

EAST PEORIA RIVER FRONT CENTER

101-103 RIVER ROAD - EAST PEORIA



FOR LEASE:

1,500 - 3,000 SF RETAIL/OFFICE
\$16.00 PSF - NNN

PROPERTY FEATURES

- Retail space available for lease in East Peoria adjacent to the Levee District.
- Building is located on the Riverfront at the entrance to Walmart Supercenter and Lowes Home Improvement.
- Two 1,500 SF spaces located side by side that can be combined to offer 3,000 SF. 103C was a formal salon and has some plumbing in place.
- Multi-tenant building includes Sherwin Williams, T-Mobile and Sports Clips.
- The Levee District and the surrounding areas offer a vibrant mixed-use experience and is a major shopping destination for the greater Peoria area.
- Adjacent to the Embassy Suites Hilton with other nearby commercial users including PetSmart, GameStop, Carle Health and Cefcu Credit Union. Approximately 1 mile from Target and Costco.
- Property is located on one of the main entrance roads to Bass Pro and the newly developed Putt Club, an 18,000 SF family entertainment complex.



EAST PEORIA RIVER FRONT CENTER

101-105 RIVER ROAD - EAST PEORIA



PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
SPACE AVAILABLE	UNIT 103B: 1,500 SF UNIT 103C: 1,500 SF COMBINED: 3,000 SF
PARKING	ON-SITE LOT
ZONING	B-3
YEAR BUILT	2002
LEASE PRICE	\$16.00 PSF
LEASE TYPE	NNN

PROPERTY DEMOGRAPHICS

1 MILE 5 MILES 10 MILES



POPULATION

4,211 142,793 298,256



HOUSEHOLDS

1,960 58,851 123,155



AVG. INCOME

\$41,407 \$53,362 \$64,440



CARS PER DAY

64,700 ON I-74,
15,300 ON WASHINGTON ST.

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