

# 2001 W WILLOW KNOLLS RD

PEORIA, IL 61614



**RE/MAX**  
COMMERCIAL®

TRADERS UNLIMITED

# FOR LEASE | 2001 W WILLOW KNOLLS RD

ASKING PRICE: \$500-\$600/MONTH



## EXECUTIVE SUMMARY

Office/Retail micro suites (130 SF - 165 SF) available for lease in this professional office building located near the intersection of University and Willow Knolls. These micro suite units include a personal office (small offices are approx. 130 SF, and larger offices are approx. 165 SF), as well as access to shared reception area, shared conference room, shared kitchenette, and common restrooms in the main hallway. These micro suites are excellent lease opportunities for small businesses, remote workers, or others needing a single secured office space. Main entry doors are open during business hours and tenants can access their personal micro suite 24 hours a day. The micro suites are all on the main level and are ADA accessible, and include an individual postal mailbox for receiving mail. Micro Suite leases begin at \$500/mo (\$600 for larger suites) and include all utilities in that price.



130-165

TOTAL SF



OFFICE  
RETAIL  
PROP TYPE



1.80

ACRES



C-1  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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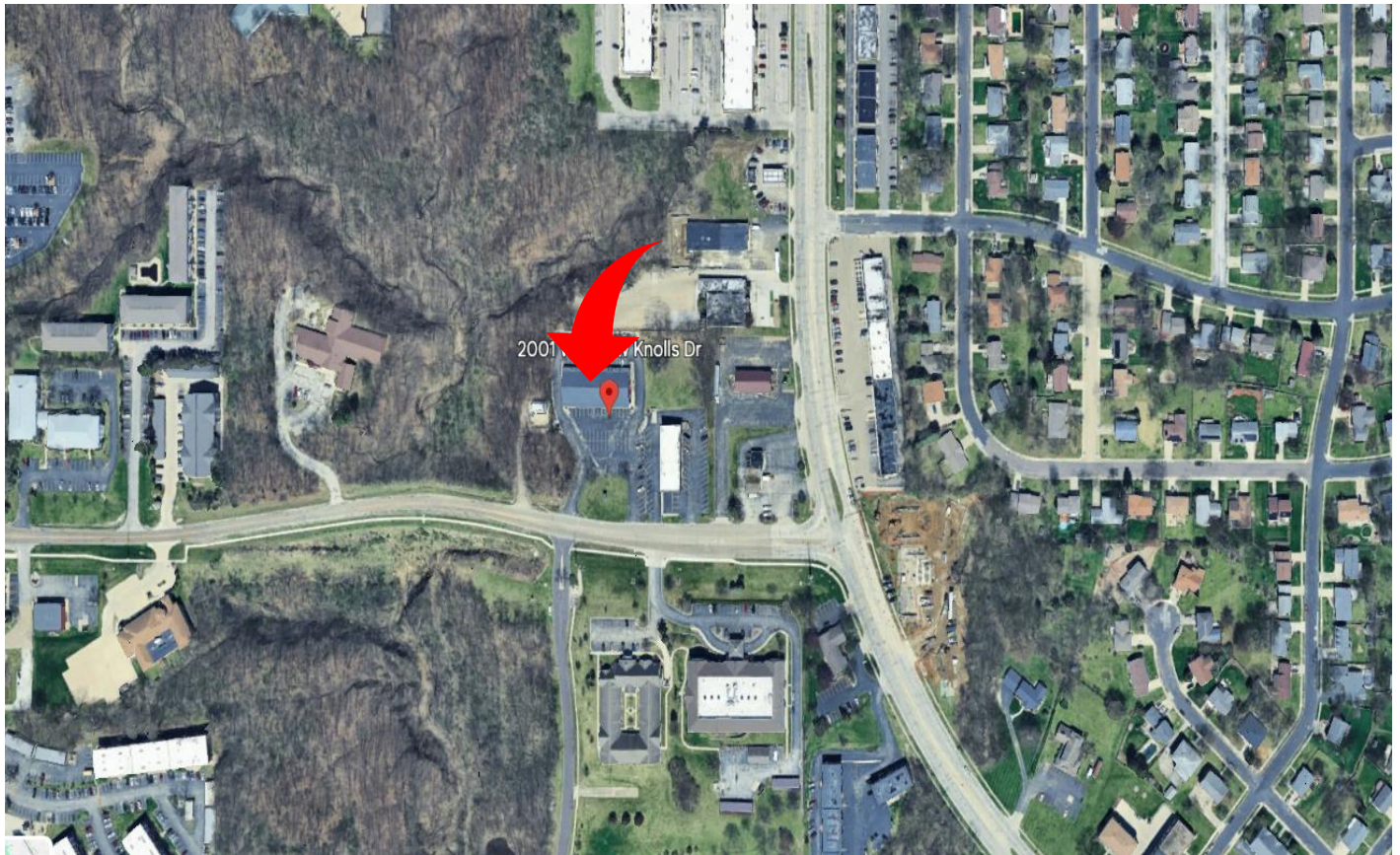
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## PROPERTY INFORMATION

ADDRESS	2001 W Willow Knolls Rd
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-07-276-006
PROPERTY TYPE	Office, Retail
ZONING	C-1
TOTAL LOT ACRES	1.80
ASKING RATE	\$500-\$600/Month



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## AVAILABLE SUITES

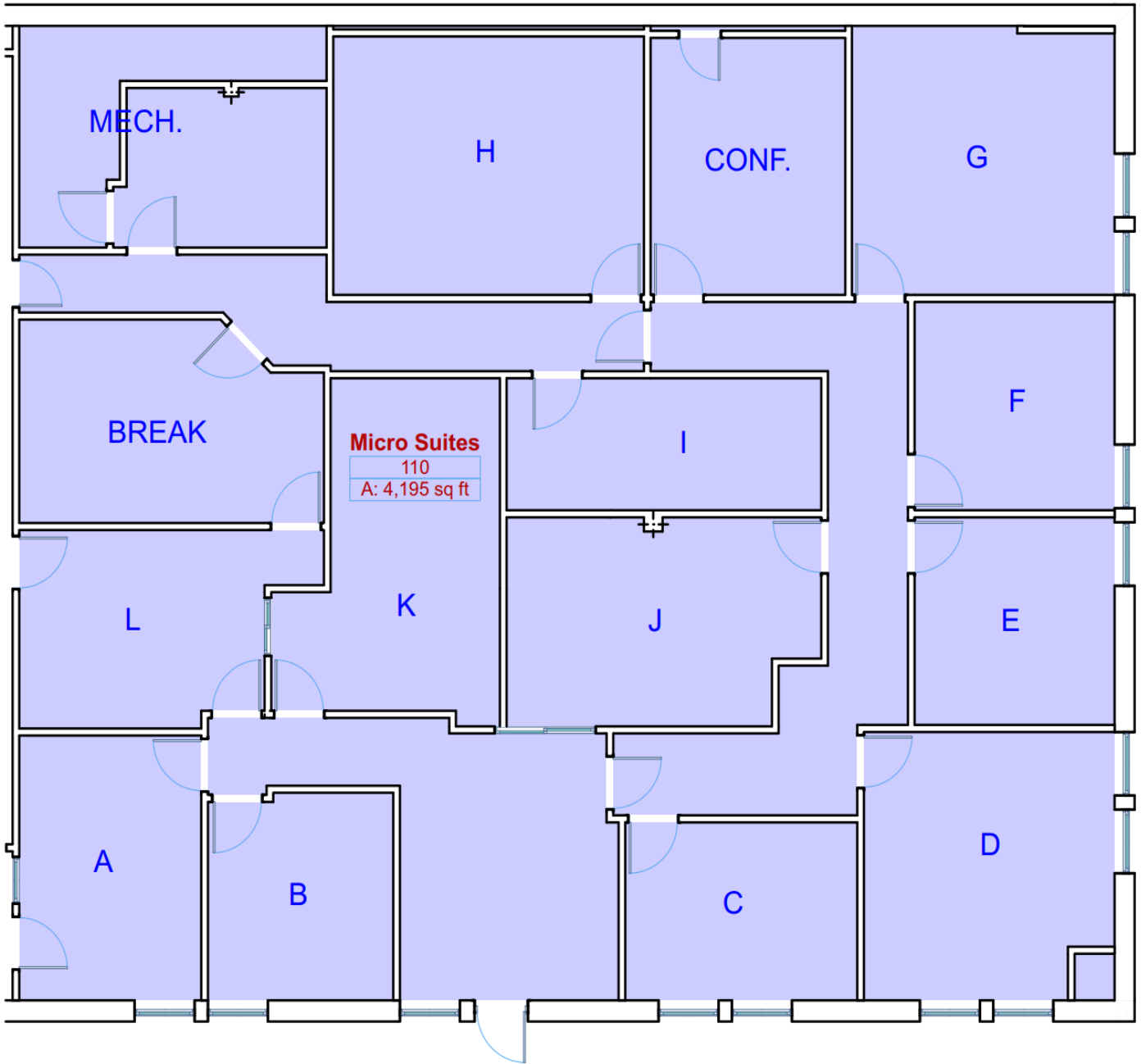
SUITE	SIZE (SF)	LEASE TYPE	\$/MO
<b>Micro Suite B</b>	130	Gross	\$500
<b>Micro Suite C</b>	130	Gross	\$500
<b>Micro Suite D</b>	165	Gross	\$600
<b>Micro Suite H</b>	165	Gross	\$600

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FLOORPLANS



1

Unit 110 Micro Suites

SCALE: 3/32" = 1'-0"



INTERIOR PICTURES



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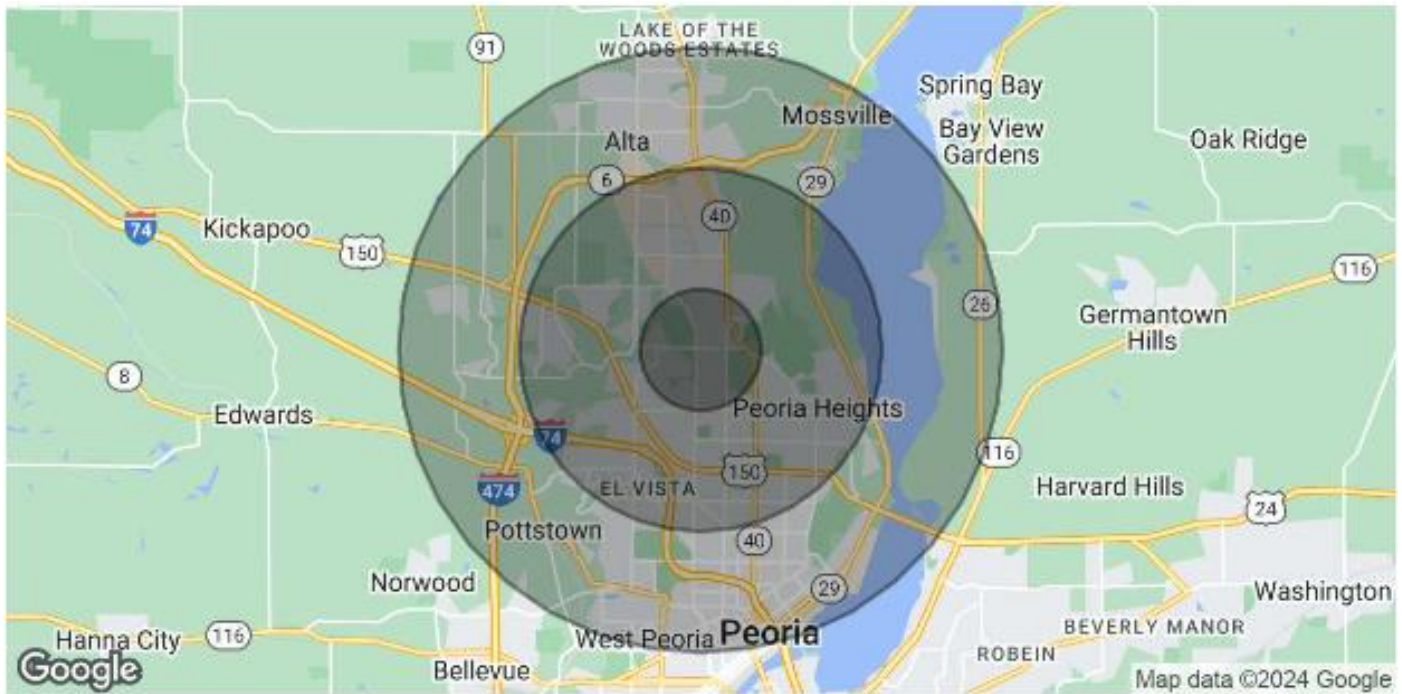
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**INTERIOR PICTURES**



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## PEORIA AREA DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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