

# PROSPECT MALL

PEORIA HEIGHTS, IL 61616



**RE/MAX**  
COMMERCIAL®  
TRADERS UNLIMITED



# FOR LEASE | 4615-4617 N Prospect



The O'Bryan & Ball Team at REMAX Traders Unlimited is please to present three spaces for lease at 4615-4617 N Prospect Road (the "Property"). The Property boasts three unique spaces prominently positioned on Prospect Road, the busiest and most desirable commercial corridor in Peoria Heights.

Available spaces include two garden-level and one entry-level suites totaling **8,160 SF**. These spaces are ideal for upscale boutique retail, professional offices, artists, or specialized service providers seeking excellent visibility and heavy foot traffic. The landlord will generously contribute toward tenant buildouts, allowing for customized finishes tailored specifically to your business needs.

Please contact listing agents & see folder link below for additional details.



**8,160**

AVAILABLE  
SQUARE FT



**3**

VACANT  
SPACES



**B-1**

ZONING



**NNN**

LEASE

CLICK FOLDER FOR LINK TO

- Property Photos
- Floorplans
- Space Buildout Options



**JUSTIN BALL**

JUSTIN.BALL@REMAX.NET  
309.323.0399

**JESSICA BALL**

JESSICABALL@REMAX.NET  
309.363.2929

**MICHAEL KOLBUS**

MKOLBUS@REMAX.NET  
309.258.7746

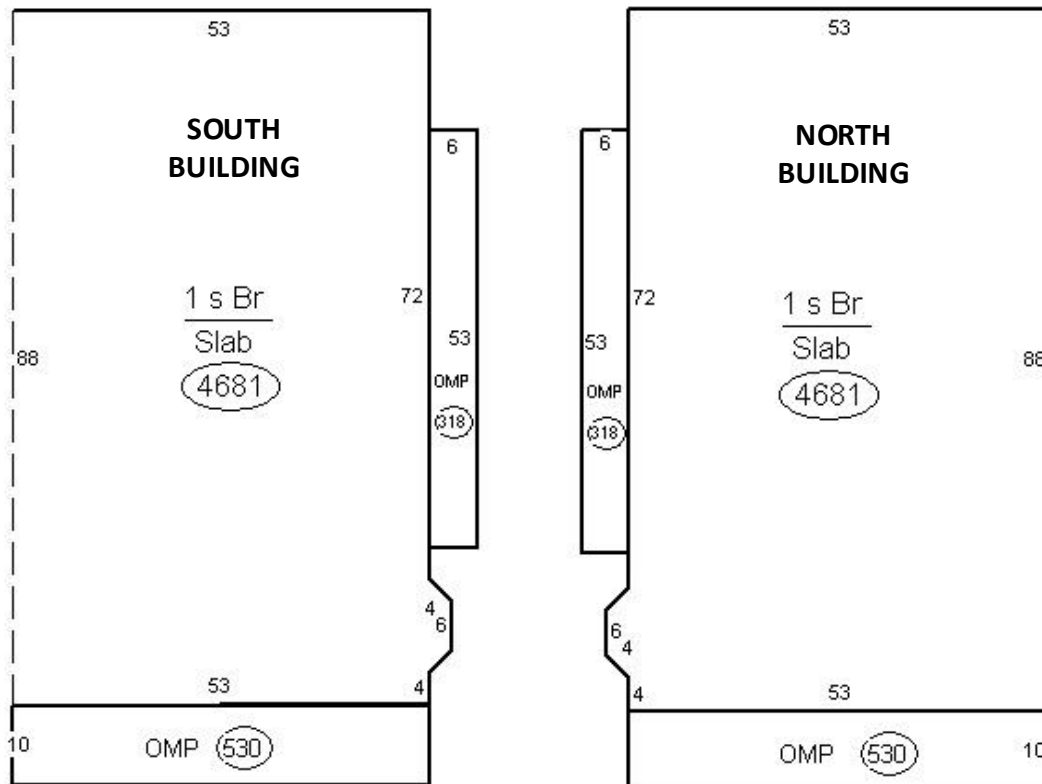
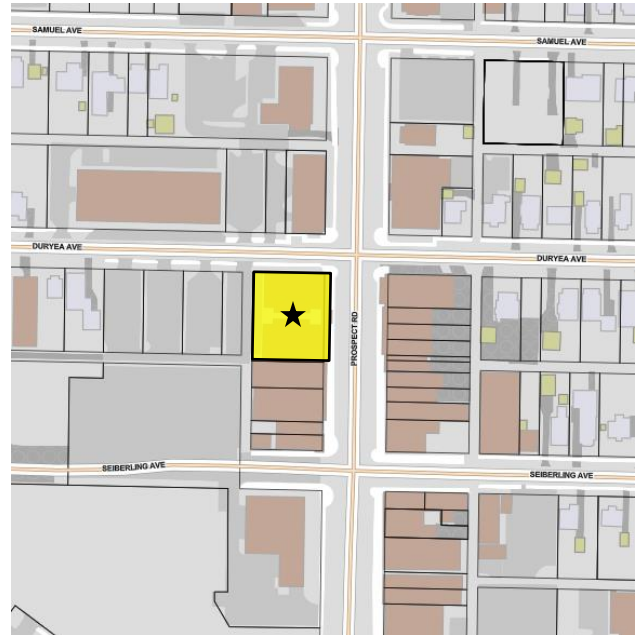
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## PROPERTY INFORMATION

ADDRESS	4615-4617 N Prospect Rd
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-22-331-019
PROPERTY TYPE	Mixed-Use Office / Retail
ZONING	B-1
STORIES	2
TOTAL PROPERTY SF	18,725 SF



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## AVAILABLE UNITS

BLDG	UNIT	FLOOR	SIZE	BASE	PASSTHROUGH
SOUTH	A	Entry	1,694 SF	\$20.00/SF	\$8.50/SF
SOUTH	B	Garden	3,490 SF	\$18.00/SF	\$8.50/SF
NORTH	C	Garden	2,976 SF	\$18.00/SF	\$8.50/SF

UNIT	
<b>A</b>	Unfinished space ready to be built out for your business needs. This entry level unit can be subdivided into smaller units (see listing agent) or outfitted for a single tenant.
<b>B</b>	This space is the entire garden-level of the south building and can be built out for one or more tenants. The garden level can be combined with the space above to create a ~5,200 SF multi-level unit.
<b>C</b>	This space makes up most of the North Building's lower-level. The unfinished space can be built out to accommodate a variety of business types including medical or traditional office, and more.
Artemis Esthetics & Wellness occupies the front portion of the entry level of the South Building, while Baird Private Wealth Management occupies the entire entry level and a portion of the garden level in the North Building. See next page for Artemis & Baird space buildouts.	

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**CO-TENANT SPACES**



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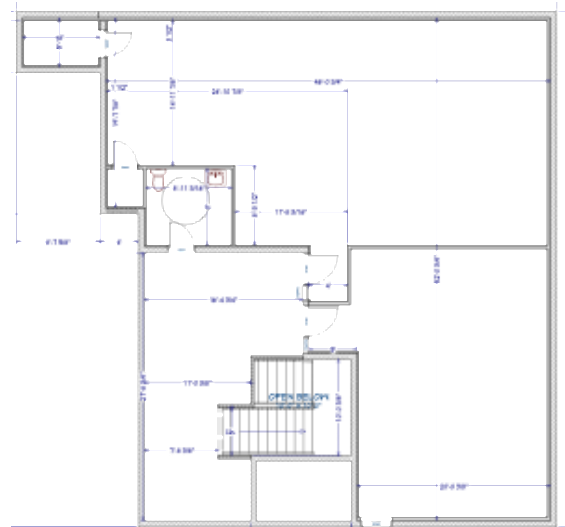
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## SOUTH BUILDING – 1<sup>st</sup> FLOOR



## PROPOSED OPTION 2

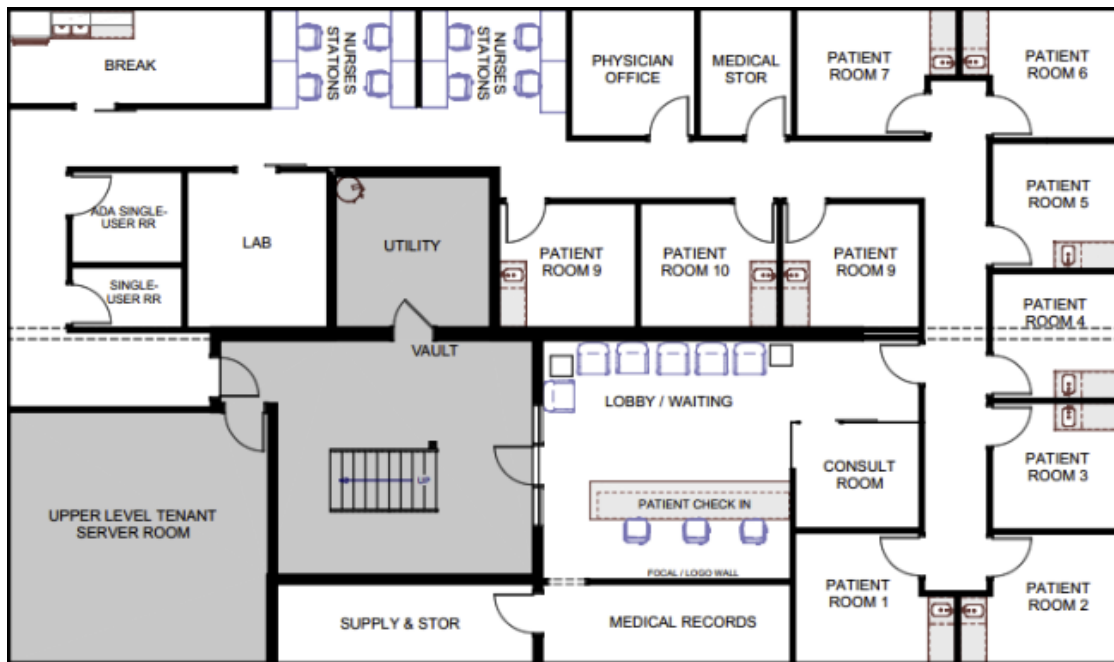


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## FLOORPLANS – NORTH BLDG LOWER LEVEL

### PROPOSED MEDICAL USE



### PROPOSED OFFICE USE



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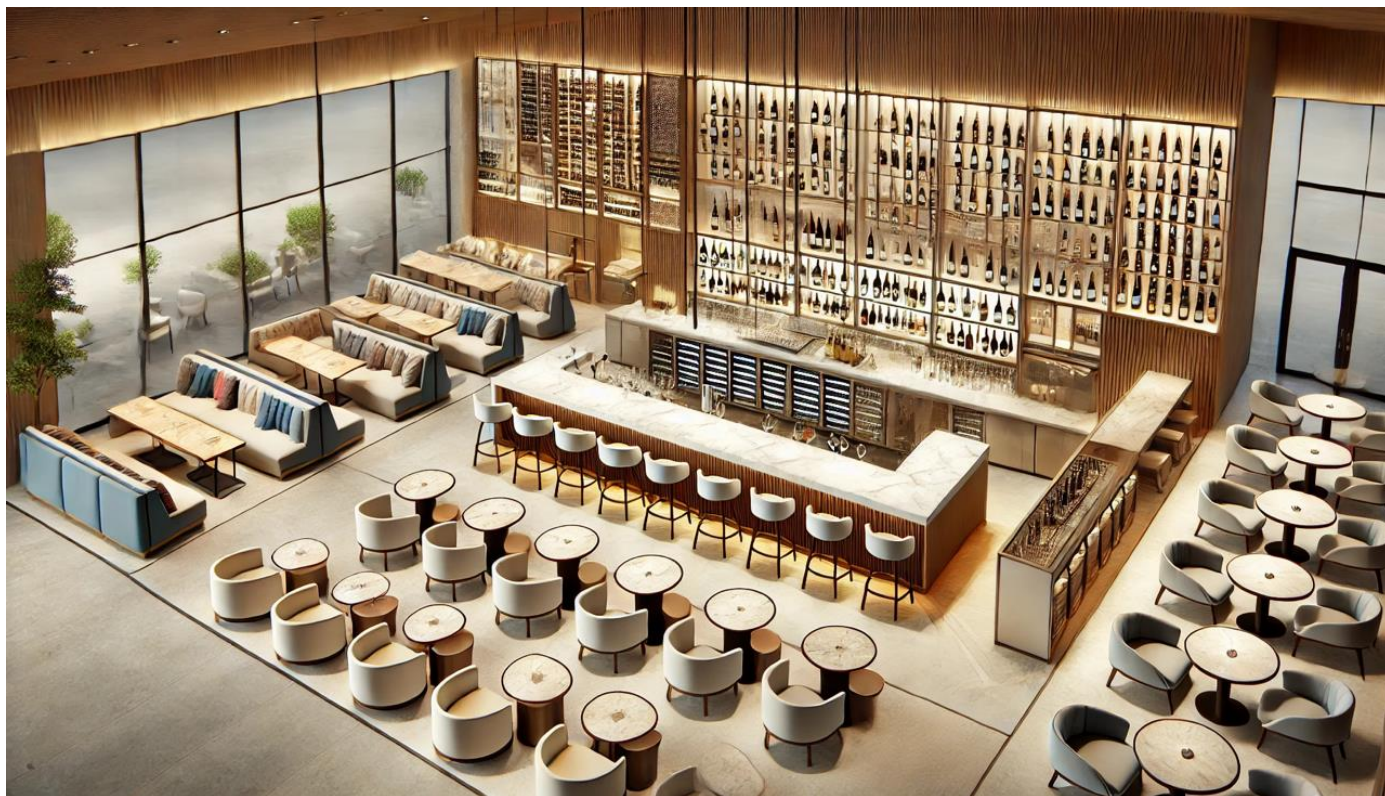
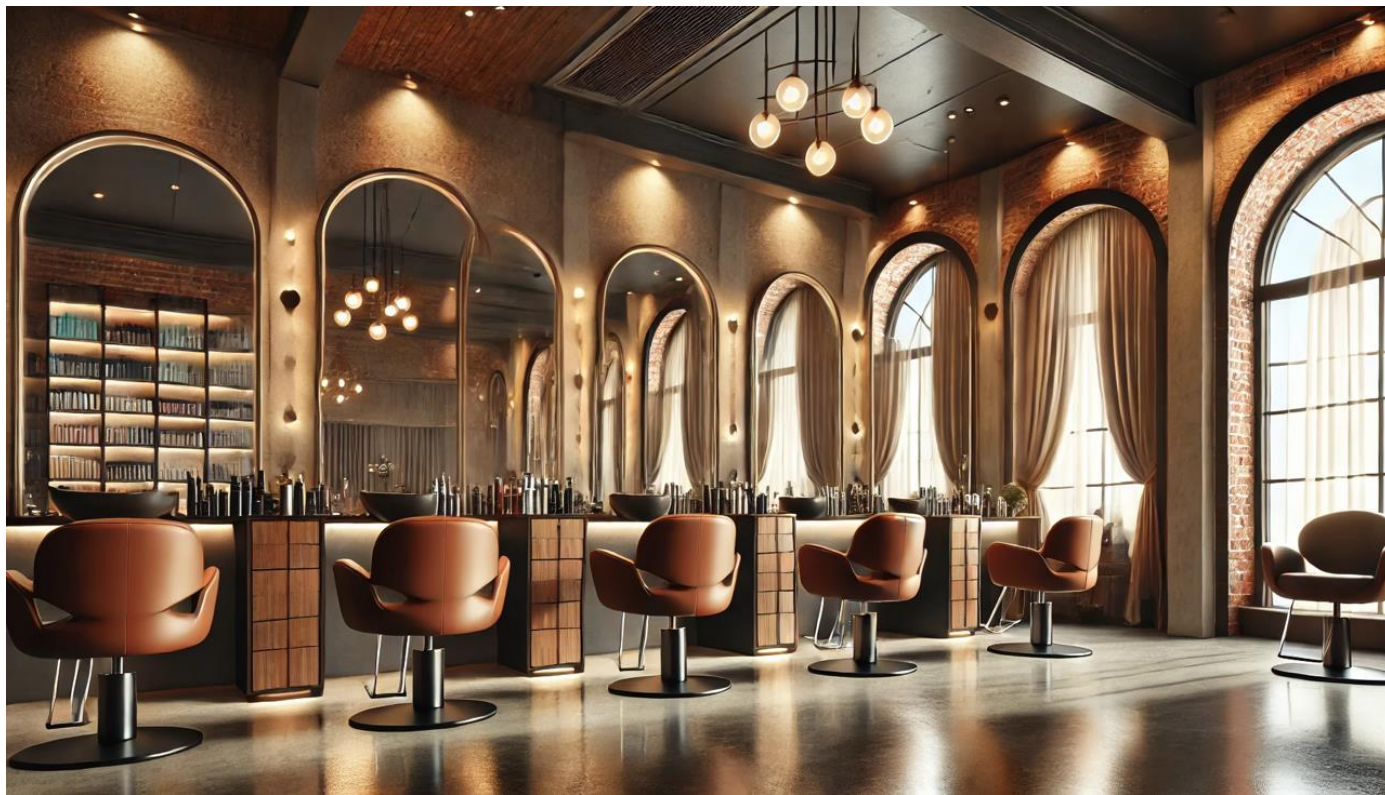
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## SPACE RENDERINGS



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## EXTERIOR PICTURES



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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



**MICHAEL KOLBUS**  
Broker, REALTOR  
Tel: (309) 258-7746  
MKolbus@Remax.net  
Lic #475.213462

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Office: 3622 N Knoxville Avenue, Peoria, IL 61603