

6400 N University St

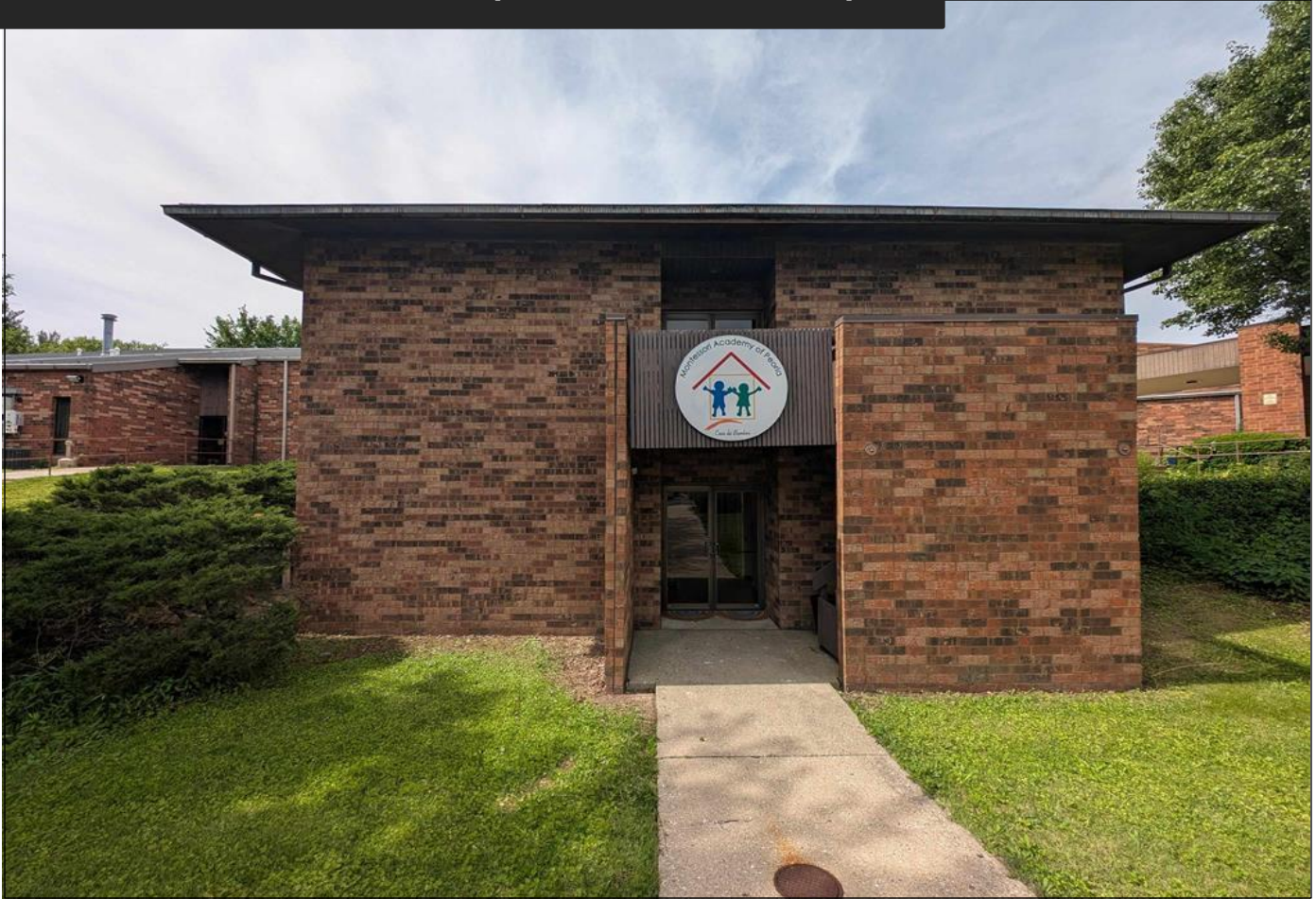
PEORIA, IL 61614



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR LEASE | 6400 N UNIVERSITY STREET

ASKING RATE: \$1,900/Mo (Utilities Included)



EXECUTIVE SUMMARY

First Christian Church of Peoria has a space available for lease for an tax exempt, non-profit, or not for profit tenant such as a pre-school, childcare or other education facility, office space, meeting spaces or other use appropriate for proximity to the church. This space was most recently a Montessori school. The available space includes 4 large rooms (used by the school as classrooms), storage, restrooms, and shared access to several other church facilities such as the meeting hall and kitchen. There is a separate entrance for the space, signage and ample parking available. Lease rate is \$1900/mo gross (includes utilities). Please contact Justin Ball (call/text) 309-323-0399 for a confidential conversation about potential use appropriateness before any showings will be arranged.



2,500

AVAILABLE SF



GROSS

LEASE TYPE



OFFICE

PROPERTY TYPE



R-7

ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL

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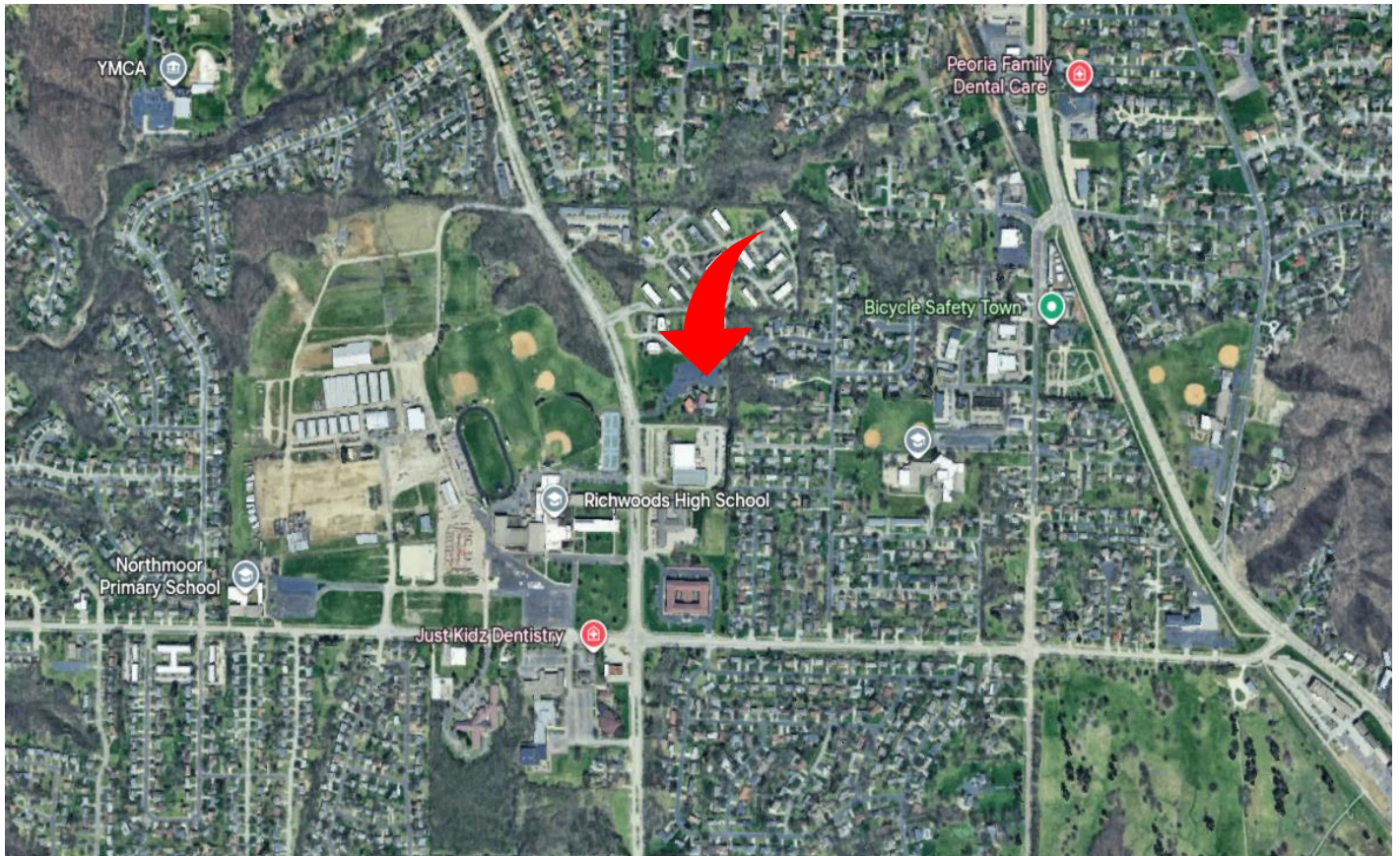
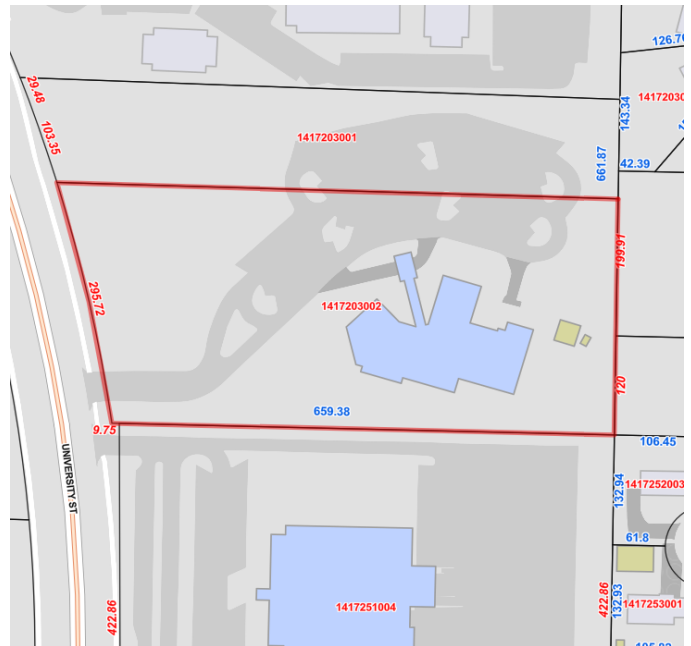
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PROPERTY INFORMATION

ADDRESS	6400 N University St
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-17-203-002
PROPERTY TYPE	Office, Other
ZONING	R-7
TOTAL LOT ACRES	4.30
TOTAL BUILDING SF	20,000
AVAILABLE SF	2,500



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INTERIOR PICTURES



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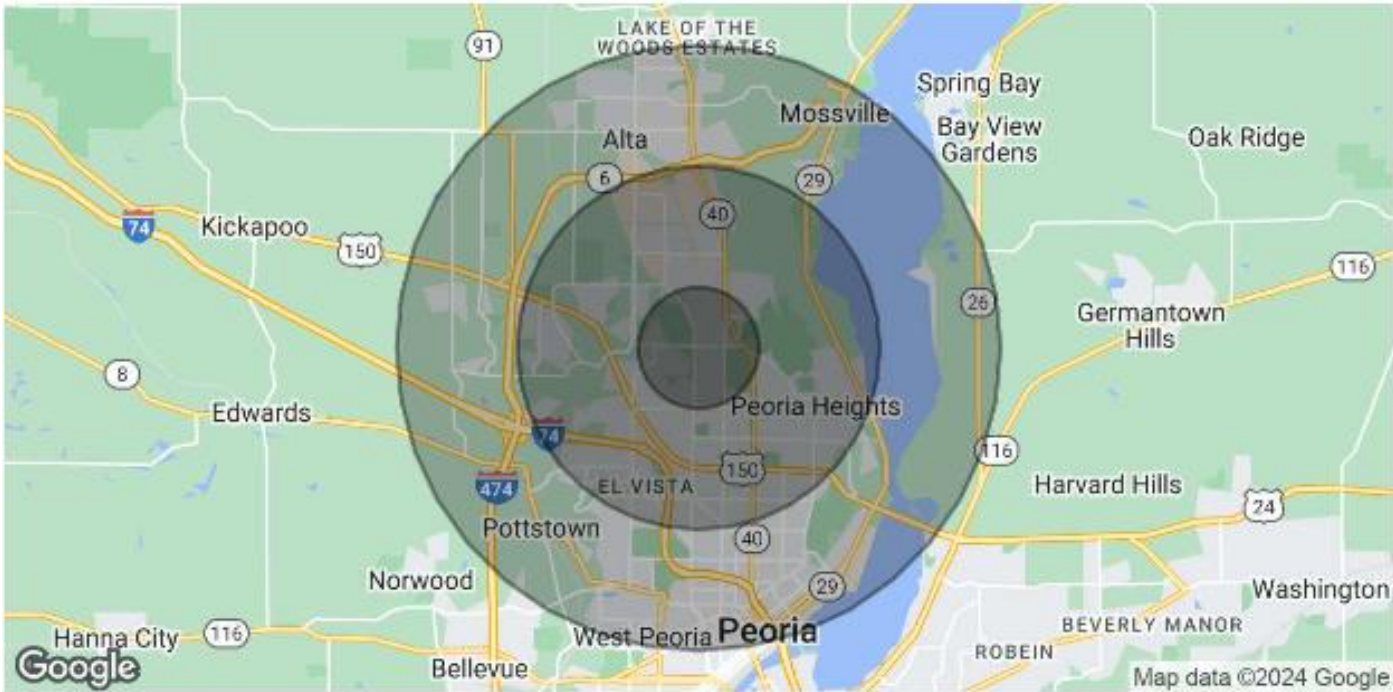
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PEORIA AREA DEMOGRAPHICS



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.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603