

435 S WESTERN Avenue

PEORIA, IL 61605



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 435 S WESTERN AVE

ASKING RATE: \$14.00/SF + NNN



EXECUTIVE SUMMARY

This hard corner, 3,057 SF retail building/restaurant is ready for a new tenant business to completely remodel. Formerly Burger King, Maxx Tax and Boost Mobile, it includes a drive through, ample parking, traffic counts of 8650+ cars per day, and accesses on both S. Western and W. Millman. Lease rate is \$14.00/SF + NNN. This property is located in the Peoria Urban Enterprise Zone (PUEZ #9) that provides sales tax exemptions and property tax abatements to qualifying projects. Electric was recently updated but everything else is ready to be built out by the tenants.



3,057
TOTAL SF



OFFICE
RETAIL
RESTAURANT
WAREHOUSE
PROP TYPE



0.67
ACRES



CN
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

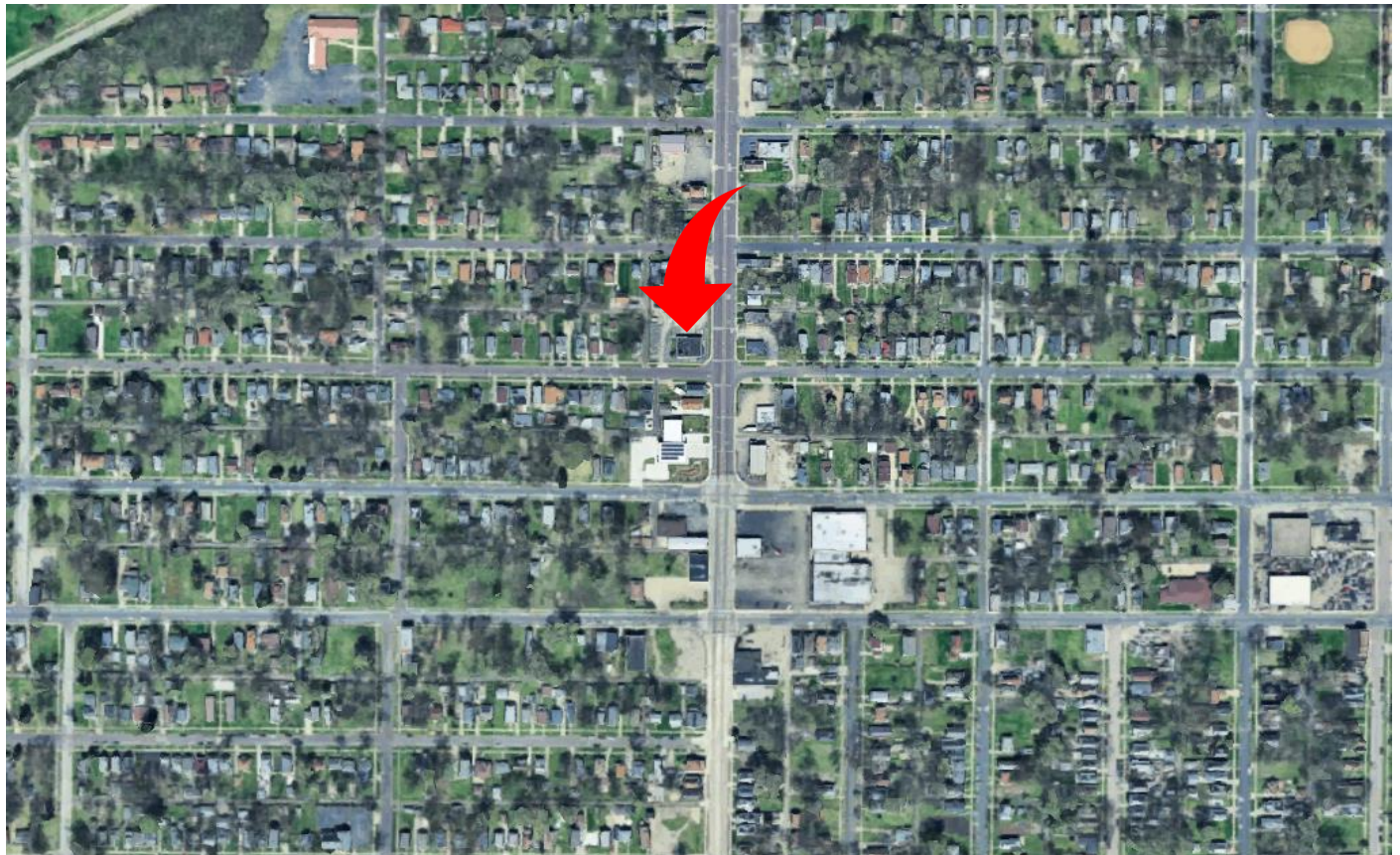
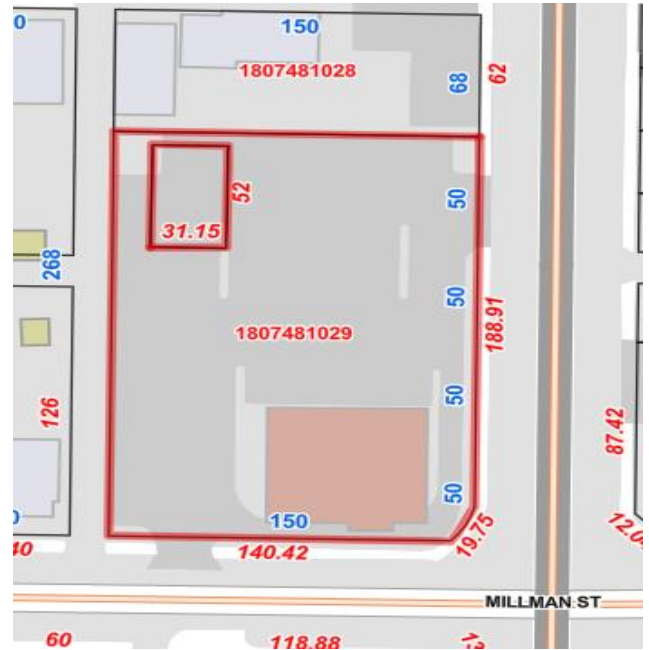
STEVE REED
SSTEVENREED@REMAX.NET
309.303.4730

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PROPERTY INFORMATION

ADDRESS	435 S Western Ave
CITY / STATE / ZIP	Peoria, IL 61605
PARCEL ID(s)	1807481029
PROPERTY TYPE	Office, Retail, Restaurant, Warehouse
ZONING	CN
TOTAL LOT ACRES	0.67
TOTAL SF	3,057
LEASE TYPE	Net



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EXTERIOR PICTURES



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INTERIOR PICTURES



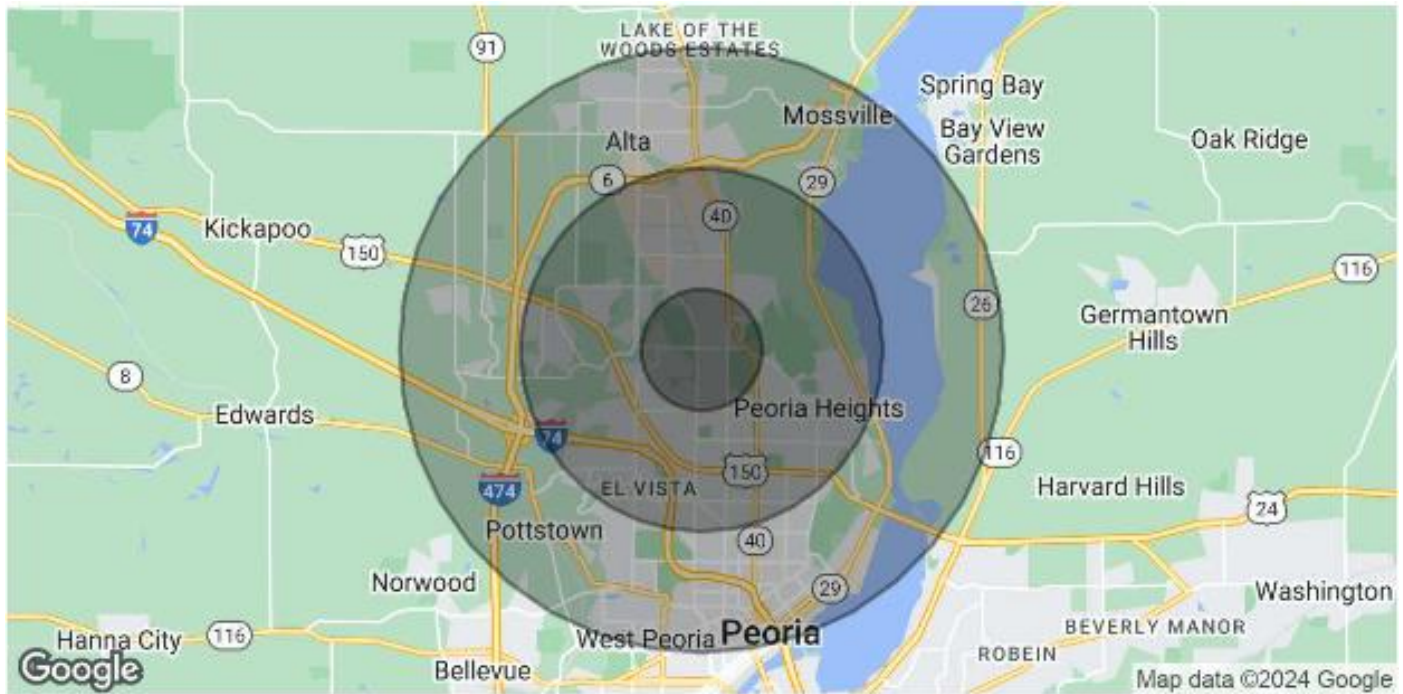
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PEORIA AREA DEMOGRAPHICS



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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COMMERCIAL[®]

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JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

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Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603