Net	\$18.00



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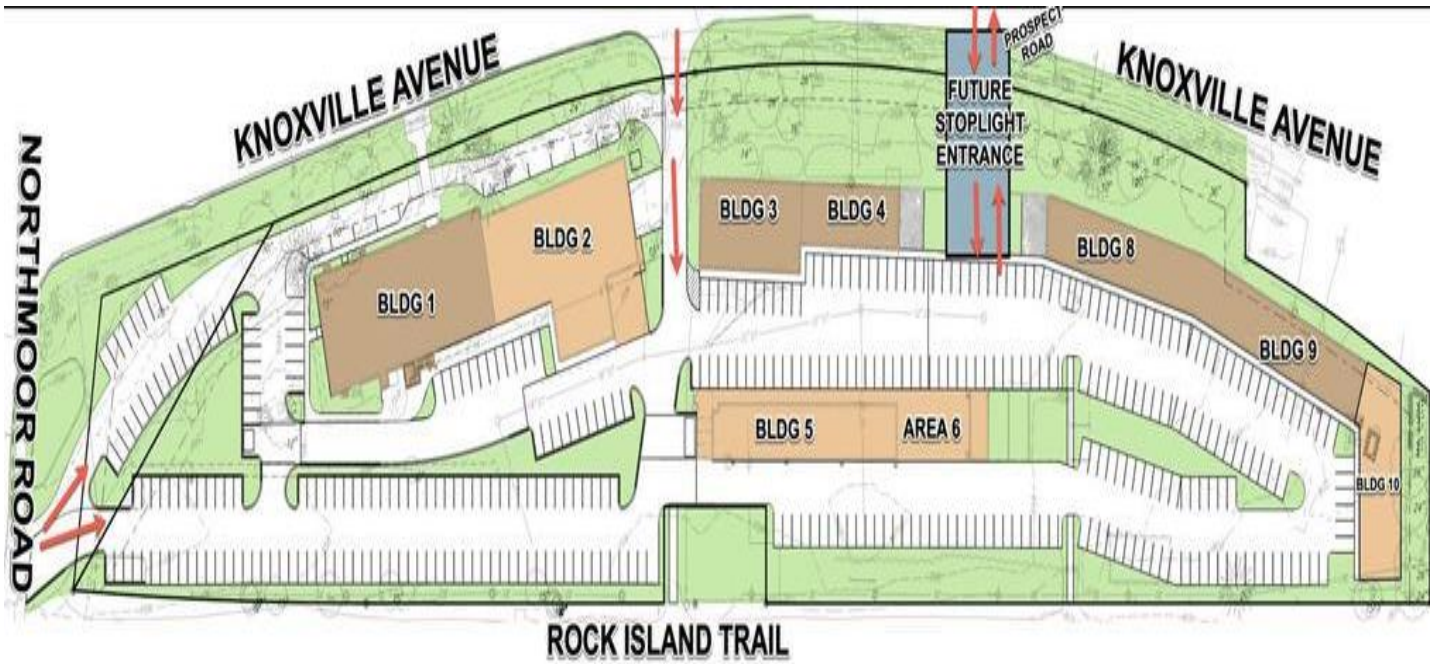
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PROPERTY LAYOUT



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EXTERIOR PICTURES



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INTERIOR PICTURES



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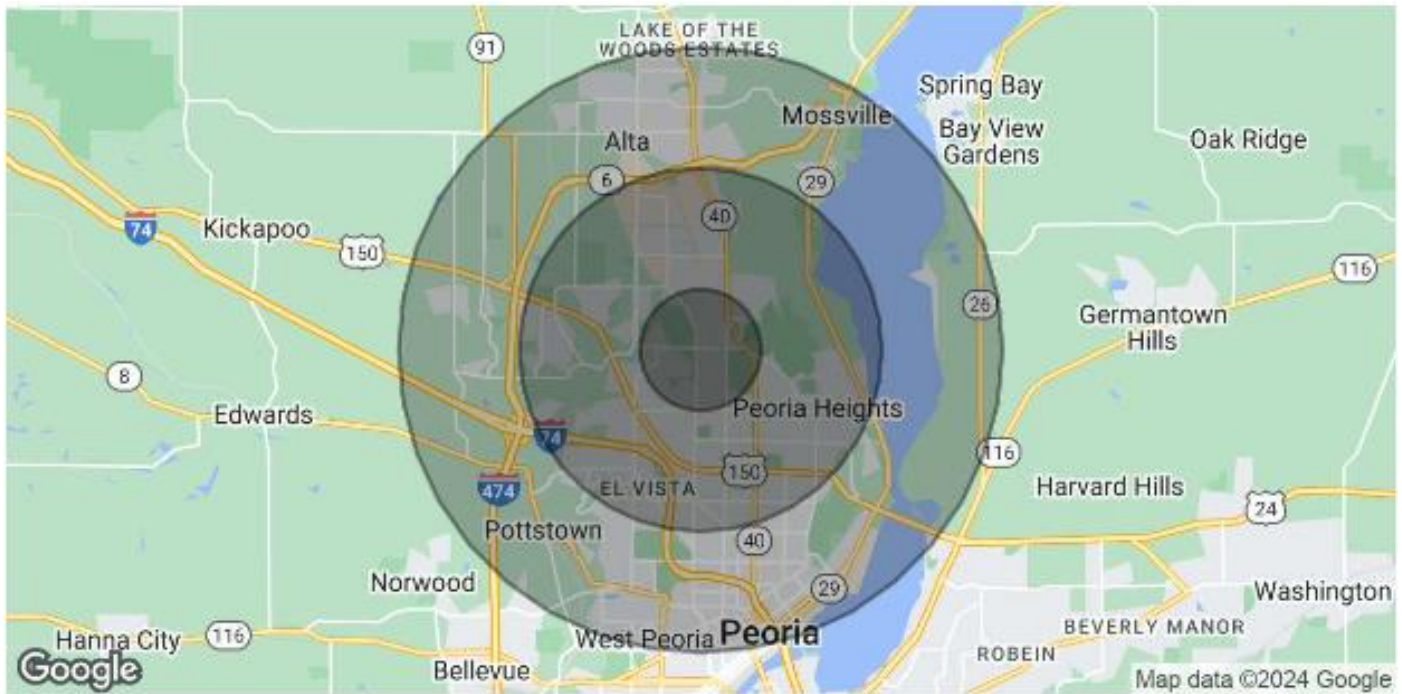
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PEORIA AREA DEMOGRAPHICS



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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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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