

456 Fulton Street

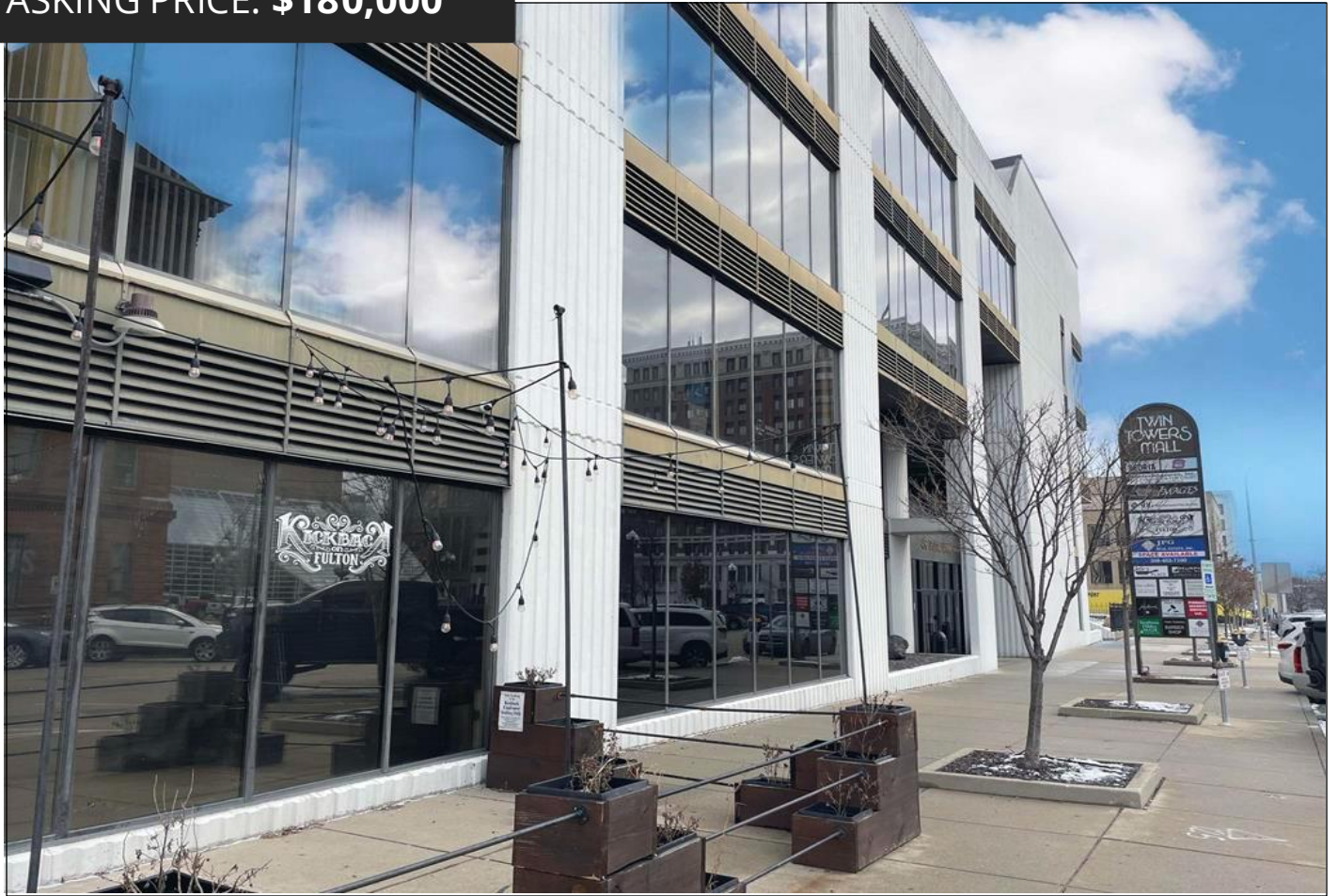
PEORIA, IL 61602



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 456 FULTON ST SUITE 350

ASKING PRICE: \$180,000



EXECUTIVE SUMMARY

Office condominium Unit 350 directly across the street from City Hall and the Peoria Civic Center. Close to everything downtown! Multiple offices and conference room. Ideal location for a law firm or professional office. High end office furniture is included in the lease or can be removed prior to leasing. Owner financing is available with a minimum down payment of 20%. Please contact the listing agent with any further questions.



4,512
AVAILABLE SF



OFFICE
PROPERTY
TYPE



350
SUITE #



B-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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FOR LEASE | 456 FULTON ST SUITE 350

ASKING RATE: \$9.00/SF + NNN



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Office condominium directly across the street from City Hall and the Peoria Civic Center. Close to everything downtown! Multiple offices and conference room. Ideal location for a law firm or professional office. High end office furniture is included in the lease or can be removed prior to leasing. Unit is also listed for sale at \$180,000.



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AVAILABLE SF



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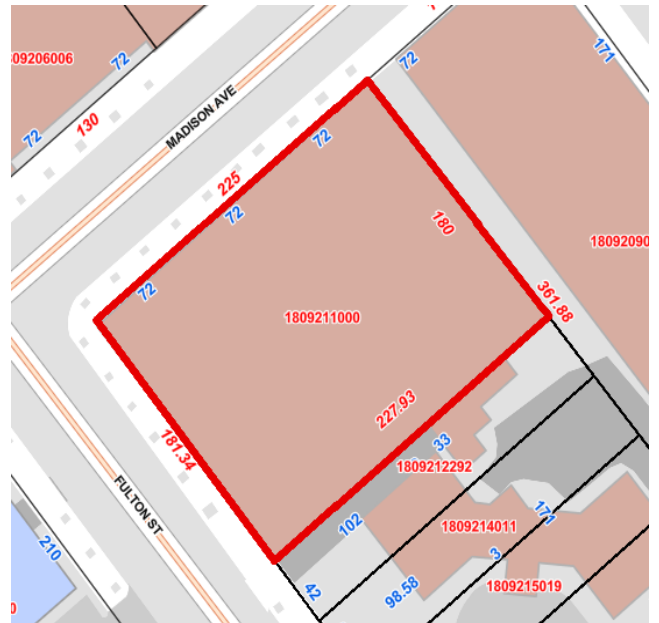
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FOR SALE OR LEASE | 456 FULTON ST SUITE 350

PROPERTY INFORMATION

ADDRESS	456 Fulton Street
CITY / STATE / ZIP	Peoria, IL 61602
PARCEL ID(s)	18-09-211-013
PROPERTY TYPE	Office
ZONING	B-1
YEAR BUILT	1984
AVAILABLE SF	4,512
SUITE #	350



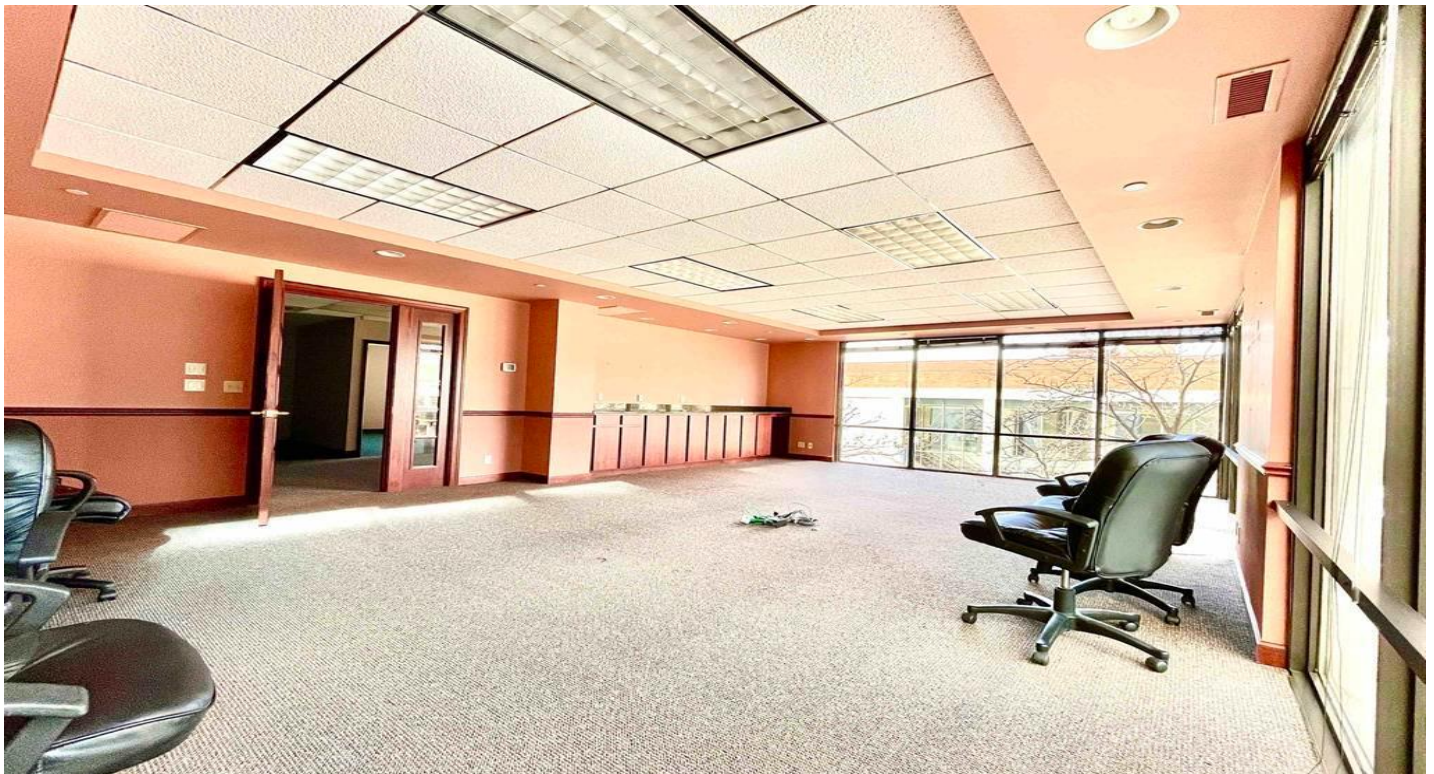
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INTERIOR PICTURES



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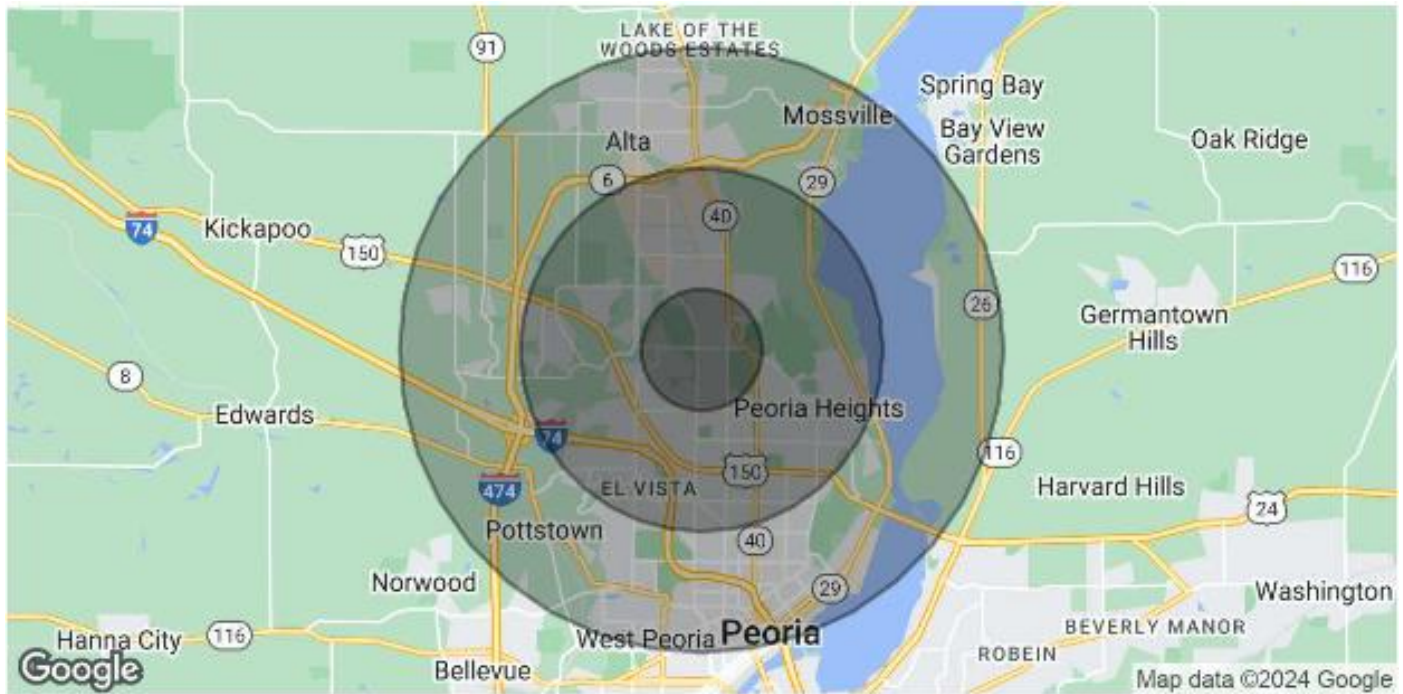
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PEORIA AREA DEMOGRAPHICS



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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Each office is independently owned and operated.
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