

1613 W Pioneer Parkway

PEORIA, IL 61615



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 1613 W PIONEER PKWY

ASKING PRICE: \$1,699,000



EXECUTIVE SUMMARY

This car dealership, sales and service center is available for sale and lease. It provides high visibility and traffic counts on Pioneer Parkway with easy access to North Peoria, Dunlap, Route 6, I-74 and several other Peoria car dealerships. The sales center side includes 5 private offices, 5 semi-private offices, foyer, lobby with coffee bar, open work area (suitable for 4 cubicles), 2 ADA compliant restrooms, and storage. The service center side includes 7 bays, each with 10'x10' overhead doors and floor drains, as well as a shop restroom, electric room and utility room. The service center also has a separate entrance, lobby with ADA compliant restroom, and service office. There are well lit parking lots around the building with 85+ spaces. This property is located in the Peoria Urban Enterprise Zone Amendment #8.



6,800
TOTAL SF



85+
PARKING



2.24
ACRES



C-2
ZONING

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- Floorplans
- County Records



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FOR LEASE | 1613 W PIONEER PKWY

ASKING RATE: \$8,500/Mo + NNN



EXECUTIVE SUMMARY

This car dealership, sales and service center is available for immediate lease or sale. It provides high visibility and traffic counts on Pioneer Parkway with easy access to North Peoria, Dunlap, Route 6, I-74 and several other Peoria car dealerships. This net (NNN) lease has a base rent of \$8,500 per month + NNN. NNN estimated at \$12.00 psf annually. The sales center side includes 5 private offices, 5 semi-private offices, foyer, lobby with coffee bar, open work area (suitable for 4 cubicles), 2 ADA compliant restrooms, and storage. The service center side includes 7 bays, each with 10'x10' overhead doors and floor drains, with 6 bays having auto lifts, as well as a shop restroom, electric room and utility room. The service center also has a separate entrance, lobby with ADA compliant restroom, and service office. There are well lit parking lots around the building with 85+ spaces. This property is located in the Peoria Urban Enterprise Zone Amendment #8.



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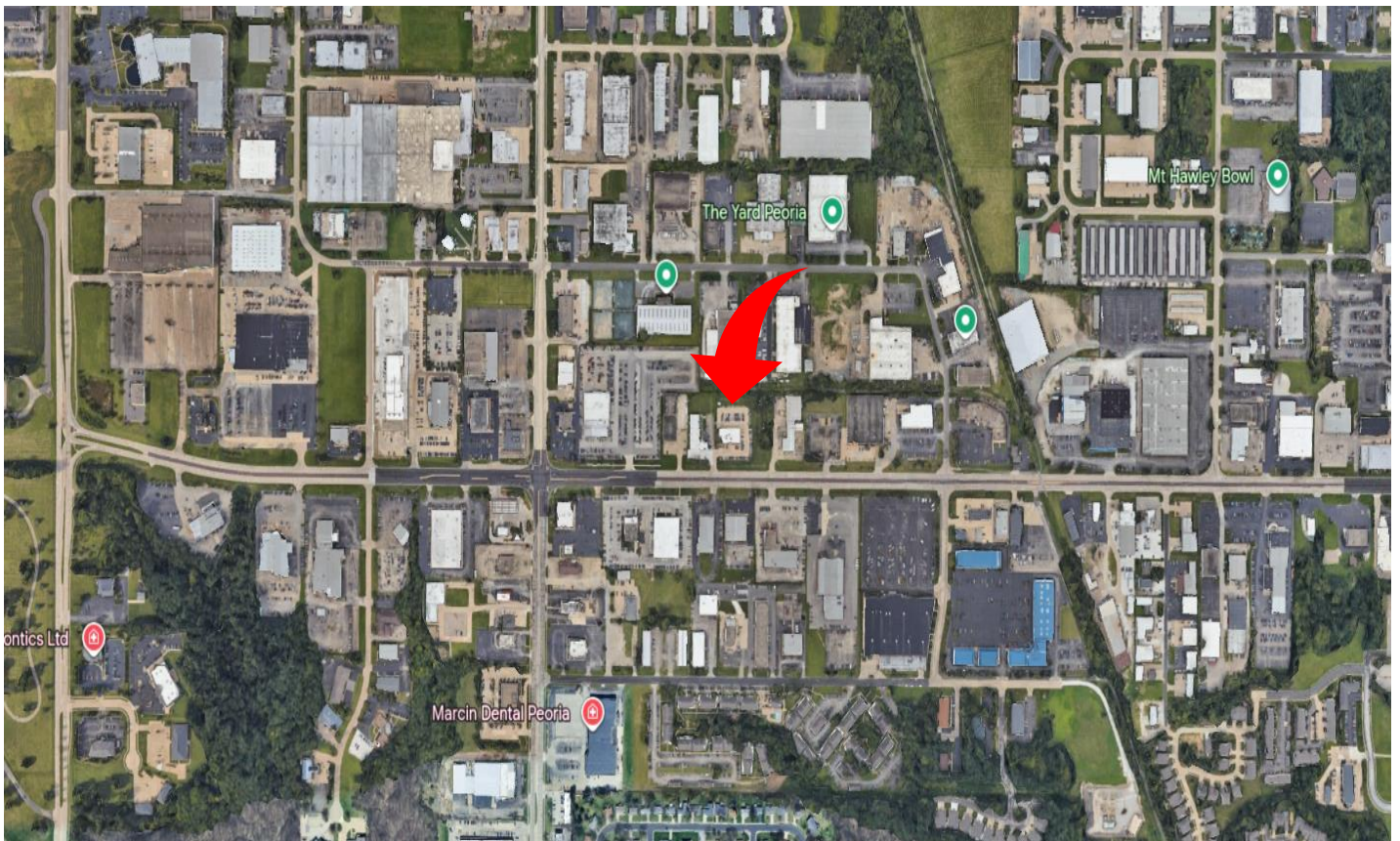
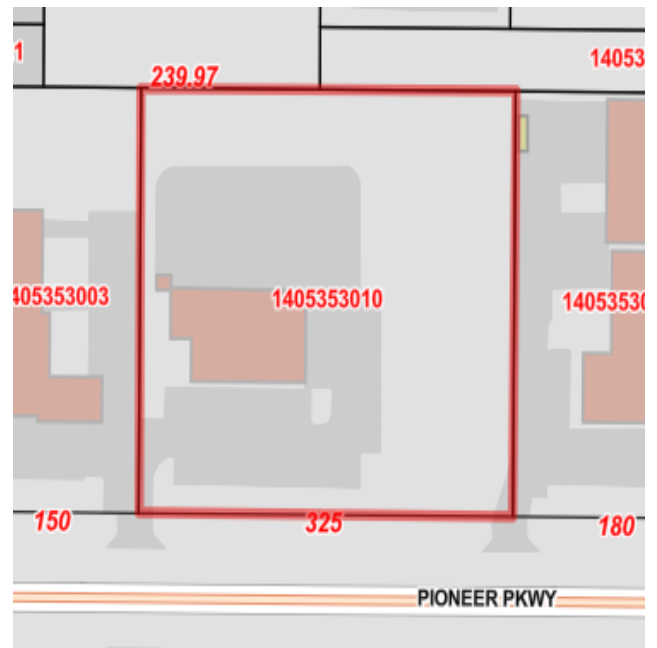
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PROPERTY INFORMATION

ADDRESS	1613 W Pioneer Parkway
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	14-015-353-010
PROPERTY TYPE	Industrial, Retail, Warehouse, Other
ZONING	C-2
TOTAL LOT ACRES	2.24
TOTAL BLDG SF	6,800.
TOTAL PARKING SPACES	85+



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EXTERIOR PICTURES



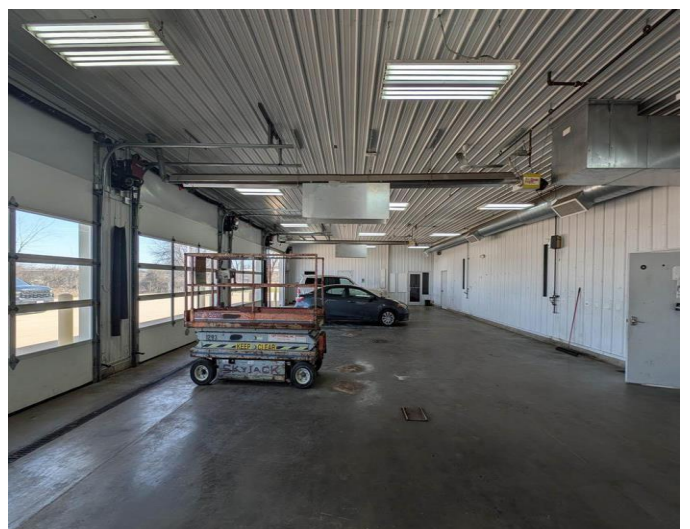
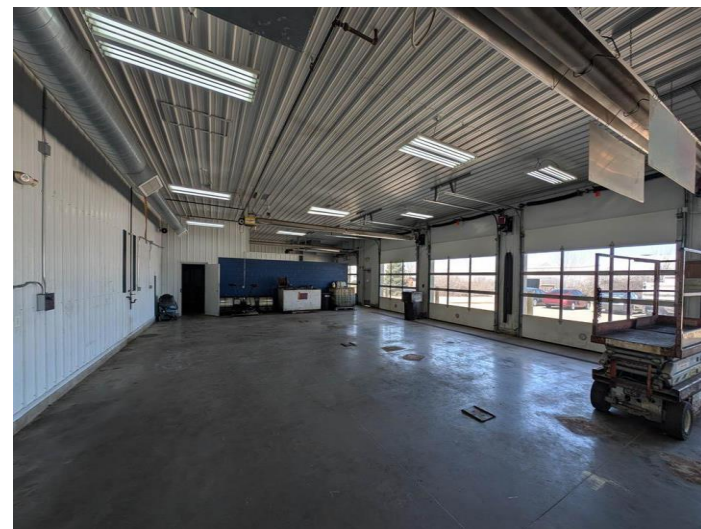
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INTERIOR PICTURES



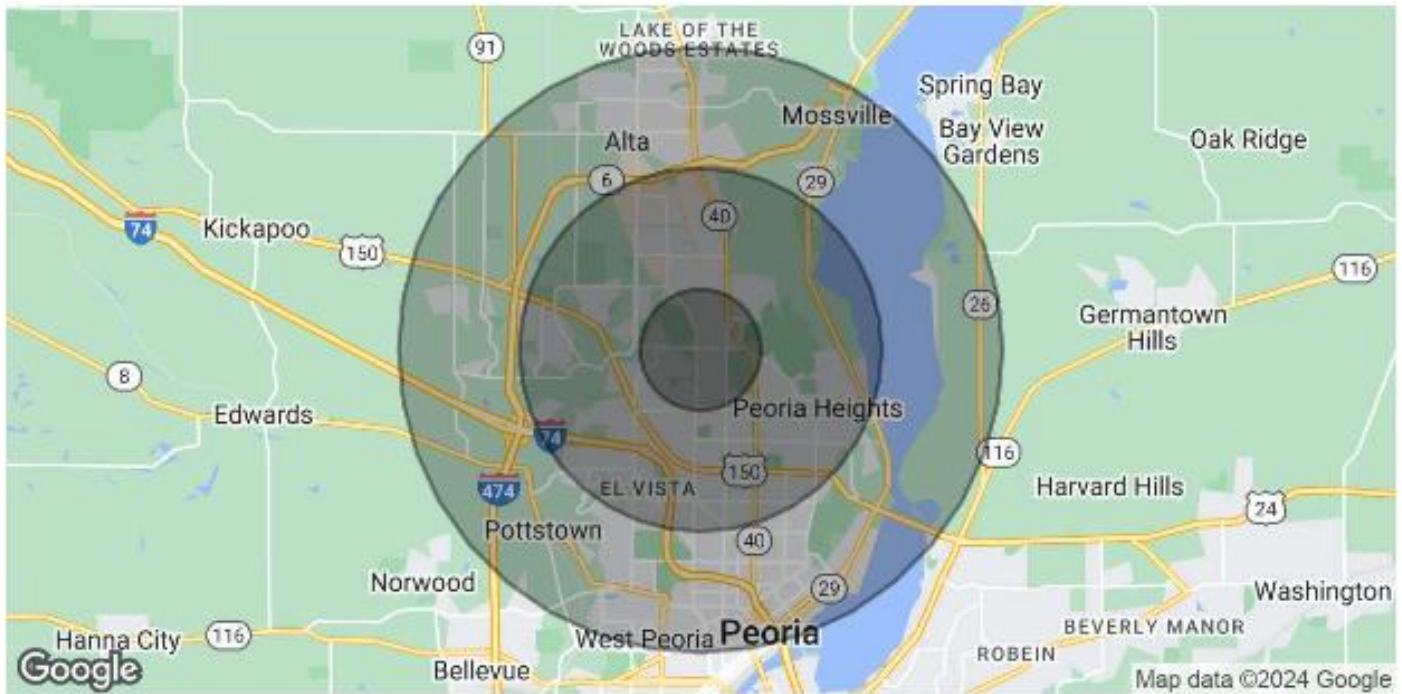
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PEORIA AREA DEMOGRAPHICS



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