



FEATURES:

- 2 spaces available for lease
- 1,740 Sq. Ft. and 1,763 Sq. Ft.
- Separate utilities
- Pylon and building signage
- New construction
- Prestigious Peoria Heights location
- Rear access
- Lease Price: \$12.50 psf NNN

CONTACT:

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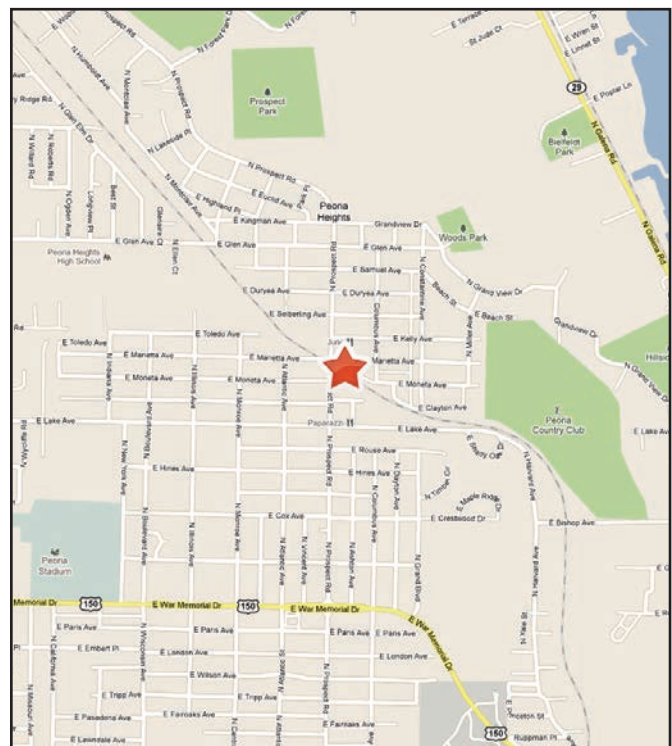
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Maloof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

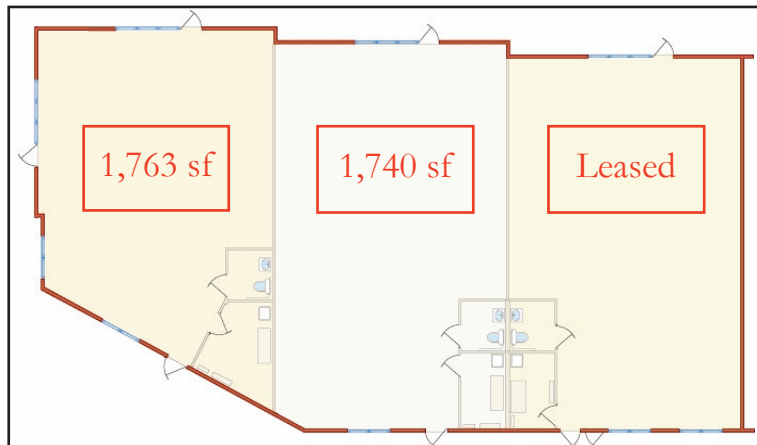
maloofcommercial.com

VICINITY MAP





FLOOR PLAN



DEMOGRAPHICS

	2010			2014		
	<u>1-Mi.</u>	<u>3-Mi.</u>	<u>5-Mi.</u>	<u>1-Mi.</u>	<u>3-Mi.</u>	<u>5-Mi.</u>
Population	8,232	56,713	118,611	8,116	55,995	118,599
Median Age	39.9	38.5	37.3	41.6	40.0	38.5
Avg. HH Income	\$60,290	\$63,682	\$61,894	\$67,026	\$69,210	\$67,048