

SALE

Fully Leased Office Investment

3322 W WILLOW KNOLLS DR

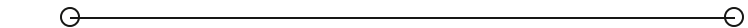
Peoria, IL 61614

PRESENTED BY:

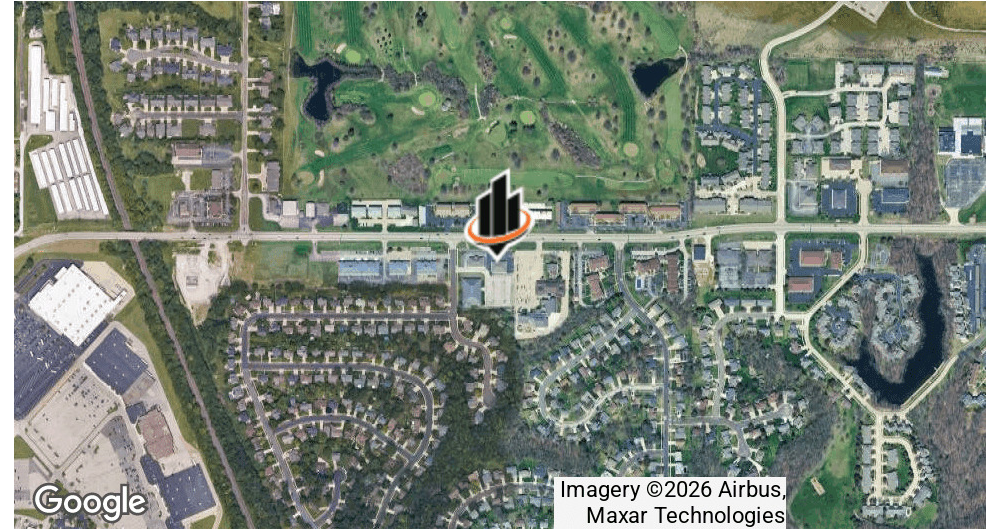
CARRIE TINUCCI-TROLL, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
BUILDING SIZE:	5,198 SF
LOT SIZE:	0.6 Acres
PRICE / SF:	\$259.72
CAP RATE:	6.96%
NOI:	\$93,960
ZONING:	C2
APN:	1312426032; 1312426033

PROPERTY OVERVIEW

Invest in a fully leased medical office building with a strong healthcare tenant in place. OSF HealthCare occupies 100% of the property under a triple net (NNN) lease, providing stable and predictable income. The lease has approximately four years remaining, along with an extension option for added long-term security. In 2021, OSF expanded its presence at the property by renovating and incorporating the adjacent suite, ultimately occupying the entire building. The property benefits from its prime location along Willow Knolls Drive, offering excellent visibility and accessibility within a well-established commercial corridor.

PROPERTY HIGHLIGHTS

- Fully leased medical office
- Built-in extension option on the lease

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ADDITIONAL PHOTOS



CARRIE TINUCCI-TROLL, CCIM
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RETAILER MAP



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SVN | CORE 3 4

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

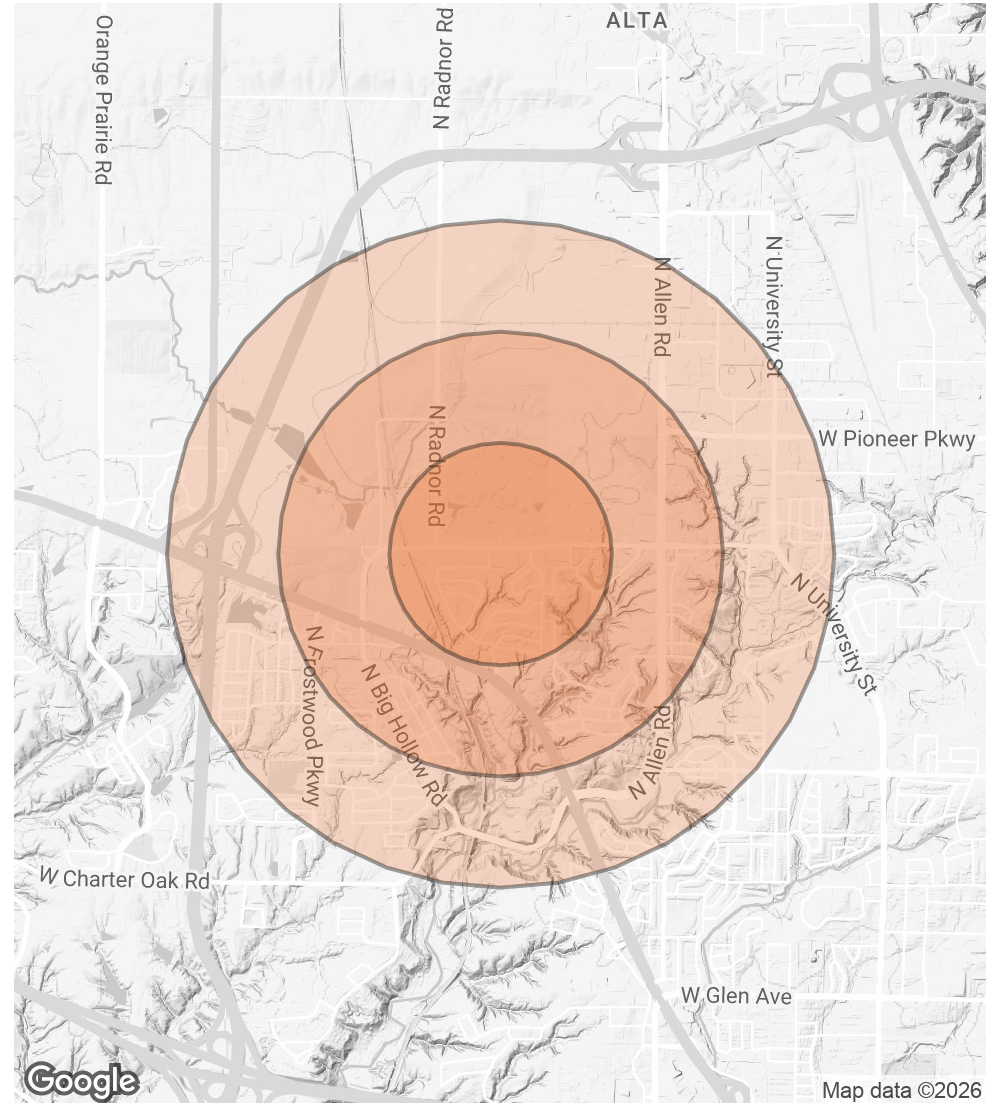
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,493	5,178	11,225
AVERAGE AGE	27.4	33.8	36.2
AVERAGE AGE (MALE)	32.1	34.1	35.3
AVERAGE AGE (FEMALE)	24.8	34.7	37.6

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	503	2,339	5,228
# OF PERSONS PER HH	3.0	2.2	2.1
AVERAGE HH INCOME	\$112,618	\$103,369	\$99,502
AVERAGE HOUSE VALUE	\$202,506	\$185,772	\$182,623

2023 American Community Survey (ACS)



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ADVISOR BIO



CARRIE TINUCCI-TROLL, CCIM

Advisor

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PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

Mid Illinois Realtors Association
National Association of Realtors
Kiwanis International
Certified Commercial Investment Member (CCIM) Institute

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