

OAK CLIFF PARK

MULTI-TENANT RETAIL CENTER

REMAX
TRADERS UNLIMITED

REMAX
COMMERCIAL

PEORIA
ILLINOIS

21
UNITS

46,620
GROSS SF

86%
OCCUPIED

TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. DEAL HIGHLIGHTS
- III. PROPERTY INFORMATION
- IV. FINANCIAL OVERVIEW
- V. TENANT PROFILES
- VI. PEORIA AREA OVERVIEW



EXECUTIVE SUMMARY



REMAX Traders Unlimited has been retained exclusively to sell, for the first time since its development, the Oak Cliff Park shopping center in Peoria, IL (the "Property"). The Property is a 46,620 SF neighborhood retail center with an additional land component, strategically positioned at the signalized intersection of Knoxville Avenue (IL-40) and Lake Avenue. Situated on 3.05 acres with 172 surface parking spaces, the Property consists of four meticulously maintained buildings that are currently 86% leased (i.e. three vacancies). Oak Cliff Park is anchored by Monical's Pizza —operating on a lease through 2033— alongside a diverse mix of medical, service and retail tenants.

The Property currently generates a NOI of approximately \$230,000 with in-place rents averaging \$9.21 per square foot, well below market rates in this corridor, offering immediate upside potential through lease-up of remaining vacancy and rent growth upon renewal. With traffic counts exceeding 25,000 vehicles per day and strong neighborhood positioning, Oak Cliff Park represents an opportunity to acquire a high-visibility, cash-flowing investment in the heart of Peoria.



DEAL HIGHLIGHTS



RARE FIRST-TIME SALE

First offering since original development. Four (4) meticulously maintained buildings on a ~3-acre lot.

STRONG TENANT BASE

Eighteen (18) tenants including retail, medical, dining, and service uses – anchored by Monical's Pizza (Exp 2033).

HIGHLY VISIBLE LOCATION

Easily accessible and centrally located at Knoxville (IL-40) & Lake Ave, a signalized intersection with over 25,000 vehicles per day.



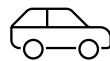
FOUR
PARCELS



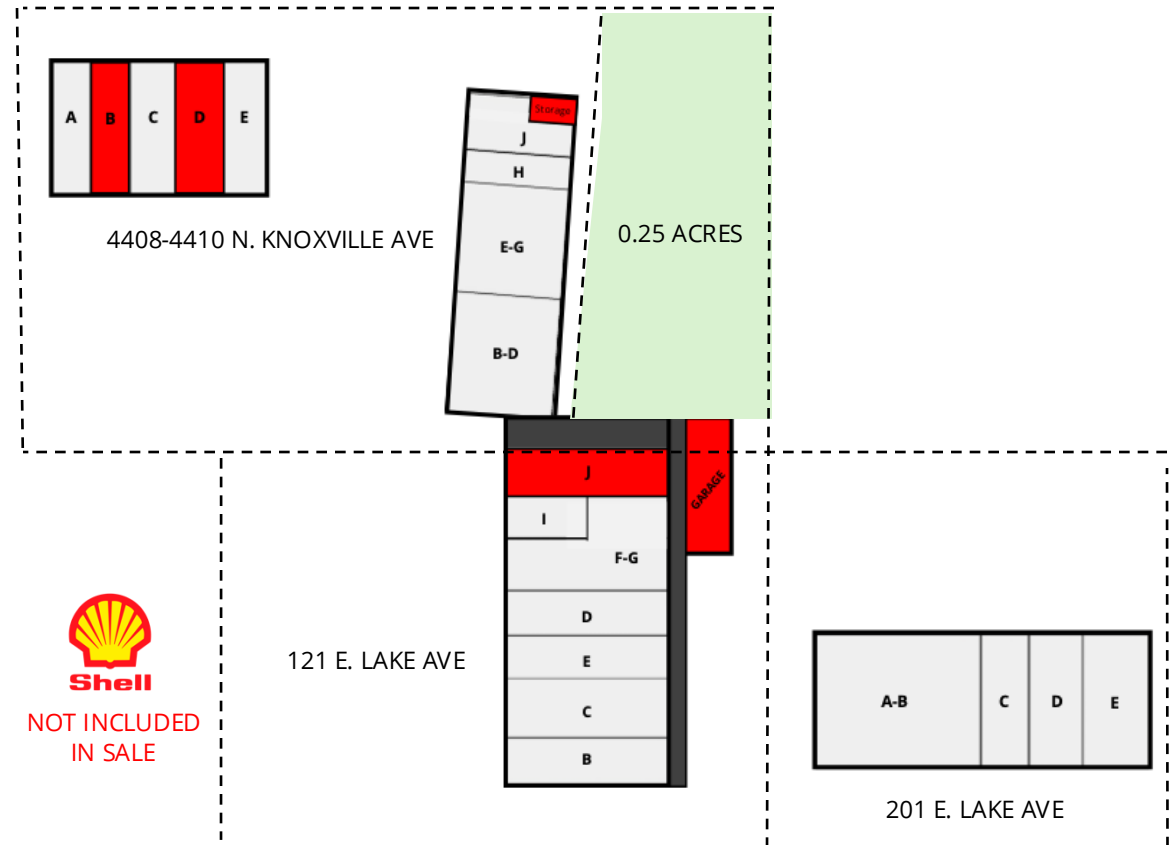
3.03
ACRES



C-1
ZONING



172
SPACES



PROPERTY INFORMATION



PARCEL INFORMATION

ADDRESS	4408-4410 N Knoxville Avenue	121 E Lake Avenue	201 E Lake Avenue	No Address
CITY / STATE / ZIP	Peoria, IL 61614	Peoria, IL 61614	Peoria, IL 61614	Peoria, IL 61614
COUNTY	Peoria	Peoria	Peoria	Peoria
PARCEL ID	14-21-454-001	14-21-454-007	14-21-454-044	14-21-454-002
ZONING	C-1	C-1	C-1	C-1
LOT ACRES	1.35	0.99	0.46	0.25
LOT SF	58,806	43,124	20,038	10,890

BUILDING INFORMATION

PROPERTY TYPE	Multi-Tenant Commercial	Multi-Tenant Commercial	Multi-Tenant Commercial	Land
GROSS SF	14,500	24,000	8,120	-
LEASBLE SF	13,915	22,145	7,920	-
YEAR BUILT	1976	1966 / 1974	1996	-
TOTAL BUILDINGS	2	1	1	-
BUILDING STORIES	1	2	1	-
PARKING SPOTS	79	47	46	-
TOTAL COMMERCIAL UNITS	9	8	4	-

TAX INFORMATION (2024)

TAXABLE VALUE	\$338,100	\$363,410	\$252,640	\$3,310
TAX RATE	9.04518%	9.04518%	9.04518%	9.04518%
ANNUAL PROPERTY TAX	\$30,582	\$32,871	\$22,852	\$299

RENT ROLL



BUILDING / UNIT	UNIT SIZE	LEASE EXPIRE	TERM (YRS)	MONTHLY	ANNUAL	\$ /SF /YR	NNN /SF /YR	TOTAL REVENUE	PF ANNUAL	PF \$ /SF /YR	PF NNN /SF /YR	PF TOTAL REVENUE
4410 N Knoxville Avenue												
4410 - A	1,000	Apr-28	2.68	\$916	\$10,992	\$10.99	\$3.00	\$13,992	\$11,322	\$11.32	\$3.08	\$14,406
4410 - B	1,000			\$0	\$0	\$0.00	\$0.00	\$0	\$12,000	\$12.00	\$0.00	\$12,000
4410 - C	1,150	Dec-28	3.35	\$1,250	\$15,000	\$13.04	\$2.93	\$18,370	\$15,600	\$13.57	\$2.93	\$18,970
4410 - D	1,175			\$0	\$0	\$0.00	\$0.00	\$0	\$15,600	\$13.28	\$3.00	\$19,125
4410 - E	1,050	Dec-28	3.35	\$850	\$10,200	\$9.71	\$3.20	\$13,560	\$10,740	\$10.23	\$3.37	\$14,278
4408 N Knoxville Avenue												
4408 - B/C/D	3,420	Dec-28	3.35	\$3,500	\$42,000	\$12.28	\$0.70	\$44,394	\$43,200	\$12.63	\$0.74	\$45,717
4408 - E/F/G	3,400	Sep-33	8.10	\$5,533	\$66,401	\$19.53	\$1.55	\$71,671	\$66,401	\$19.53	\$1.55	\$71,671
4408 - H	860	Aug-26	1.02	\$1,100	\$13,200	\$15.35	\$2.75	\$15,565	\$13,596	\$15.81	\$2.83	\$16,031
4408 - J	860	Dec-28	3.35	\$1,050	\$12,600	\$14.65	\$3.21	\$15,361	\$13,200	\$15.35	\$3.35	\$16,081
121 E Lake Avenue												
121 - A/K	12,000	Dec-28	3.35	\$6,000	\$72,000	\$6.00	\$0.50	\$78,000	\$72,000	\$6.00	\$1.00	\$84,000
121 - B	1,090	Feb-27	1.51	\$925	\$11,100	\$10.18	\$0.00	\$11,100	\$11,100	\$10.18	\$0.00	\$11,100
121 - C	2,040	Feb-30	4.52	\$1,400	\$16,800	\$8.24	\$0.59	\$18,004	\$16,800	\$8.24	\$0.88	\$18,595
121 - D	1,235	Dec-28	3.35	\$1,700	\$20,400	\$16.52	\$0.63	\$21,178	\$21,420	\$17.34	\$0.63	\$22,198
121 - E	1,800	Jan-27	1.44	\$823	\$9,876	\$5.49	\$1.39	\$12,378	\$10,370	\$5.76	\$1.46	\$13,003
121 - F/G	1,930	Dec-30	5.35	\$1,850	\$22,200	\$11.50	\$0.47	\$23,107	\$22,800	\$11.81	\$0.47	\$23,707
121 - I	500	Dec-28	3.35	\$500	\$6,000	\$12.00	\$3.00	\$7,500	\$6,300	\$12.60	\$3.13	\$7,865
121 - J	800			\$0	\$0	\$0.00	\$0.00	\$0	\$8,400	\$10.50	\$0.00	\$8,400
Garage/Storage	750			\$0	\$0	\$0.00	\$0.00	\$0	\$3,000	\$4.00	\$0.00	\$3,000
201 E Lake Avenue												
201 - A/B	4,245	Sep-27	2.10	\$3,500	\$42,000	\$9.89	\$0.00	\$42,000	\$48,000	\$11.31	\$0.00	\$48,000
201 - C	1,125	Jun-26	0.85	\$844	\$10,128	\$9.00	\$3.00	\$13,503	\$10,432	\$9.27	\$3.00	\$13,807
201 - D	1,175	Dec-28	3.35	\$750	\$9,000	\$7.66	\$1.53	\$10,798	\$9,000	\$7.66	\$2.04	\$11,397
201 - E	1,375	Dec-28	3.35	\$1,250	\$15,000	\$10.91	\$1.31	\$16,801	\$15,000	\$10.91	\$1.75	\$17,399
43,980		AVG TERM:	3.21	\$33,741	\$404,897	\$9.21	\$1.35	\$447,281	\$456,280	\$10.37	\$1.60	\$510,750

INCOME & EXPENSES



REVENUE	GLA	\$ / GLA	CURRENT	PRO FORMA
Gross Annual Income	43,980	\$9.21	\$ 404,897	\$ 456,280
Expense Contribution		\$0.96	\$ 42,384	\$ 54,470
Less General Vacancy / Credit Loss (7.0%)		\$0.58	\$ -	\$ 25,538
Effective Gross Annual Income	43,980	\$10.17	\$ 447,281	\$ 485,213

EXPENSES

TYPE	NOTES	% OF EGI	\$ / SF	CURRENT	PRO FORMA
Property Taxes	2024 Actual	19.36%	\$1.86	\$ 86,604	\$ 89,202
Insurance	2024 Actual	4.50%	\$0.43	\$ 20,143	\$ 20,747
Water	2024 Actual	1.12%	\$0.11	\$ 5,024	\$ 5,175
Gas/Electricity	2024 Actual	2.73%	\$0.26	\$ 12,201	\$ 12,567
Sewer	2024 Actual	0.35%	\$0.03	\$ 1,568	\$ 1,615
Stormwater Utility	2024 Actual	1.72%	\$0.17	\$ 7,710	\$ 7,941
Lawn Care/Landscaping	2024 Actual	5.20%	\$0.50	\$ 23,276	\$ 23,974
Snow Removal	2024 Actual	3.28%	\$0.31	\$ 14,680	\$ 15,120
Garbage Pickup	2024 Actual	3.13%	\$0.30	\$ 13,997	\$ 14,417
Maintenance	2024 Actual	1.94%	\$0.19	\$ 8,673	\$ 8,933
Window Cleaning/Pest Control	2024 Actual	0.09%	\$0.01	\$ 420	\$ 433
Professional Fees	2024 Actual	0.76%	\$0.07	\$ 3,386	\$ 3,488
Management Fee	5% Est	5.00%	\$0.43	\$ 20,245	\$ 22,814
Total Expenses		48.72%	\$4.67	\$ 217,927	\$ 226,426

NET OPERATING INCOME:	\$ 229,354	\$ 258,786
------------------------------	-------------------	-------------------

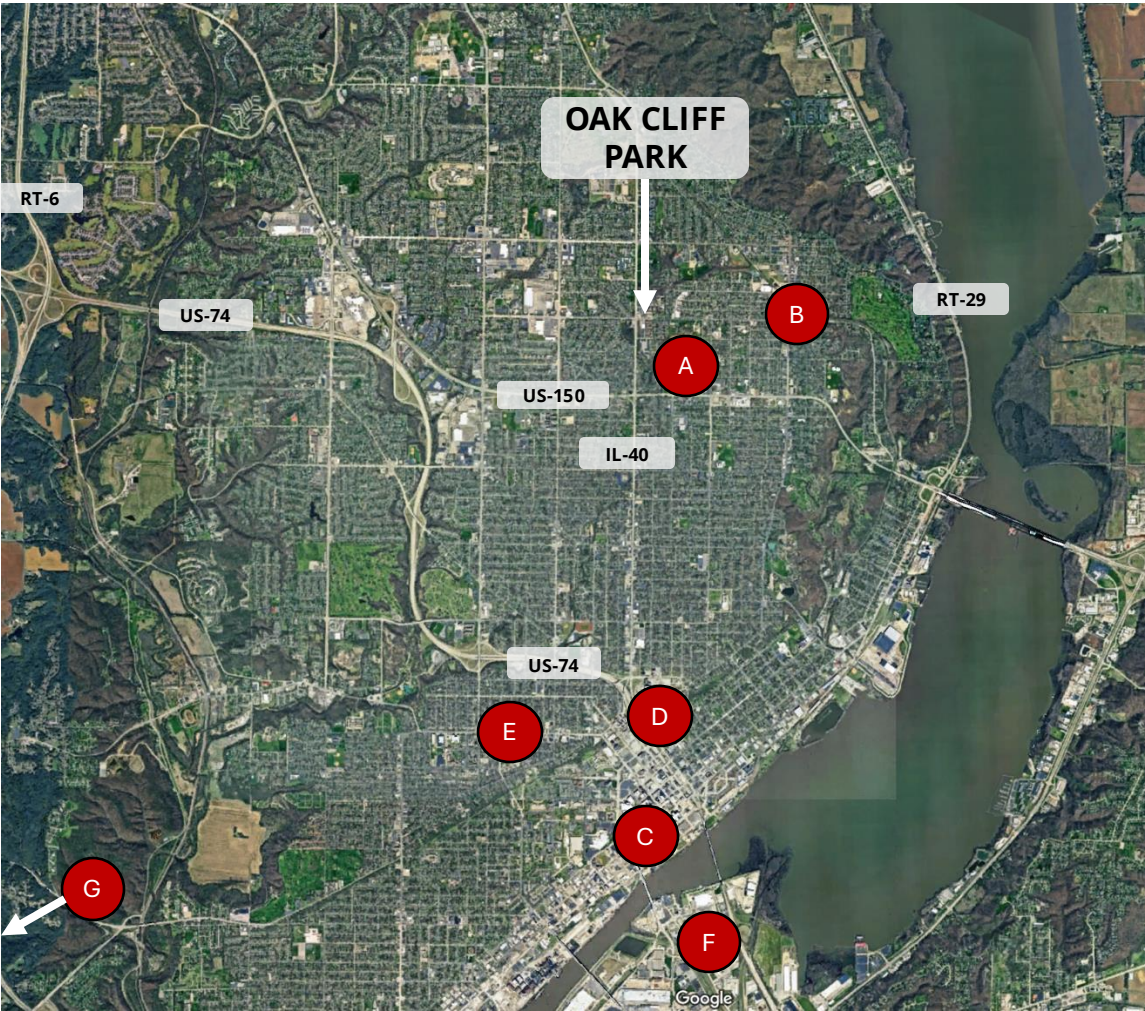
TENANT PROFILES



	SF	% OF GLA	LEASE EXP	BUSINESS TYPE	LOCATIONS
Advantage In-Home Service	1,000	2%	Apr 2028	Home Healthcare Services	40+
Joseph M. Pope, D.D.S.	1,150	3%	Dec 2028	Dental Practice	2
Serenity Skin Care & Waxing	1,050	2%	Dec 2028	Beauty/Personal Care	1
The Book Rack	3,420	8%	Dec 2028	Bookstore/Retail	1
Monical's Pizza	3,400	8%	Sep 2033	Restaurant	59
Waibel Investment Group	800	2%	Aug 2026	Financial Services	1
Halo Salon	860	2%	Dec 2028	Salon/Beauty	1
Two Sisters and a Warehouse	12,000	27%	Dec 2028	Antiques/Retail	1
1st Call Medical Practice	1,088	2%	Feb 2027	Medical Office	1
Replay Tots to Teens	2,041	5%	Feb 2030	Children's Retail/Resale	1
Pro Nails	1,235	3%	Dec 2028	Nail Salon	250+
Stooges Comics & Collectibles	1,798	4%	Jan 2027	Comics/Collectibles	1
Bruce Mathes, D.D.S.	1,930	4%	Dec 2030	Dental Practice	1
Lake Street Barbers	500	1%	Dec 2028	Barbershop	1
Martin's One Source	4,243	10%	Sep 2027	Uniforms/Business Supplies	2
Y's God Christian Lounge	1,125	3%	Jun 2026	Community/Religious	1
Marti's Barbershop	1,175	3%	Dec 2028	Barbershop	1
Chef Moussa	1,375	3%	Dec 2028	Restaurant	1



PEORIA MAP



DEMOGRAPHICS	PEORIA	PEORIA MSA
TOTAL POPULATION	113,000+	402,000+
TOTAL HOUSEHOLDS	49,577	153,577
TOTAL HOUSING UNITS	54,780	167,878
MEDIAN HOME VALUE	\$146,700	\$160,600
MEDIAN AGE	36.3	40.8
BACHELOR'S DEGREE OR HIGHER	38.8%	33.2%
MEDIAN INCOME	\$52,796	\$68,504

MAP LEGEND	DISTANCE FROM PROPERTY	
A. Peoria Stadium	1.0 Miles	3 Mins
B. Downtown Peoria Heights	1.5 Miles	4 Mins
C. Downtown Peoria's Central Business District	3.8 Miles	8 Mins
D. OSF Hospital System	3.2 Miles	8 Mins
E. Bradley University	4.0 Miles	9 Mins
F. Bass Pro Shops (East Peoria)	6.1 Miles	13 Mins
G. Peoria International Airport	12.6 Miles	19 Mins

PROPERTY PHOTOS

REMAX
COMMERCIAL



PEORIA AREA OVERVIEW



Peoria is the largest city on the Illinois River and anchors a metropolitan statistical area of more than 402,000 residents. Located midway between Chicago and St. Louis, the city is connected by Interstates 74 and 474, U.S. Route 24, and Illinois Highways 6, 9, 29, and 116. With a population of 112,439 as of 2023, Peoria is the eighth largest city in Illinois and covers 50 square miles. The economy is diverse, with major employers including Caterpillar Inc. (12,000 employees), OSF Healthcare, UnityPoint Health, Bradley University, and Peoria Public Schools. Healthcare represents at least 25% of the local economy, anchored by four major hospitals. Peoria also serves as the region's cultural and recreational hub. The Peoria Civic Center is the largest downstate Illinois venue for conventions, arena, and theater events.

The Peoria Riverfront Museum and Caterpillar Visitor Center are downtown hotspots, while annual events such as the Steamboat Classic, Riverfront Jazz and Art Festival, draw regional visitors. The city also offers a range of outdoor amenities, including Wildlife Prairie State Park, the Rock Island State Trail, and the Illinois Riverfront. These assets, combined with the city's role as a regional employment and healthcare center, make Peoria a strong market for long-term retail and commercial real estate investment.



REMAX
TRADERS UNLIMITED

REMAX
COMMERCIAL

MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

JESSICA BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

www.commercialpeoria.com

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