

**2001** W Willow Knolls Rd

PEORIA, IL 61614



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR LEASE | 2001 W WILLOW KNOLLS RD

ASKING RATE: **\$13.00/SF + Utilities**



## EXECUTIVE SUMMARY

Office/Retail suites available for lease in this professional office building located near the intersection of University and Willow Knolls. This 1,266 square foot office space was recently remodeled and is ready for the next office occupant. The unit was previously a spa and most recently a therapists office. The unit includes a reception area with windowed reception office, 4 private offices, private restroom, access to shared restrooms, large storage room/file room, storage closets and a utility closet with sinks. This suite is on the upper level but is accessed from the rear entrance ground level (no stairs or elevator needed to access the unit from the rear parking lot). Lease is a modified gross lease at \$1372/mo base rent plus tenant pays utilities.



**1,266**  
AVAILABLE SF



**OFFICE  
RETAIL**  
PROP TYPE



**201**  
SUITE #



**C-1**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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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
SUITE #	201



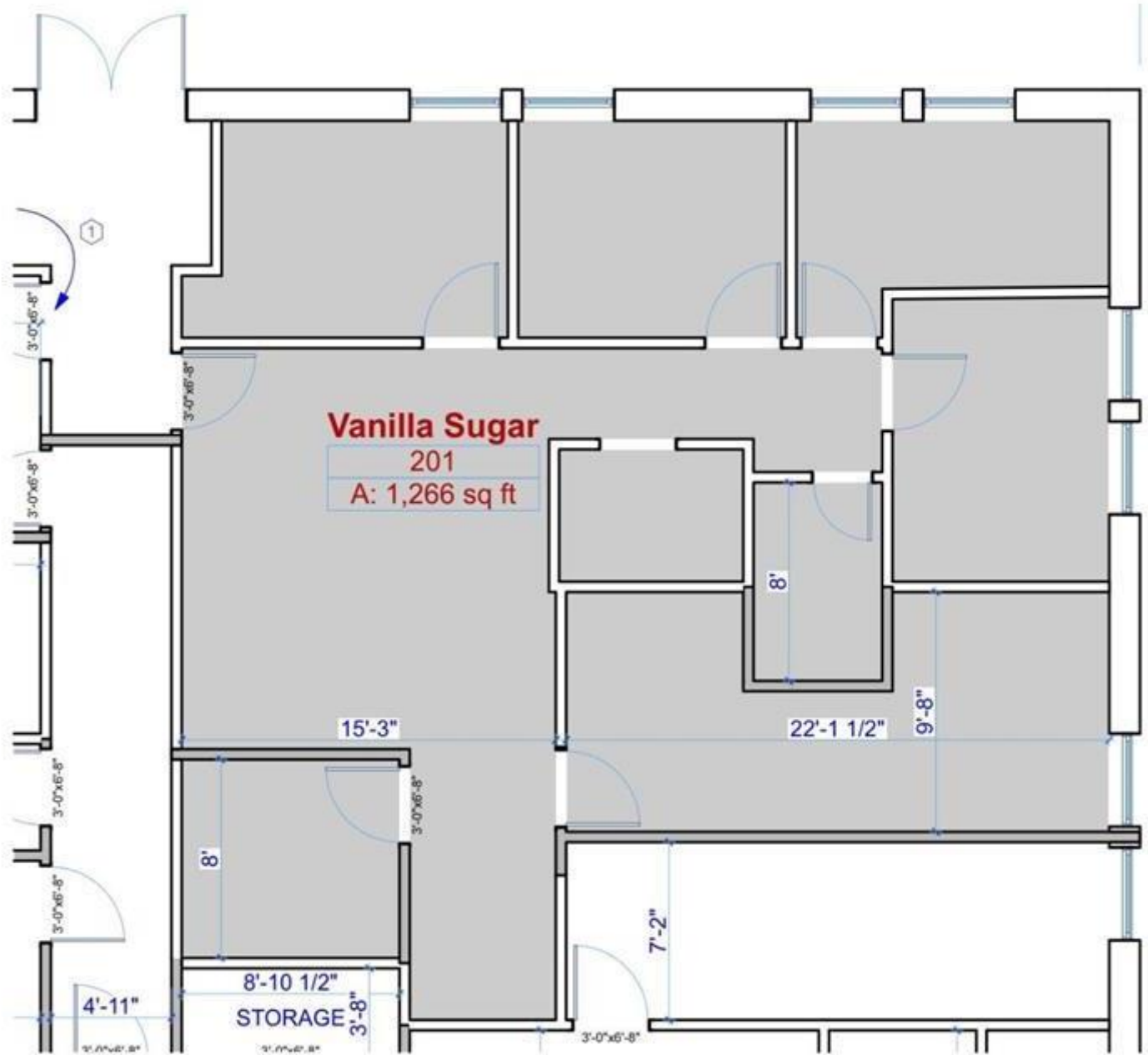
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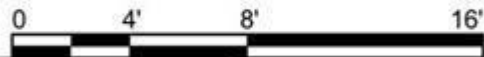
FLOORPLANS



1

## Unit 201 Vanilla Sugar

SCALE: 1/8" = 1'-0"



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## EXTERIOR PICTURES



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## INTERIOR PICTURES – SUITE 201



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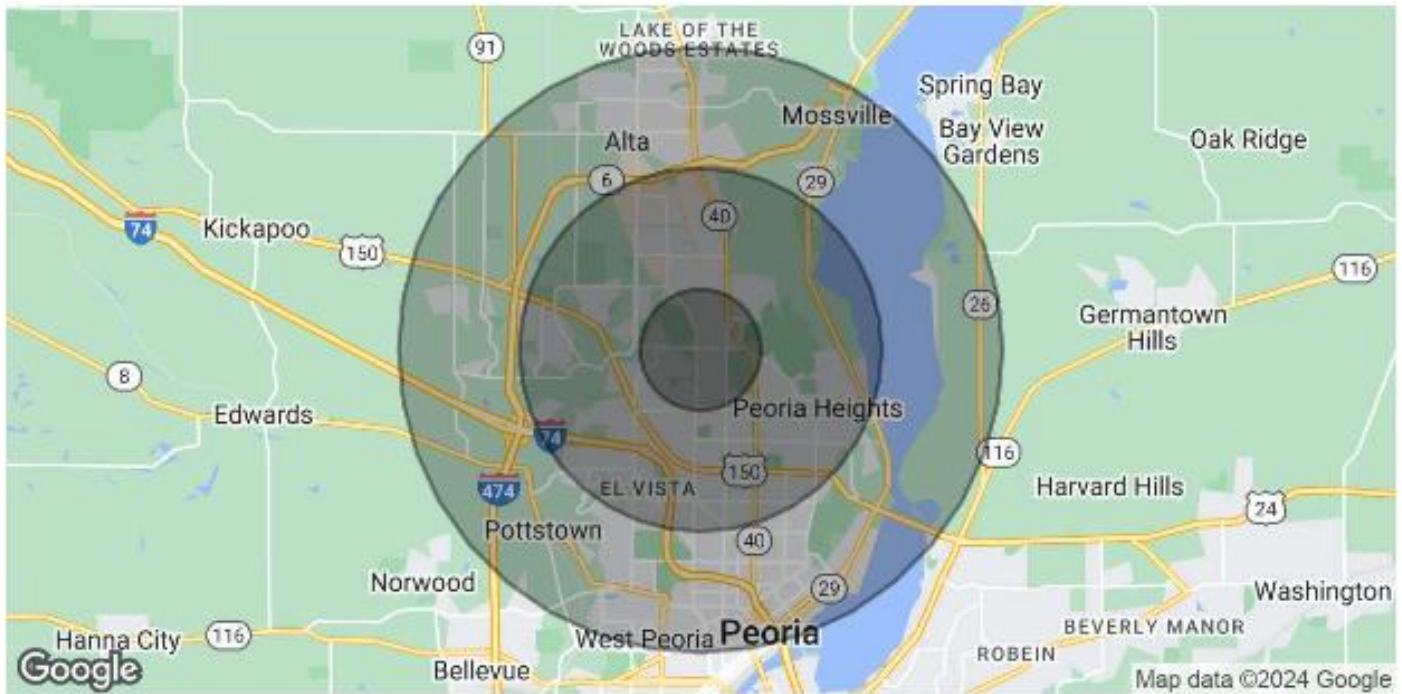
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## PEORIA AREA DEMOGRAPHICS



<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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