



3523 N University Street

is being offered at

\$10 / SF NNN

PROPERTY DESCRIPTION

The O'Bryan & Ball Team have been exclusively retained to **sublease** Unit 3455 at 3523 N. University Street in Peoria, IL. The 1-story, retail space totals 6,000 SF, measuring 60ft x 100ft with 10ft ceilings throughout. The space also features two bathrooms, a small office area, and two rear exit/loading doors.

Unit 3455 is one of multiple spaces in the University Plaza. Other tenants include Hobby Lobby, US Cellular, Kelly Beauty Supply & Midwest Uniform Supply. The center is located right off the intersection of University St & War Memorial Drive and (US 150) and is surrounded by successful retailers including Walmart, McDonald's Dunkin Donuts, Hardee's, & Aldi.

LISTING METRICS

6,000
TOTAL SF

60' x 100'
DIMENSIONS

TWO
BATHROOMS

10ft
CEILING HEIGHT

**AVAILABLE FOR
IMMEDIATE
POSSESSION**

Mike O'Bryan

Justin Ball

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Jessica Ball

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Michael Kolbus

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PROPERTY DESCRIPTION

ADDRESS	3523 N University Street #3455
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID	14-29-327-025
ZONING / LAND USE	C-2

BUILDING INFORMATION

PROPERTY TYPE	Retail Unit
SPACE DIMENSIONS	60' X 100'
TOTAL GROSS SF	6,000
CEILING HEIGHT	10ft
STORIES	1
BATHROOMS	2

CENTER CO-TENANTS

Hobby Lobby
US Cellular
Hardee's
Valvoline
Kelly Beauty Supply
Midwest Uniform Supply



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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
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TRADERS UNLIMITED

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



Mike O'Bryan

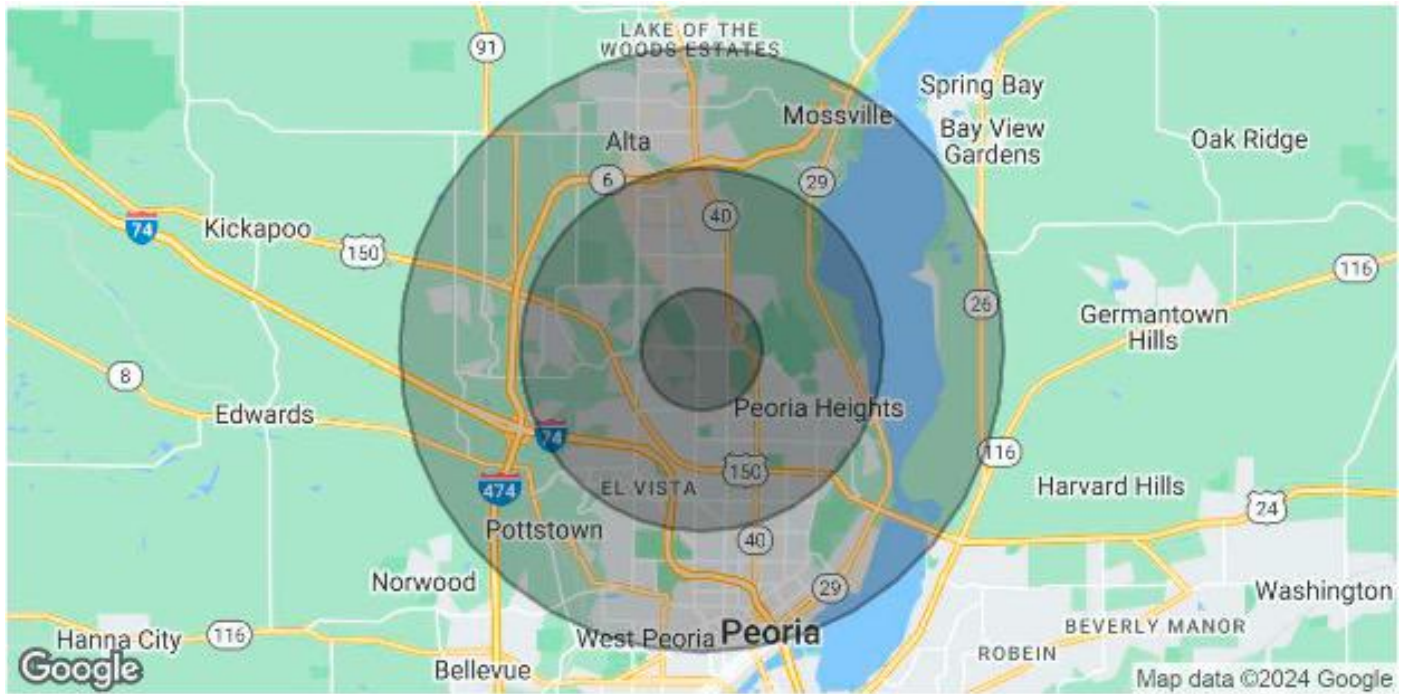
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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