

COMMERCIAL LEASE

## GATEWAY PLAZA

103 RIVER ROAD, EAST PEORIA 61611



RETAIL, OFFICE SPACE

RE/MAX Traders Unlimited  
3622 N. Knoxville Avenue  
Peoria, IL 61603

**RE/MAX** Traders Unlimited

PRESENTED BY:

**NATHAN STEINWEDEL**

Broker

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475173115, Illinois

# EXECUTIVE SUMMARY

103 RIVER ROAD, EAST PEORIA 61611



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	RETAIL, OFFICE
<b>MIN. DIVISIBLE SQFT:</b>	1,500
<b>MAX. CONTIGUOUS SQFT:</b>	3,000
<b>TOTAL BLDG SQFT:</b>	11,475
<b>TOTAL BUILDING SUITES:</b>	5
<b>CLASS:</b>	A
<b>VEHICLES PER DAY:</b>	20,550
<b>APN:</b>	01-01-29-201-026

## PROPERTY OVERVIEW

Located in the entrance to the blossoming East Peoria Riverfront Business District, this property is located at the corner of Camp St. and River Rd. with traffic exposure of over 20,550 vehicles per day. The East Peoria Riverfront Business District includes such retailers as Bass Pro, Walmart, Lowes, Office Max, and PetSmart along with entertainment and dining options such as The Putt Club, Texas Roadhouse, Smoothie King, Arbys. and Culvers. Other retailers in the building include Sherwin Williams, Sport Clips, and T Mobile. The property is located in the center of the Peoria Metro area with excellent accessibility between the I-74 bridge (Murray Baker) and the Bob Michael Bridge spanning the Illinois river connecting to Peoria. Please call or text Nathan Steinwedel at (309)643-9189 or email at NathanSteinwedel@ReMax.net for more information or to schedule a showing.

## PROPERTY HIGHLIGHTS

- Corner Location
- Lit Intersection
- Average Traffic Count of 20,550
- Established and Growing Retail District
- Ample Parking on Site
- Private Bathroom In Each Unit

**Call Nathan Steinwedel with RE/MAX Traders Unlimited (309) 643-9189 for more information or to schedule your tour of the property today.**

# ADDITIONAL PHOTOS

103 RIVER ROAD, EAST PEORIA 61611



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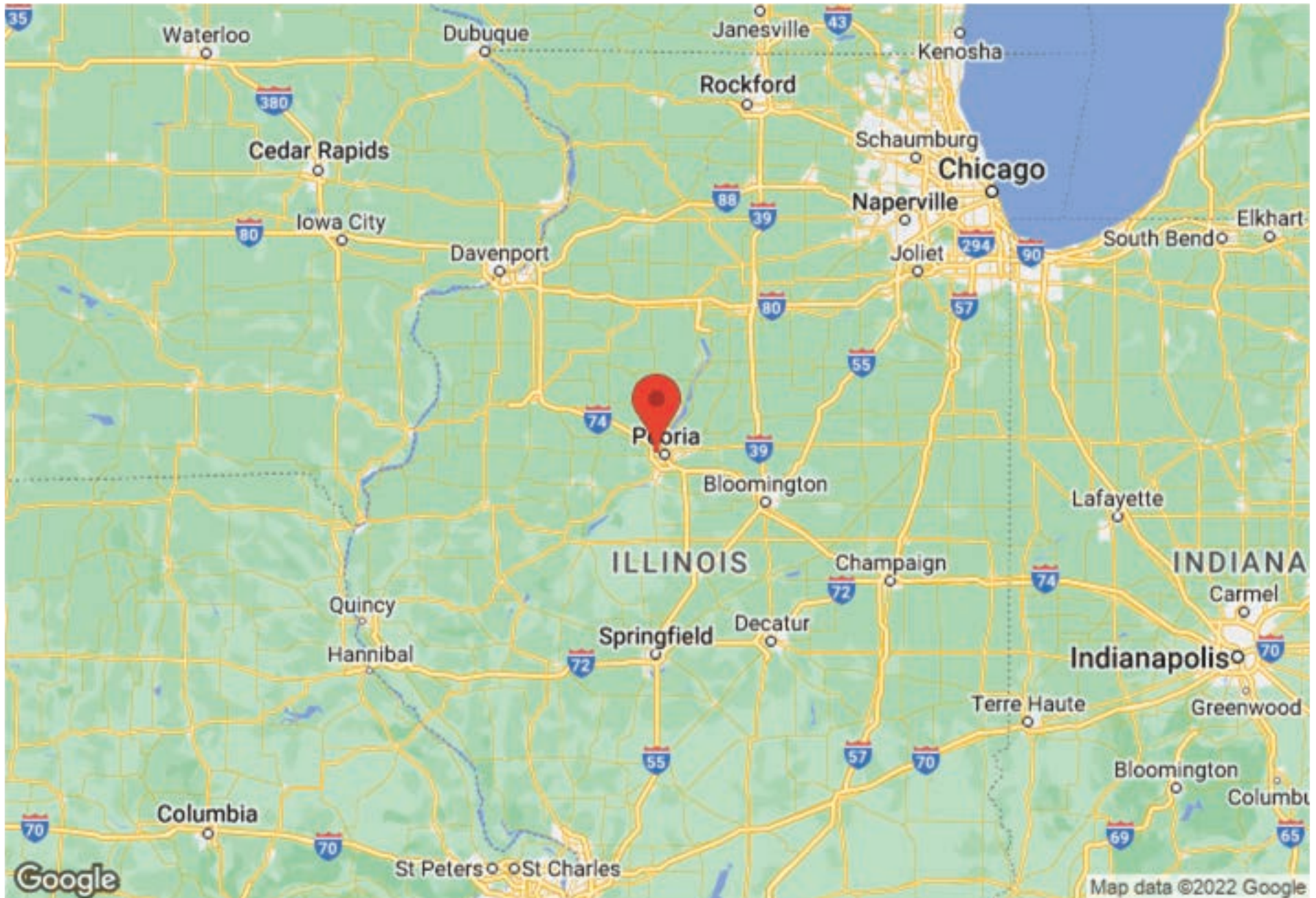
## EAST PEORIA MSA Overview

East Peoria, Illinois is part of the Greater Peoria Metro Area consisting of a total population in excess of 360,000. Home to the University of Illinois College of Medicine, OSF, Proctor, Unity Point hospitals, and many more innovative and cutting edge medical facilities such as the Illinois Cancer Center. More than 26% of the workforce is employed by the medical community. OSF is a world leader in medical technology and training and houses the JUMP training center in downtown Peoria. In 2018, USA Today listed Peoria as the 22nd most innovative city in the United States based on the number of patents granted and 30% of the adult population with at least a bachelors degree. Beyond the medical field, Peoria has a rapidly expanding revitalization of the Warehouse District just South of the Downtown area. This is generating new small businesses and bringing in significant outside investments. This has also been a significant investment put into the Riverfront area generating a hub of entertainment such as festivals, concerts, dining, and more. Peoria is also home to RLI, Bradley University, and host of significant other top performing businesses. Caterpillar having moved its top 300 executives out of the area, still maintains a large portion of its manufacturing, engineering, and research in the area. Caterpillar has also renovated its corporate offices in the downtown area in the last year signaling no intention to move any further jobs out of the area.



# REGIONAL MAP

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# AERIAL MAP

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