

5113 N EXECUTIVE DR

PEORIA, IL 61614



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TRADERS UNLIMITED

FOR LEASE | 5113 N EXECUTIVE DR

AVAILABLE SUITES: 103 - 106



EXECUTIVE SUMMARY

Turnkey office suites available in the desirable professional park off Glen Avenue conveniently between University Street and Knoxville Avenue intersections. Suites 103 and 104 are on the main level. Suite 104 offers a private entrance, private restroom and balcony. All other suites share common restrooms and entrances. Suites 105 and 106 are on the lower level and feature new flooring and new paint through-out. These suites can be combined for a larger suite of 3949 SQ FT. Each suite on the lower level has offices and conference rooms. The property is zoned OT. Please reach out to the listing agents for additional information.



5,484
AVAILABLE SF



OFFICE
PROPERTY TYPE



4
AVAILABLE
UNITS



OT
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

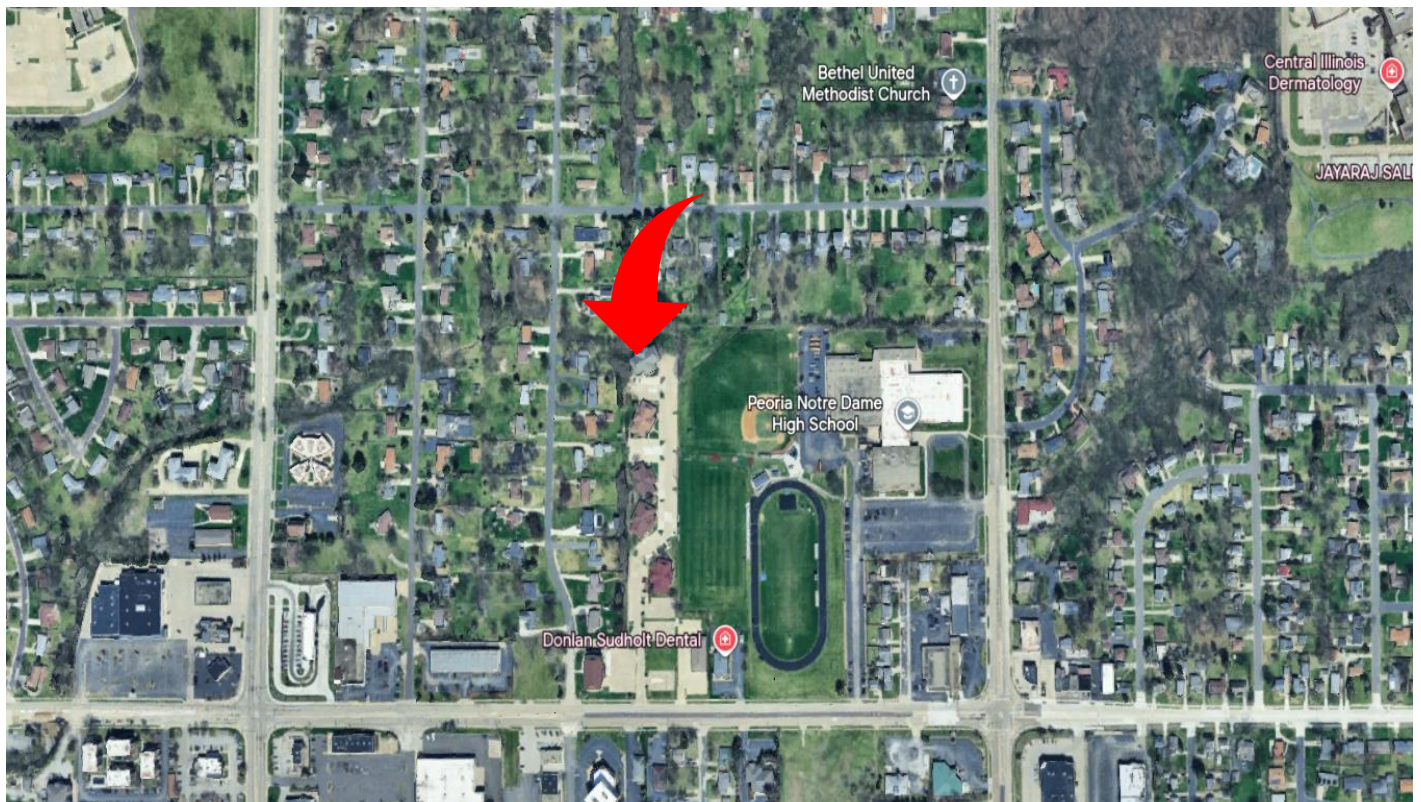
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

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PROPERTY INFORMATION

ADDRESS	5113 N Executive Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-20-276-046
PROPERTY TYPE	Office
ZONING	OT
TOTAL LOT ACRES	0.44
AVAILABLE SUITES	4



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE PSF (ANNUALLY)	NOTES
103	405	Gross	\$750 + Electricity	Suite 103 has a spacious office with a large picture window facing the wooded rear area of the property. The office has a connected reception or 2nd office area with small kitchenette. Layout is perfect for extra privacy for your clients, as they can come into the waiting area from one door and can exit directly into the hall from your office. Building has common area bathrooms and kitchenette. Gross rent of \$750 plus electricity.
104	1,130	Net	\$15.00 / SF + NNN	This updated and move-in ready office space is conveniently located in a desirable professional office park. Rare private entrance and only suite with a private restroom as well as its on own deck. This suite has 2-3 offices with reception or waiting area. Space could include additional offices and square feet or be divided into microsuites to meet your needs. In addition to the suite's private restroom, tenant and guests will also have access to the common area restrooms in the building. Floor plans showing layout are available.
105	2,243	Net	\$9.00 / SF + NNN	Freshly renovated office suite on the lower level in a professional office park. Suite 105 consists of 6-7 offices with 2 of those offices being large enough for a conference room or training/community room. Suite has a private kitchenette and break area with common area restrooms right outside the suite. This suite can easily be combined with Suite 106 for a larger space. Lower level is accessed via either set of stairs from the main floor. The lower level is a walk-out level to the rear of the building. Floor plans are available upon request.
106	1,706	Net	\$9.00 / SF + NNN	Freshly renovated office suite on the lower level in a professional office park. Suite 106 consists of a spacious reception area, 6 offices, a large conference/training room and storage rooms. This suite can easily be combined with Suite 105 for a larger space. Lower level is accessed via either set of stairs from the main floor. The lower level is a walk-out level to the rear of the building, and this suite features a concrete patio for taking breaks outside. Common area restrooms are conveniently located just outside the suite. Floor plans are available upon request.

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JESSICA BALL

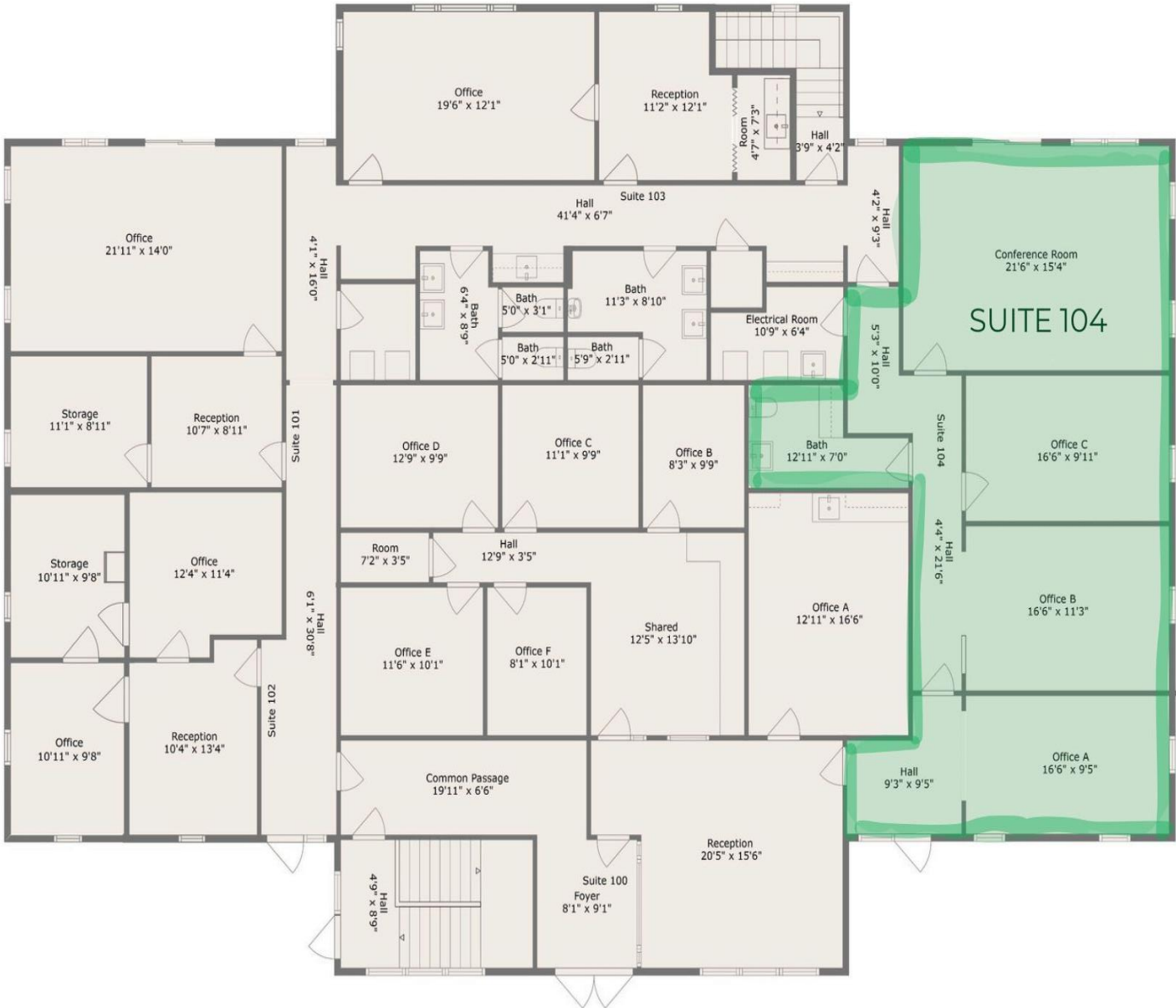
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FLOORPLANS - SUITE 104



Measurements Are Deemed Highly Reliable But Not Guaranteed



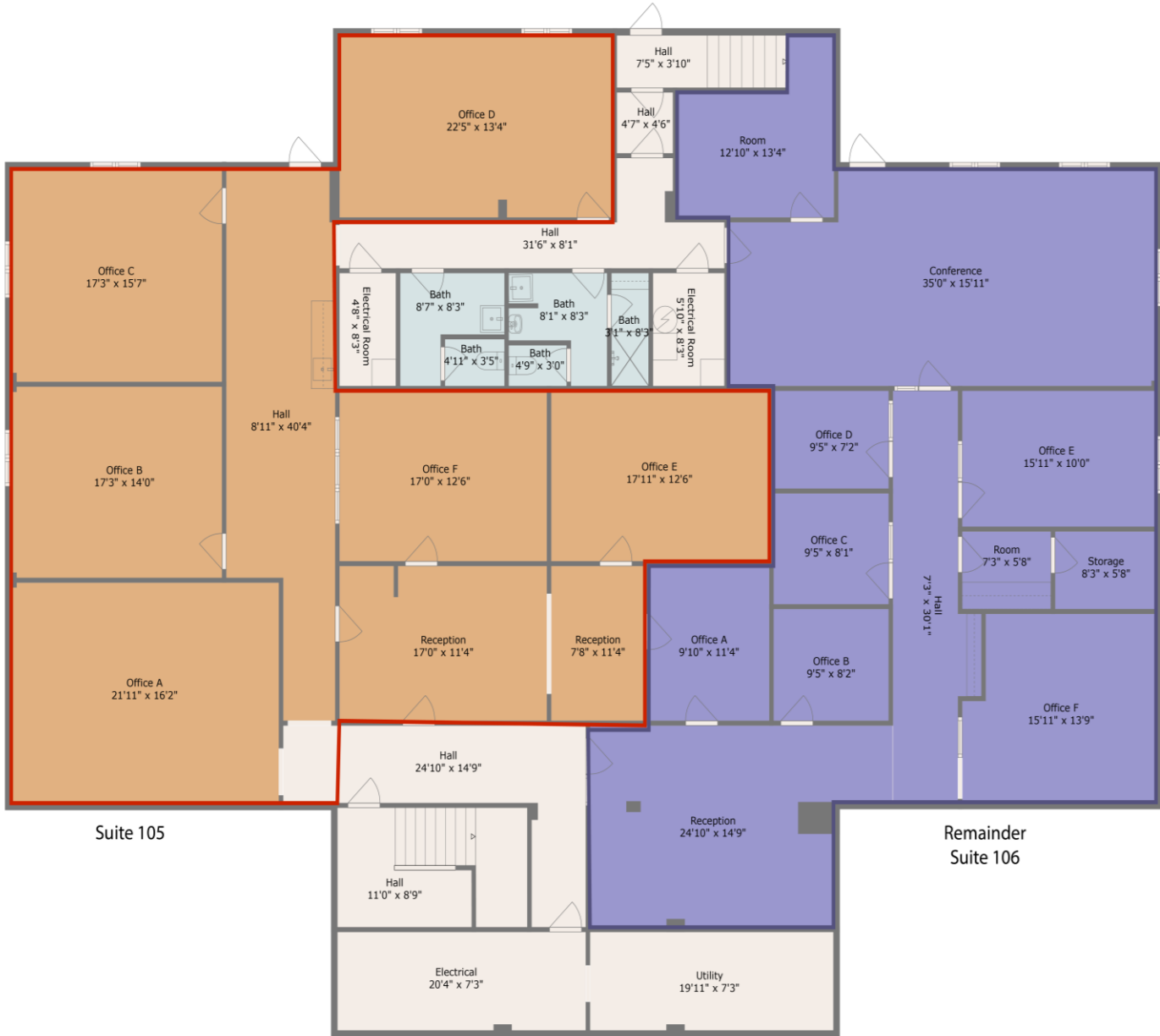
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FLOORPLANS - SUITE 105 & 106



Suite 105

Remainder
Suite 106

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FLOORPLANS - UPPER LEVEL



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EXTERIOR PICTURES



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INTERIOR PICTURES – SUITE 103



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

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INTERIOR PICTURES – SUITE 104



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
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INTERIOR PICTURES - SUITE 105



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
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309.363.2929

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INTERIOR PICTURES - SUITE 106

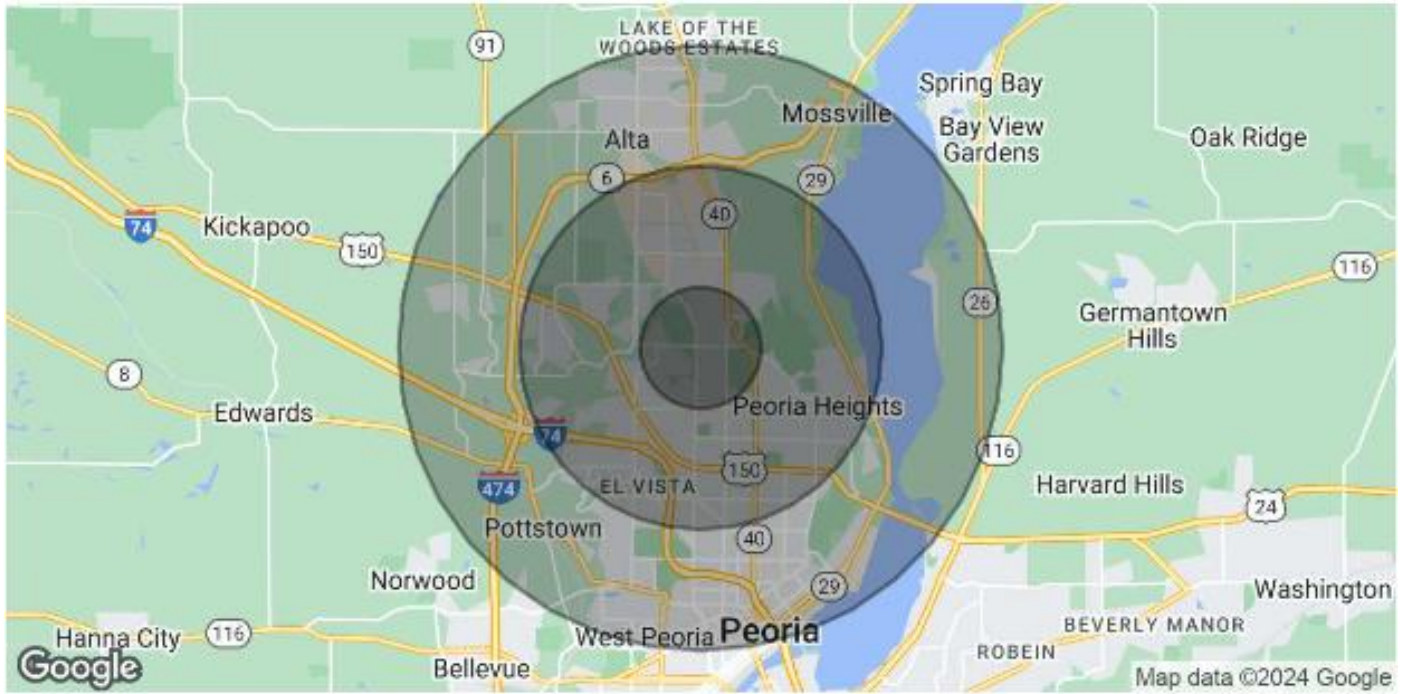


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PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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Broker, REALTOR
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Justin.Ball@Remax.net
Lic #475.175281



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Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281

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Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603